

# MARICAMP MARKET CENTRE

Hwy 464/SE Maricamp Road, Ocala, FL 34472

## GROUND LEASE OR BUILD-TO-SUIT



### PROPERTY OVERVIEW

- » Retail parcel for ground lease or build-to-suit
- » Parcel available: ±2.03 AC
- » Prime location in a high-traffic retail corridor along Hwy 464/ SE Maricamp Rd. (14,900 AADT), directly adjacent to a 400,000 SF Publix-anchored shopping center (1.9M annual visits) and a Walmart Supercenter (2.2M annual visits)
- » Outstanding visibility and convenient access from Hwy 464/SE Maricamp Rd., a key connector to Downtown Ocala
- » Ocala's metro area ranks among the fastest-growing economies in the U.S., with one of the highest annual wage growth rates (Ocala Metro Chamber & Economic Partnership)
- » Rapid growth in logistics and manufacturing, anchored by major employers including Lockheed Martin, and FedEx and AutoZone distribution hubs

### DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	31,578	65,807	109,527
Households	11,575	25,164	43,613
Daytime Pop.	15,451	35,291	64,965
Ave. HH Income	\$84,841	\$91,321	\$93,758



LICENSED REAL ESTATE BROKER | FranklinSt.com

**ZACK MCNAMARA, CCIM**  
SENIOR DIRECTOR

📞 407.458.5409

✉️ Zack.McNamara@FranklinSt.com

BROKER OF RECORD, FLORIDA  
DARRON KATTAN  
BOR License No. BK3256503  
Darron.Kattan@FranklinSt.com



