



1.47 ACRE PARCEL AVAILABLE

SWQ of I-75 & SW Highway 484 | Ocala, FL 34473

PROPERTY HIGHLIGHTS

- ▶ Signalized intersection of SW Highway 484 & SW 20th Avenue Rd (33,500 combined AADT)
- ▶ 209' of frontage along SW Highway 484
- ▶ First lighted intersection off of I-75 (105,000 AADT) and cross access with Burger King
- ▶ 2.62 Miles East of Florida Crossroads Commerce Park, a 489 acre commerce park expected to provide over 3 million SF of industrial space and 6,500 jobs
- ▶ Located directly across from The Trailhead Logistics Commerce Park, a 115 acre Industrial Development containing a 4,011,426 SF industrial park
- ▶ Adjacent to a recently approved 69 acre development containing 2.2 Million SF of commercial space and 320 Multifamily Units
- ▶ Demographics include a population of over 83,000 with an average income of more than \$82,000 within a 7-mile radius

DEMOGRAPHICS

Population

	3 Mile	19,411
	5 Mile	48,920
	7 Mile	83,545

Households

	3 Mile	7,274
	5 Mile	18,814
	7 Mile	33,855

Household Income

	3 Mile	\$80,750
	5 Mile	\$81,504
	7 Mile	\$82,326

Traffic Counts

	HWY 484	31,000 AADT
	I-75	105,000 AADT
	SW 20th Avenue Rd	2,500 AADT

Daytime Demos

	Businesses	Employees	Daytime Population	
	3 Mile	528	3 Mile	10,123
	5 Mile	1,112	5 Mile	23,616
	7 Mile	2,739	7 Mile	46,652

CALL FOR DETAILS

813-712-3078

Matthew Hausman
813 712 3078
mhausman@rmcpg.com

Brandon Eggleston
813 712 3068
brandon@rmcpg.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800 728 5379
www.RMCPG.com

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Site Plan



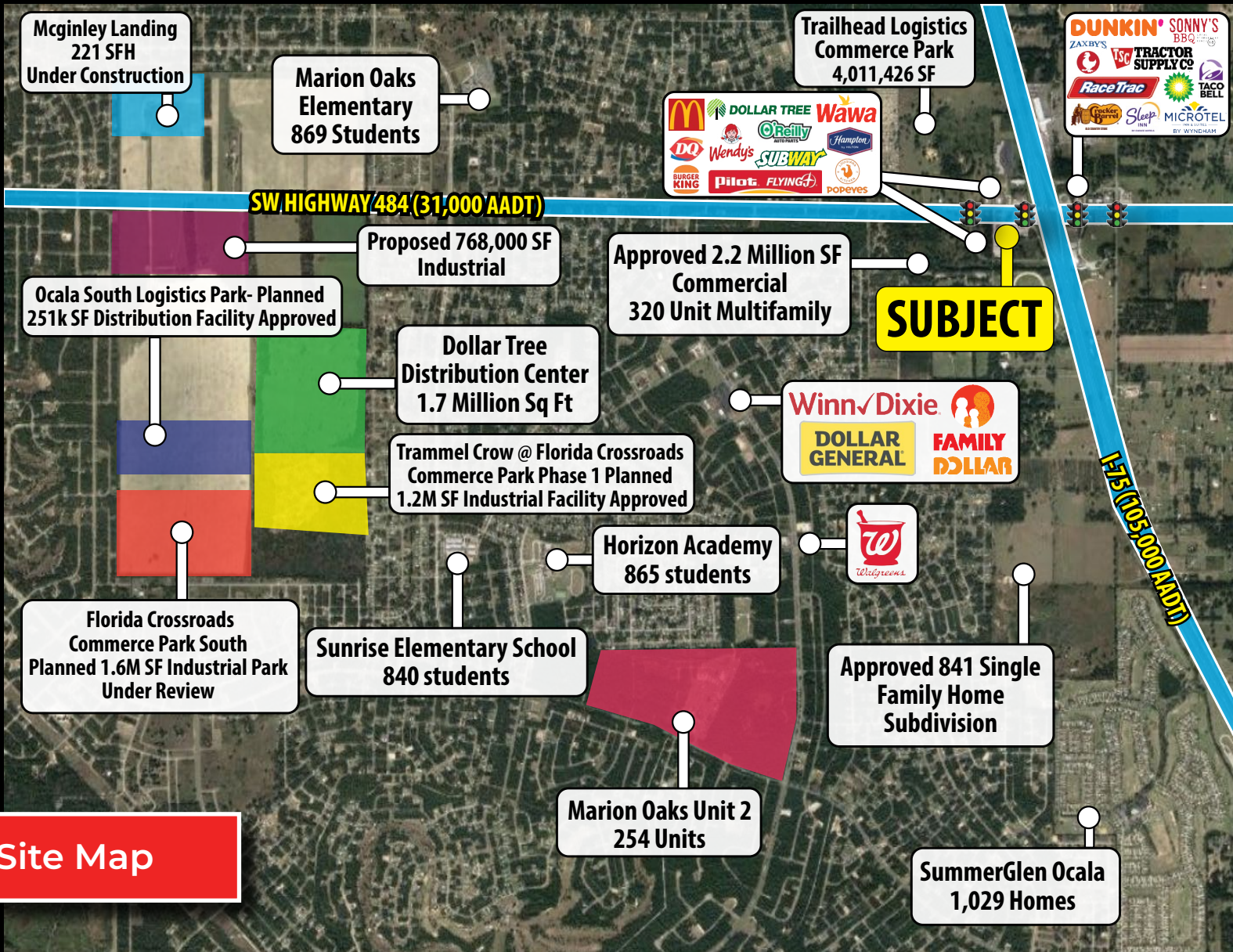
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Site Map

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813 712 3078
mhausman@rmcpg.com

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