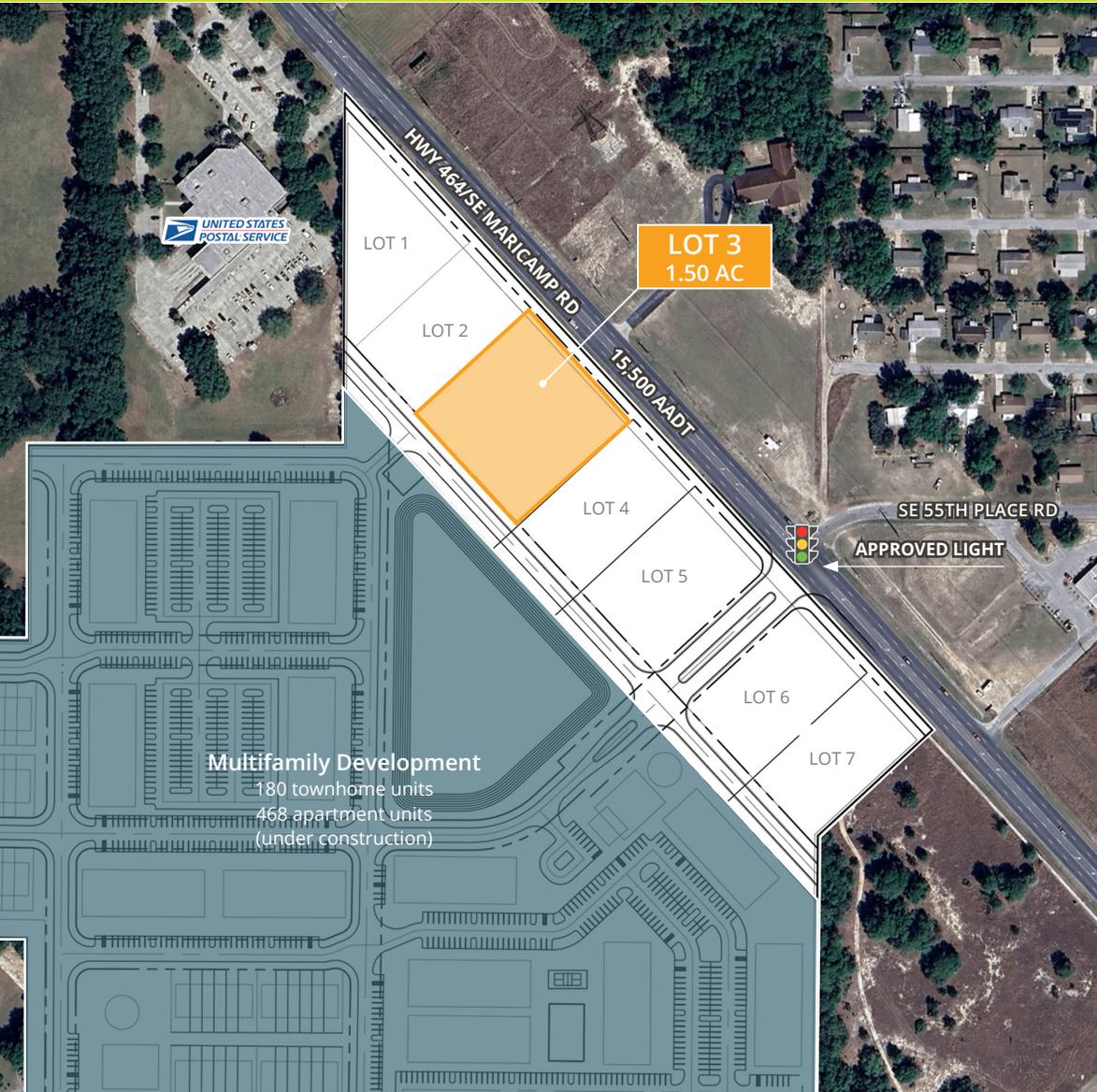


ARDEN OF OCALA RETAIL DEVELOPMENT

1.50 AC Retail Parcel | Hwy 464/SE Maricamp Road, Ocala, FL 34472

SALE, GROUND LEASE, OR BUILD-TO-SUIT



PROPERTY OVERVIEW

- » Retail parcel available for purchase, ground lease, or build-to-suit: 1.50 AC
- » Located in Ocala on Hwy 464/SE Maricamp Rd (15,500 AADT)
- » Part of Arden of Ocala, a new mixed-use development featuring 468 future residential units
- » Prominent ±252 feet of frontage with excellent exposure along a busy retail corridor
- » Future signalized intersection at the development's main entrance
- » Nearby retailers include Walmart, Publix, Aldi, and Bravo Supermarket (coming soon)
- » Ocala ranks among the fastest-growing metro areas in the U.S., with a 4% population increase from 2023 to 2024

DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	42,167	78,925	126,555
Households	15,732	30,181	50,559
Daytime Pop.	18,980	42,722	85,851
Ave. HH Income	\$96,792	\$98,051	\$92,930

