

# 5431 E. Silver Springs Boulevard

## Silver Springs, FL 34488



## Office/Retail Space For Lease



5,862 SF former bank space and 2,182 SF first-generation office space available on SR 40 ( ±288 feet of highway frontage)



The property has over 100 parking spaces with additional access of NE 29th Street



Zoned for B2 commercial use



Pricing negotiable

### Get more information

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# Aerial overview

5431 E Silver Springs Boulevard  
Silver Springs, FL



Coehajoe Park

The Villas at Spanish Oaks

Subject property

RODEWAY INN

**ROSS** DRESS FOR LESS<sup>SM</sup> | **bealls** OUTLET | **SHOE DEPT.**  
**OUTBACK** STEAKHOUSE<sup>SM</sup> | **FIREHOUSE SUBS** FOUNDED BY FIREMEN<sup>SM</sup> | **STONER'S PIZZA JOINT**

**H** Holiday Inn Express

**Bob Evans**

**Walmart** | **DQ** | **ALDI** | **Arby's** | **GameStop** | **Pep Boys** | **BURGER KING** | **CHIPOTLE** MEXICAN BOWL | **Steak 'n Shake**

**STARBUCKS COFFEE** | **Dunkin'** | **KFC** | **Wawa** | **HCA Florida Ocala Hospital**

40

**LOWE'S**

**Fat Boys BBQ**

**extended STAY AMERICA**

**SONNY'S BBQ** LOCAL STEAKS & BBQ SINCE 1968

**McDonald's** | **Wendy's** | **Chelsea Coffee** | **LITTLE NICKEL** | **Walgreens**

**p** | **DOLLAR TREE** | **HARBOR FREIGHT** | **Home hardware** | **BEEF 'O' BRADY'S** | **petsense**

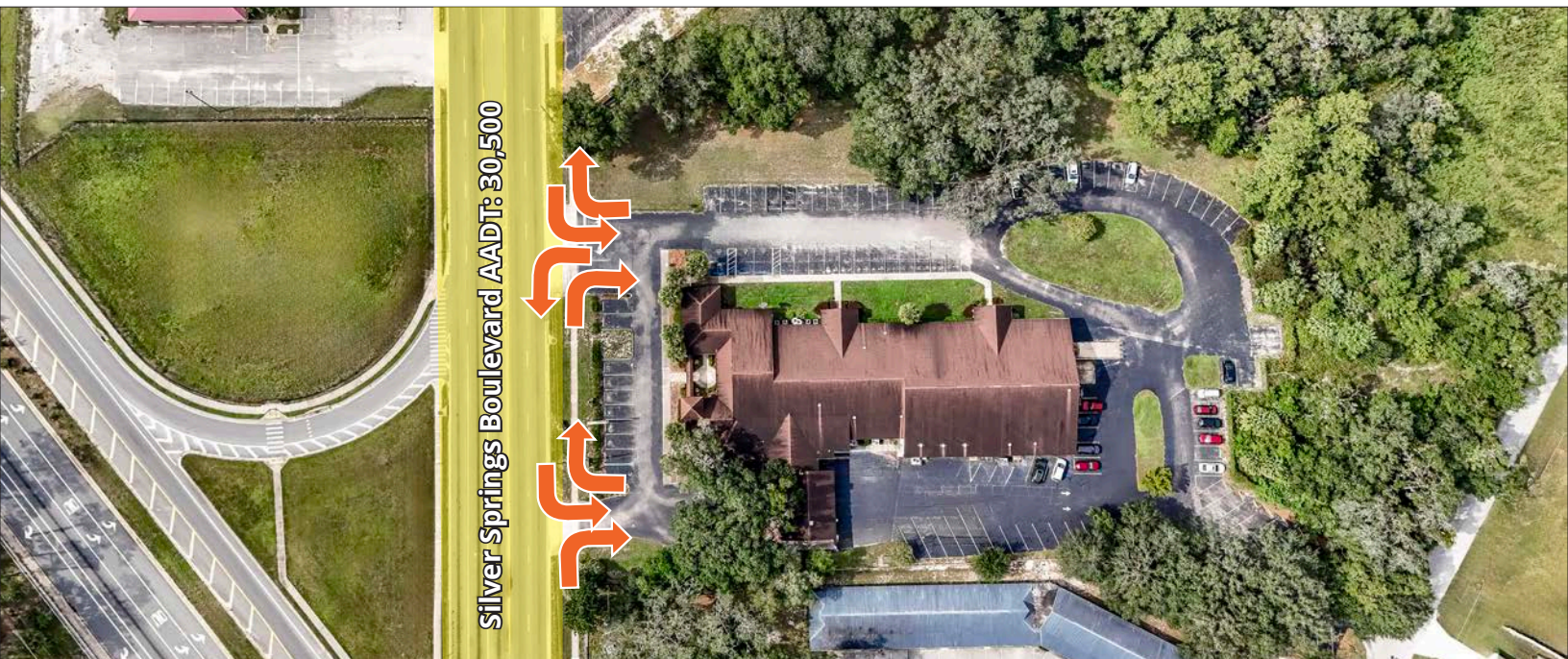
Ocala Golf Course

35

NE 58th Avenue AADT: 17,000

# Property photos

5431 E Silver Springs Boulevard  
Silver Springs, FL



# Property photos

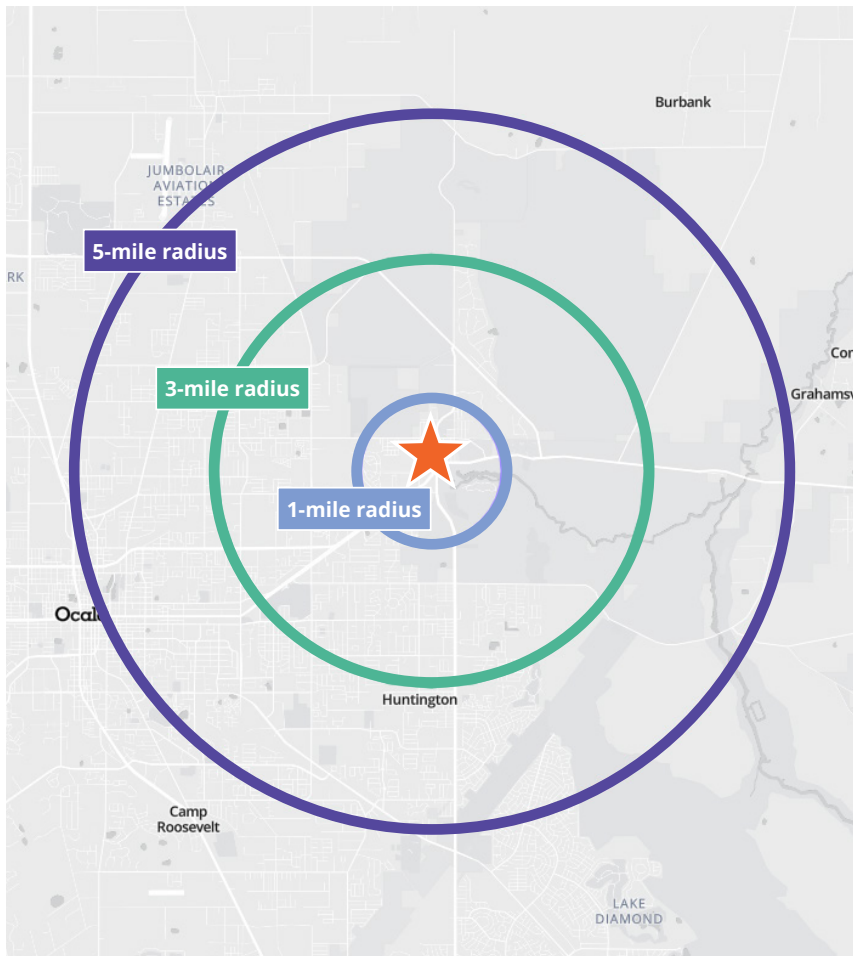
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# Demographics

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**Population:** Over 65,000 people within a five mile radius.



**Home Value:** Median home value of \$239,230 within a five mile radius.



**Density:** Over 26,000 households within a five mile radius.



**Income:** Median household income of \$69,346 within a five mile radius.



**Age:** Median age of 41 within a five mile radius.



**Employment:** Employment population of over 24,289 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	1,436	25,188	65,419
Median age	37	43	41
Households & Income	1 Miles	3 Miles	5 Miles
Total households	731	10,955	26,929
Median HH income	\$35,672	\$61,302	\$69,346
Median home value	\$146,710	\$211,089	\$239,230
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	43	1,499	4,253
Total employees	134	7,352	24,289

If you would like to discuss this further, please get in touch.



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