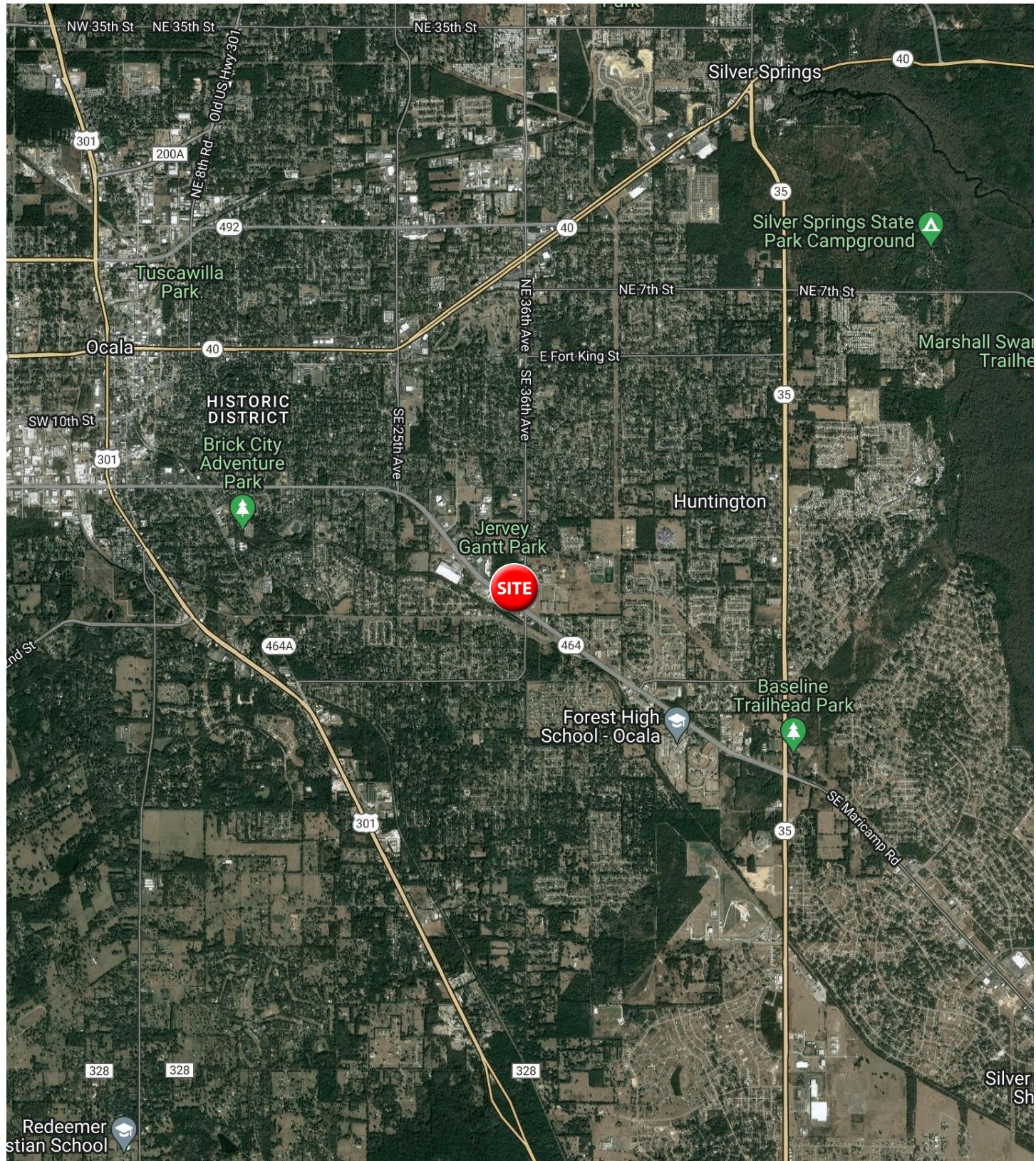


+/- 9.4 ACRE COMMERCIAL DEVELOPMENT SITE

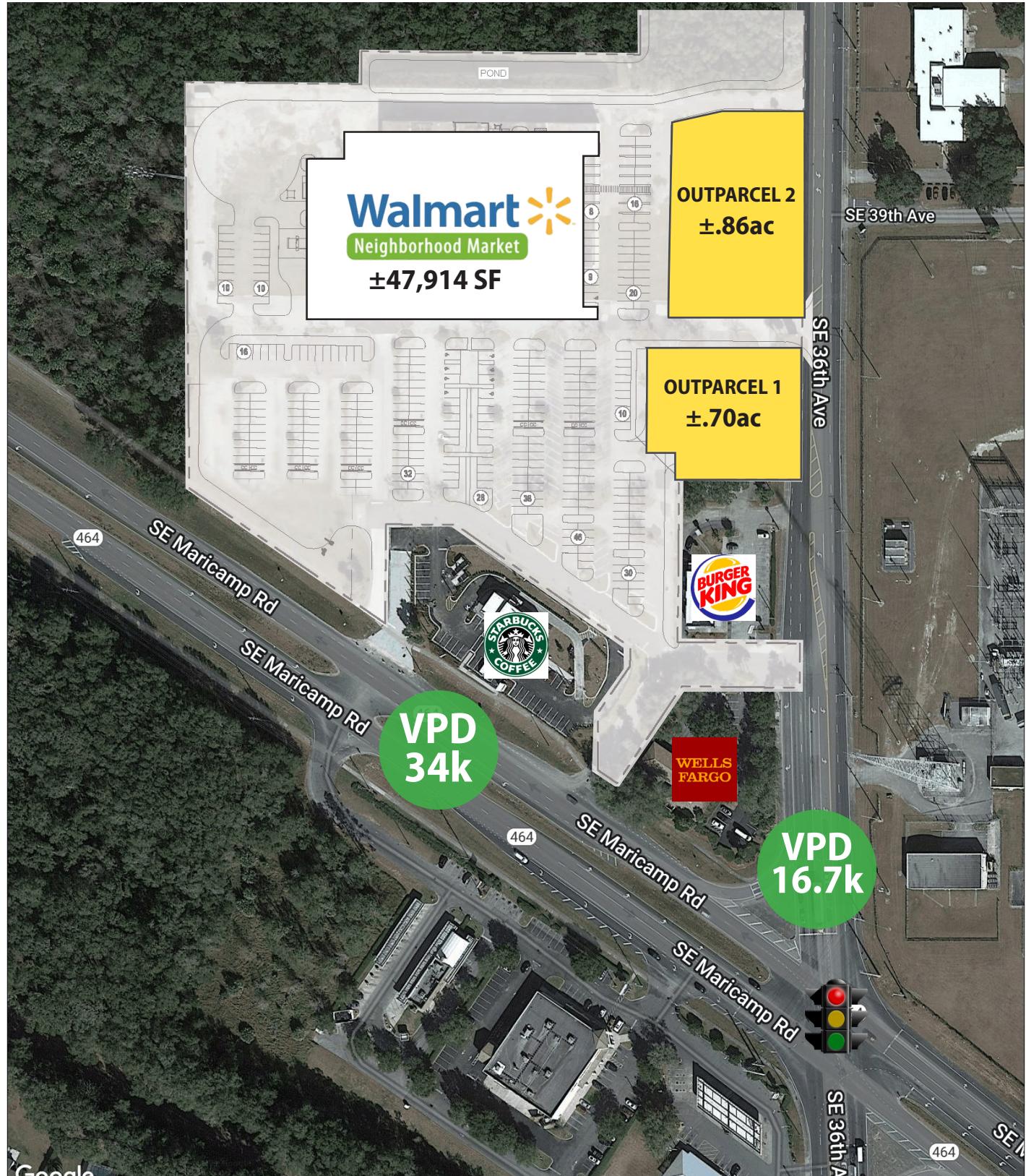
SE 36TH AVENUE & SE MARICAMP ROAD
OCALA, FLORIDA 34471



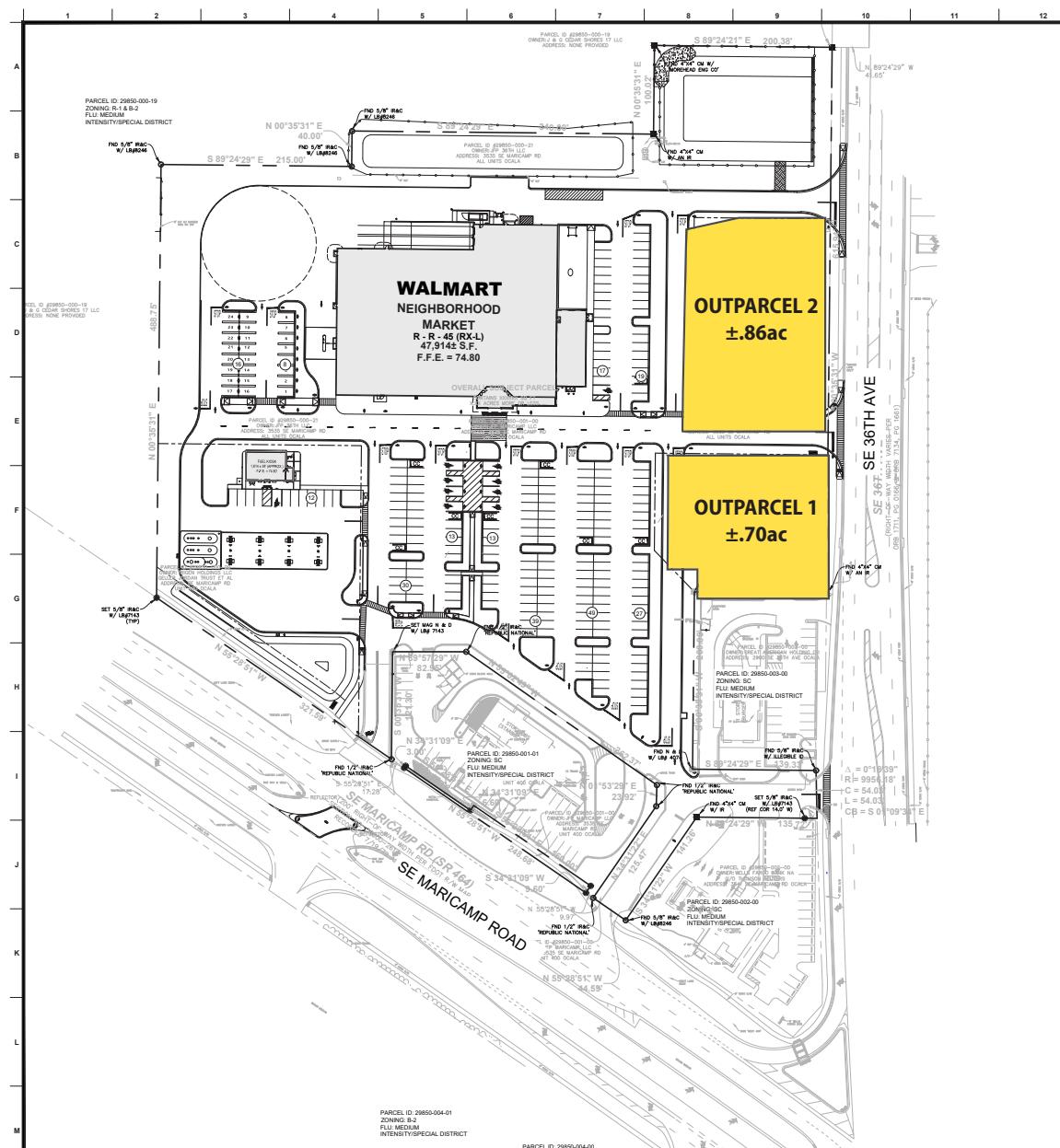
Kevin Rogers, Development
843.654.7872
krogers@wrsrealty.com



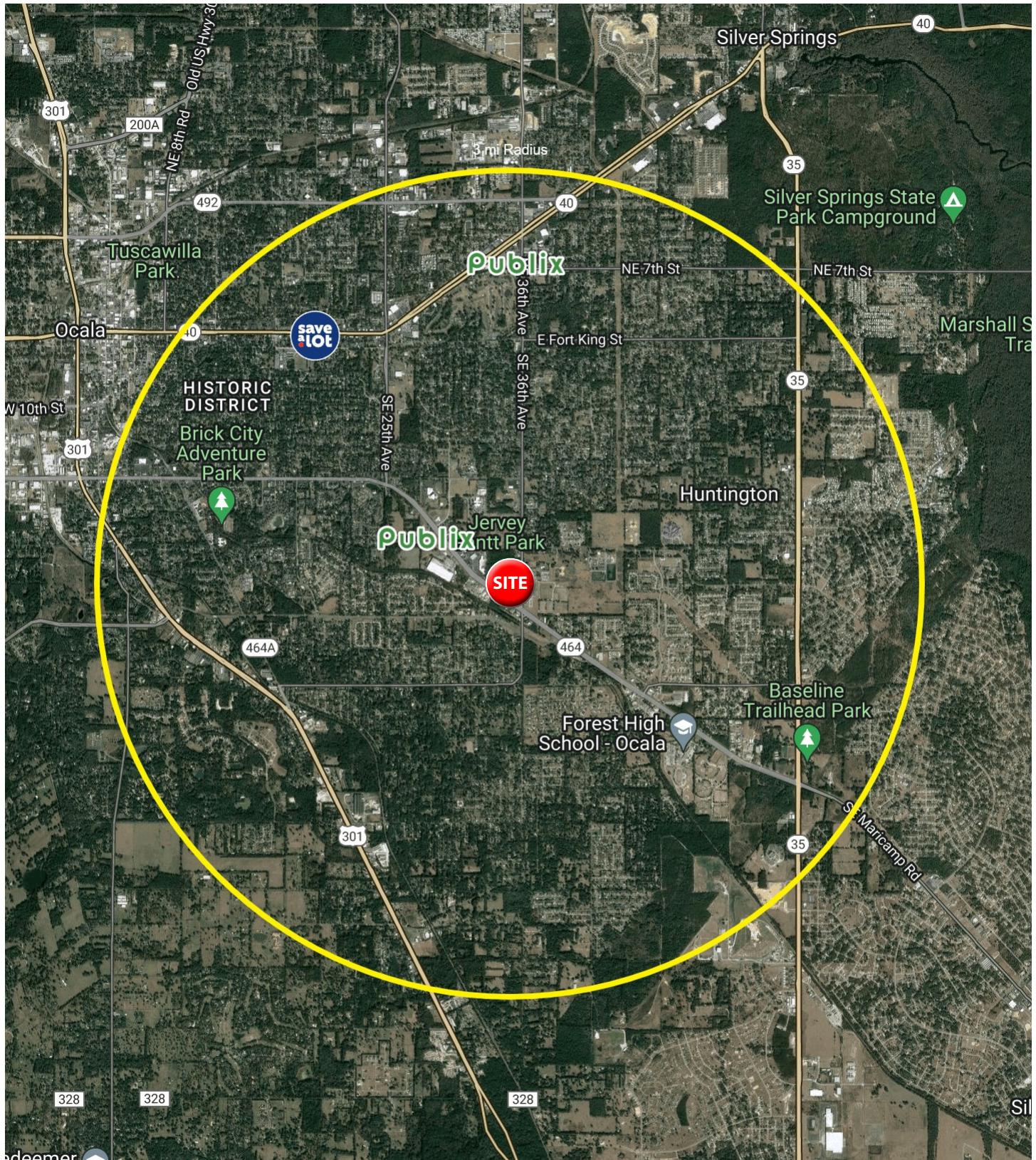
SITE AERIAL



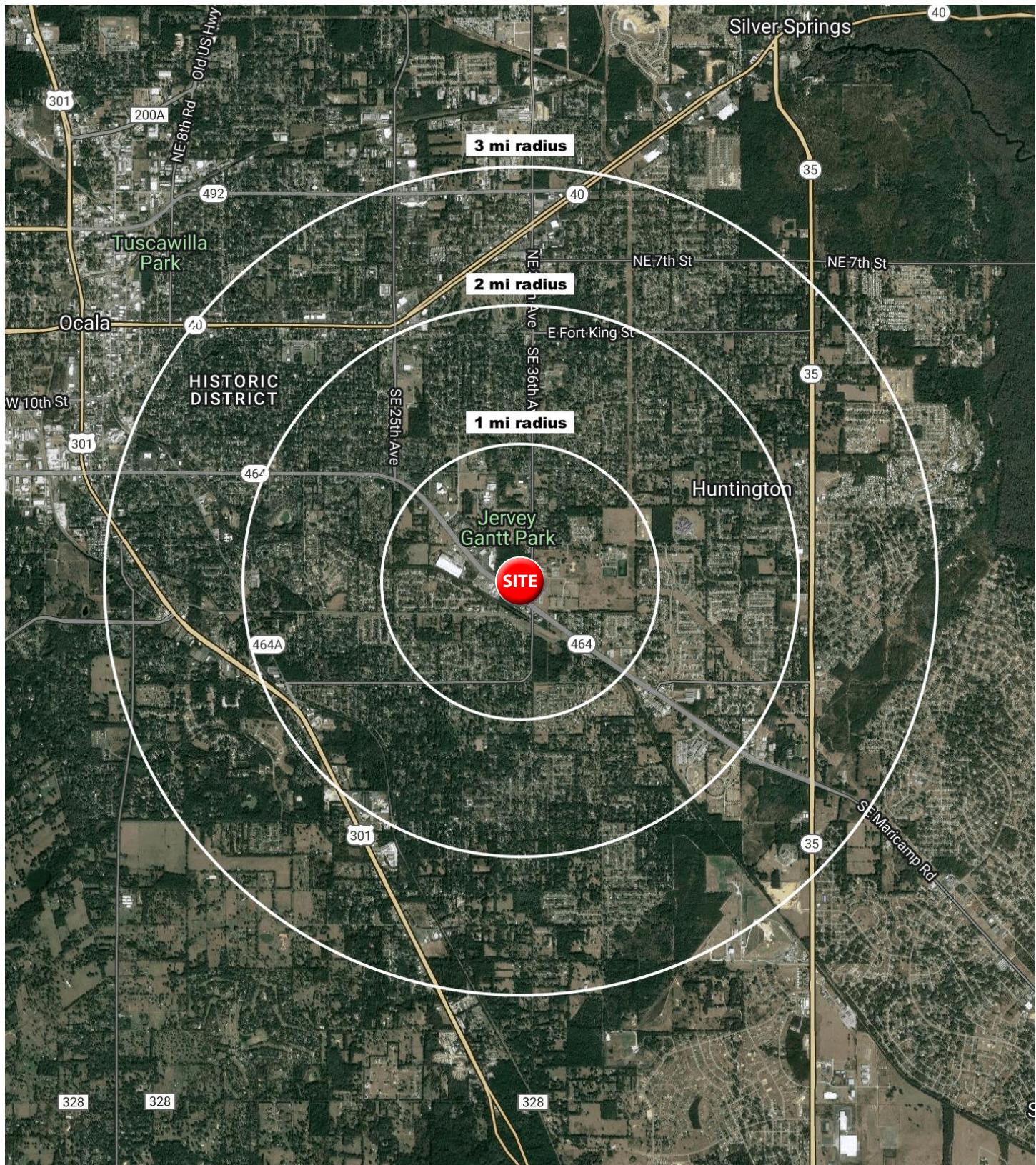
CONCEPTUAL SITE PLAN



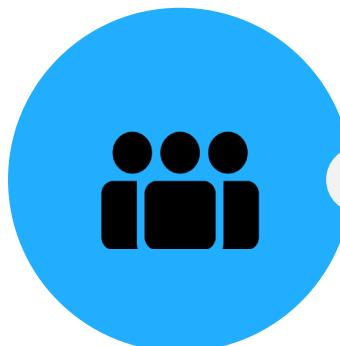
3 MILE GROCERY AERIAL



DEMOGRAPHIC REPORT

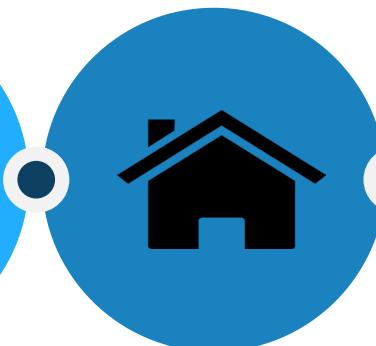


3 MILE DEMOGRAPHIC SNAPSHOT



Estimated
Population

49,408



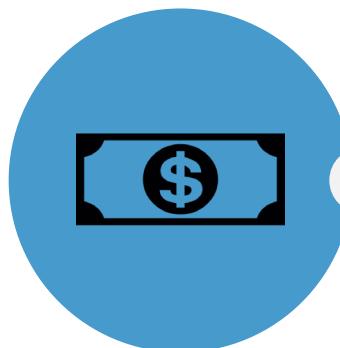
Estimated
Households

20,212



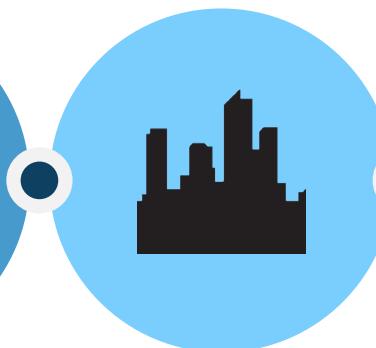
Average HH
Income

\$103,005



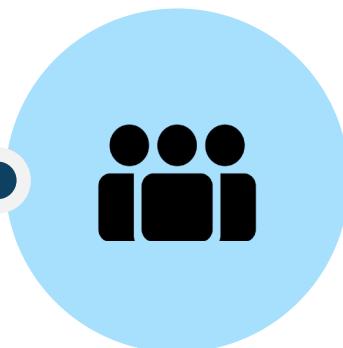
Median HH
Income

\$74,627



Total
Businesses

3,458



Total
Employees

19,697



DEMOGRAPHIC REPORT

Lat/Lon: 29.1603/-82.088

3535 SE Maricamp Rd Ocala, FL 34471	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	4,389	22,432	49,408
2029 Projected Population	4,728	24,121	54,265
2020 Census Population	4,261	22,548	48,797
2010 Census Population	3,798	19,964	43,641
Projected Annual Growth 2024 to 2029	1.5%	1.5%	2.0%
Historical Annual Growth 2010 to 2024	1.1%	0.9%	0.9%
Households			
2024 Estimated Households	1,679	8,842	20,212
2029 Projected Households	1,764	9,274	21,629
2020 Census Households	1,633	8,801	19,903
2010 Census Households	1,460	7,938	18,088
Projected Annual Growth 2024 to 2029	1.0%	1.0%	1.4%
Historical Annual Growth 2010 to 2024	1.1%	0.8%	0.8%
Age			
2024 Est. Population Under 10 Years	11.5%	11.0%	11.6%
2024 Est. Population 10 to 19 Years	13.5%	12.6%	12.1%
2024 Est. Population 20 to 29 Years	10.1%	10.4%	11.2%
2024 Est. Population 30 to 44 Years	18.7%	18.3%	18.3%
2024 Est. Population 45 to 59 Years	18.0%	17.7%	17.4%
2024 Est. Population 60 to 74 Years	18.6%	18.3%	18.5%
2024 Est. Population 75 Years or Over	9.6%	11.7%	10.8%
2024 Est. Median Age	41.4	42.8	41.9
Marital Status & Gender			
2024 Est. Male Population	47.8%	48.9%	48.3%
2024 Est. Female Population	52.2%	51.1%	51.7%
2024 Est. Never Married	29.0%	26.9%	28.8%
2024 Est. Now Married	55.1%	50.5%	46.8%
2024 Est. Separated or Divorced	9.7%	14.3%	16.2%
2024 Est. Widowed	6.2%	8.3%	8.1%
Income			
2024 Est. HH Income \$200,000 or More	15.4%	13.7%	10.3%
2024 Est. HH Income \$150,000 to \$199,999	8.9%	10.3%	7.4%
2024 Est. HH Income \$100,000 to \$149,999	18.6%	17.4%	16.5%
2024 Est. HH Income \$75,000 to \$99,999	9.9%	11.1%	11.6%
2024 Est. HH Income \$50,000 to \$74,999	15.1%	17.5%	17.2%
2024 Est. HH Income \$35,000 to \$49,999	12.7%	10.3%	12.5%
2024 Est. HH Income \$25,000 to \$34,999	11.4%	10.1%	10.1%
2024 Est. HH Income \$15,000 to \$24,999	4.5%	5.5%	7.3%
2024 Est. HH Income Under \$15,000	3.5%	4.1%	7.2%
2024 Est. Average Household Income	\$129,065	\$119,896	\$103,005
2024 Est. Median Household Income	\$81,382	\$84,894	\$74,627
2024 Est. Per Capita Income	\$49,416	\$47,445	\$42,255
2024 Est. Total Businesses	369	1,421	3,458
2024 Est. Total Employees	2,555	8,704	19,697

DEMOGRAPHIC REPORT

Lat/Lon: 29.1603/-82.088

3535 SE Maricamp Rd Ocala, FL 34471	1 mi radius	2 mi radius	3 mi radius
Race			
2024 Est. White	77.0%	77.9%	75.0%
2024 Est. Black	9.1%	9.7%	11.7%
2024 Est. Asian or Pacific Islander	3.9%	2.9%	2.6%
2024 Est. American Indian or Alaska Native	0.3%	0.2%	0.2%
2024 Est. Other Races	9.6%	9.4%	10.6%
Hispanic			
2024 Est. Hispanic Population	573	2,802	6,816
2024 Est. Hispanic Population	13.1%	12.5%	13.8%
2029 Proj. Hispanic Population	18.4%	18.5%	18.7%
2020 Hispanic Population	12.4%	11.4%	13.0%
Education (Adults 25 & Older)			
2024 Est. Adult Population (25 Years or Over)	3,067	15,987	35,023
2024 Est. Elementary (Grade Level 0 to 8)	1.6%	1.9%	2.1%
2024 Est. Some High School (Grade Level 9 to 11)	3.0%	3.5%	4.4%
2024 Est. High School Graduate	30.1%	30.3%	30.7%
2024 Est. Some College	19.0%	18.3%	20.1%
2024 Est. Associate Degree Only	9.8%	10.2%	12.3%
2024 Est. Bachelor Degree Only	23.4%	22.4%	19.2%
2024 Est. Graduate Degree	13.1%	13.5%	11.3%
Housing			
2024 Est. Total Housing Units	1,834	9,738	22,468
2024 Est. Owner-Occupied	73.1%	63.6%	59.4%
2024 Est. Renter-Occupied	18.4%	27.2%	30.5%
2024 Est. Vacant Housing	8.5%	9.2%	10.0%
Homes Built by Year			
2024 Homes Built 2010 or later	9.4%	5.9%	6.6%
2024 Homes Built 2000 to 2009	16.4%	12.5%	13.1%
2024 Homes Built 1990 to 1999	13.9%	14.6%	16.0%
2024 Homes Built 1980 to 1989	27.5%	26.4%	22.1%
2024 Homes Built 1970 to 1979	18.5%	19.4%	18.1%
2024 Homes Built 1960 to 1969	3.5%	7.2%	7.7%
2024 Homes Built 1950 to 1959	1.4%	3.7%	3.2%
2024 Homes Built Before 1949	0.9%	1.2%	3.2%
Home Values			
2024 Home Value \$1,000,000 or More	0.4%	0.7%	1.8%
2024 Home Value \$500,000 to \$999,999	5.2%	9.1%	10.8%
2024 Home Value \$400,000 to \$499,999	16.6%	15.6%	11.2%
2024 Home Value \$300,000 to \$399,999	20.9%	22.6%	17.7%
2024 Home Value \$200,000 to \$299,999	34.4%	30.3%	26.7%
2024 Home Value \$150,000 to \$199,999	9.3%	9.2%	14.8%
2024 Home Value \$100,000 to \$149,999	5.6%	5.5%	5.8%
2024 Home Value \$50,000 to \$99,999	4.4%	4.4%	6.2%
2024 Home Value \$25,000 to \$49,999	1.1%	1.4%	2.5%
2024 Home Value Under \$25,000	2.1%	1.3%	2.5%
2024 Median Home Value	\$293,479	\$297,654	\$276,666
2024 Median Rent	\$1,039	\$929	\$906

DEMOGRAPHIC REPORT

Lat/Lon: 29.1603/-82.088

3535 SE Maricamp Rd Ocala, FL 34471	1 mi radius	2 mi radius	3 mi radius
Labor Force			
2024 Est. Labor Population Age 16 Years or Over	3,533	18,240	39,933
2024 Est. Civilian Employed	62.5%	61.0%	59.2%
2024 Est. Civilian Unemployed	2.6%	1.6%	1.8%
2024 Est. in Armed Forces	-	-	-
2024 Est. not in Labor Force	35.0%	37.4%	38.9%
2024 Labor Force Males	46.9%	48.3%	47.6%
2024 Labor Force Females	53.1%	51.7%	52.4%
Occupation			
2024 Occupation: Population Age 16 Years or Over	2,393	11,598	24,559
2024 Mgmt, Business, & Financial Operations	13.0%	14.4%	13.7%
2024 Professional, Related	28.2%	24.8%	22.6%
2024 Service	16.1%	17.0%	17.8%
2024 Sales, Office	23.7%	23.8%	26.3%
2024 Farming, Fishing, Forestry	0.4%	0.3%	0.3%
2024 Construction, Extraction, Maintenance	8.5%	8.5%	8.3%
2024 Production, Transport, Material Moving	10.0%	11.2%	10.9%
2024 White Collar Workers	65.0%	63.0%	62.6%
2024 Blue Collar Workers	35.0%	37.0%	37.4%
Transportation to Work			
2024 Drive to Work Alone	81.0%	78.4%	78.1%
2024 Drive to Work in Carpool	11.2%	10.8%	10.3%
2024 Travel to Work by Public Transportation	0.2%	0.1%	0.2%
2024 Drive to Work on Motorcycle	-	0.4%	0.2%
2024 Walk or Bicycle to Work	0.2%	0.2%	0.5%
2024 Other Means	2.5%	1.8%	1.8%
2024 Work at Home	4.9%	8.4%	8.9%
Travel Time			
2024 Travel to Work in 14 Minutes or Less	41.2%	39.9%	33.3%
2024 Travel to Work in 15 to 29 Minutes	34.9%	36.3%	40.8%
2024 Travel to Work in 30 to 59 Minutes	20.5%	19.9%	22.1%
2024 Travel to Work in 60 Minutes or More	3.4%	3.8%	3.8%
2024 Average Travel Time to Work	16.0	16.5	18.1
Consumer Expenditure			
2024 Est. Total Household Expenditure	\$146.29 M	\$722.07 M	\$1.48 B
2024 Est. Apparel	\$5.15 M	\$25.44 M	\$51.86 M
2024 Est. Contributions, Gifts	\$8.9 M	\$43.5 M	\$87.7 M
2024 Est. Education, Reading	\$4.9 M	\$24.24 M	\$48.33 M
2024 Est. Entertainment	\$8.41 M	\$41.44 M	\$84.16 M
2024 Est. Food, Beverages, Tobacco	\$22.06 M	\$109.06 M	\$224.83 M
2024 Est. Furnishings, Equipment	\$5.22 M	\$25.72 M	\$52.32 M
2024 Est. Health Care, Insurance	\$13.49 M	\$66.29 M	\$136.52 M
2024 Est. Household Operations, Shelter, Utilities	\$46.87 M	\$232.16 M	\$477.46 M
2024 Est. Miscellaneous Expenses	\$2.8 M	\$13.79 M	\$28.17 M
2024 Est. Personal Care	\$1.96 M	\$9.69 M	\$19.86 M
2024 Est. Transportation	\$26.53 M	\$130.75 M	\$267.96 M



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