



## OUTPARCELS AVAILABLE

NWC of SR 200 & Hwy 484 | Ocala, FL 34481

### PROPERTY HIGHLIGHTS

- ▶ 1-12 acres (MOL) available at signalized intersection of SR 200 (27,500 AADT) & Hwy 484 (11,400 AADT)
- ▶ 825' of frontage along SR 200 & 650' of frontage along Hwy 484
- ▶ Advent Health 24 hour TimberRidge Emergency Room next door (60 employees, 22 nurses, 12 beds & 26,000 annual visits)
- ▶ Proposed 160 townhomes, 83,700 SF of commercial, 132 room hotel & 92-unit ALF on adjacent 70 acres to the west
- ▶ Surrounding Retailers include Walmart, Bealls, Florida Credit Union, Advance Auto, Murphy USA, Bob Evans & Chili's
- ▶ Strong demographics include, a population over 43,000 and an average household income over \$71,000 within a 5-mile radius

### DEMOGRAPHICS

#### Population



1 Mile	417
3 Mile	19,306
5 Mile	43,326

#### Households



1 Mile	215
3 Mile	10,663
5 Mile	21,766

#### Household Income



1 Mile	\$63,836
3 Mile	\$63,926
5 Mile	\$71,659

#### Traffic Counts



STATE RD 200	27,500 AADT
HWY 484	11,400 AADT

#### Daytime Demos



Businesses	Employees	Daytime Population
1 Mile: 41	1 Mile: 218	1 Mile: 521
3 Mile: 503	3 Mile: 2,658	3 Mile: 15,304
5 Mile: 1,049	5 Mile: 5,586	5 Mile: 31,275

**CALL FOR DETAILS 813-712-3068**

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## Site Map



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