

Retail | For Ground Lease or Build to Suit

CBRE

New Retail Development Opportunity

SE Maricamp Rd | Ocala, FL 34476
www.cbre.com/orlando

Up to 12.0± AC Available for Ground Lease or Build to Suit



Retail | For Ground Lease or BTS

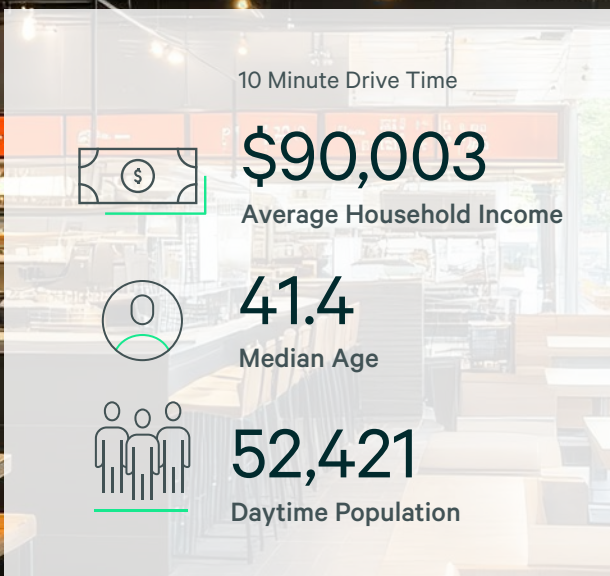
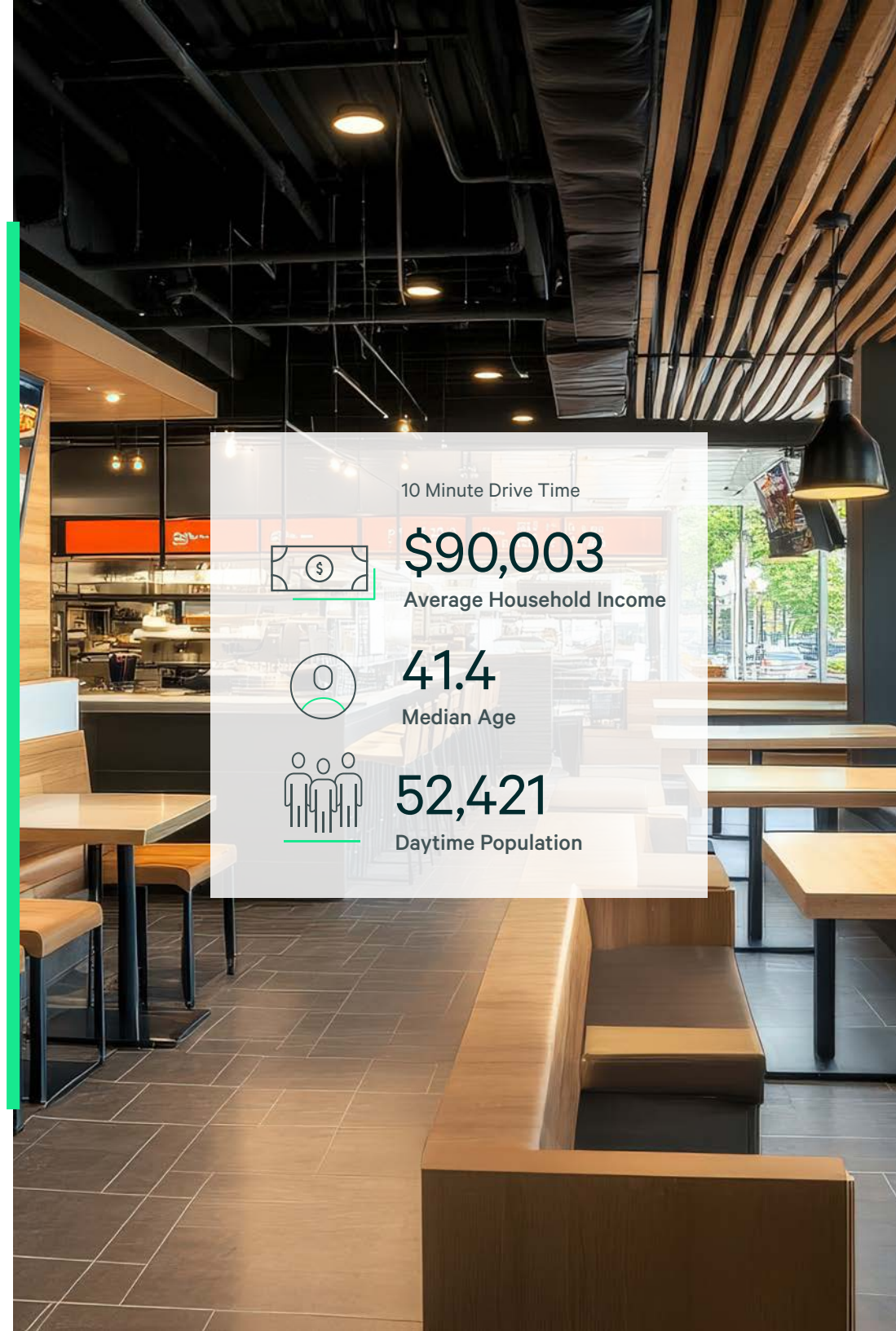
Property Overview

- + New retail development opportunity
- + Available for ground lease for BTS:
 - Up to 12.0± AC
- + Excellent opportunity for QSR, gas station, bank, medical, daycare
- + 600 future homes adjacent to development beginning construction in 2025
- + New 4-way traffic signal at entrance
- + Located in main trade area of Silver Springs Shores
- + Zoning: Commercial B-4

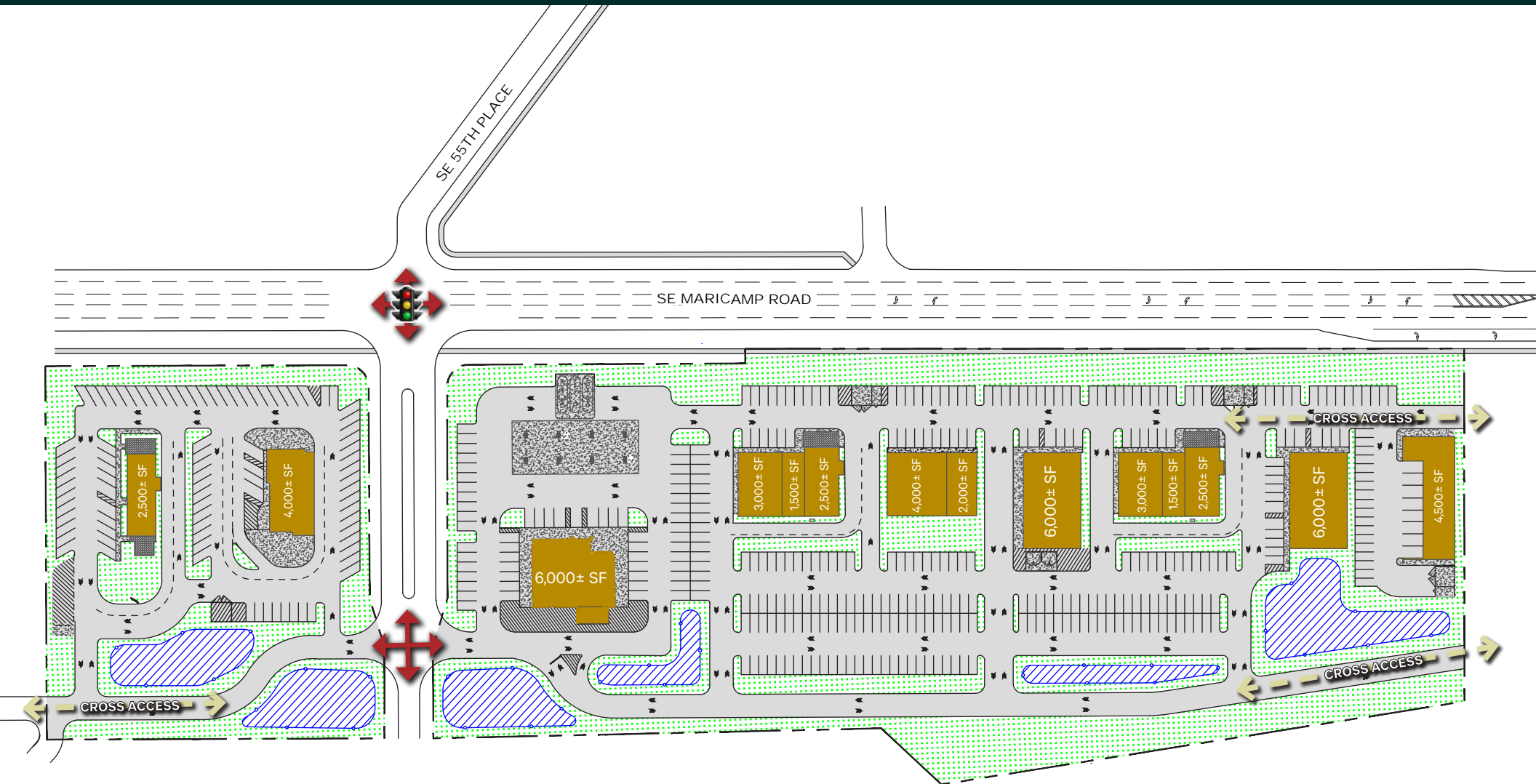
Join Nearby Retailers:



CBRE



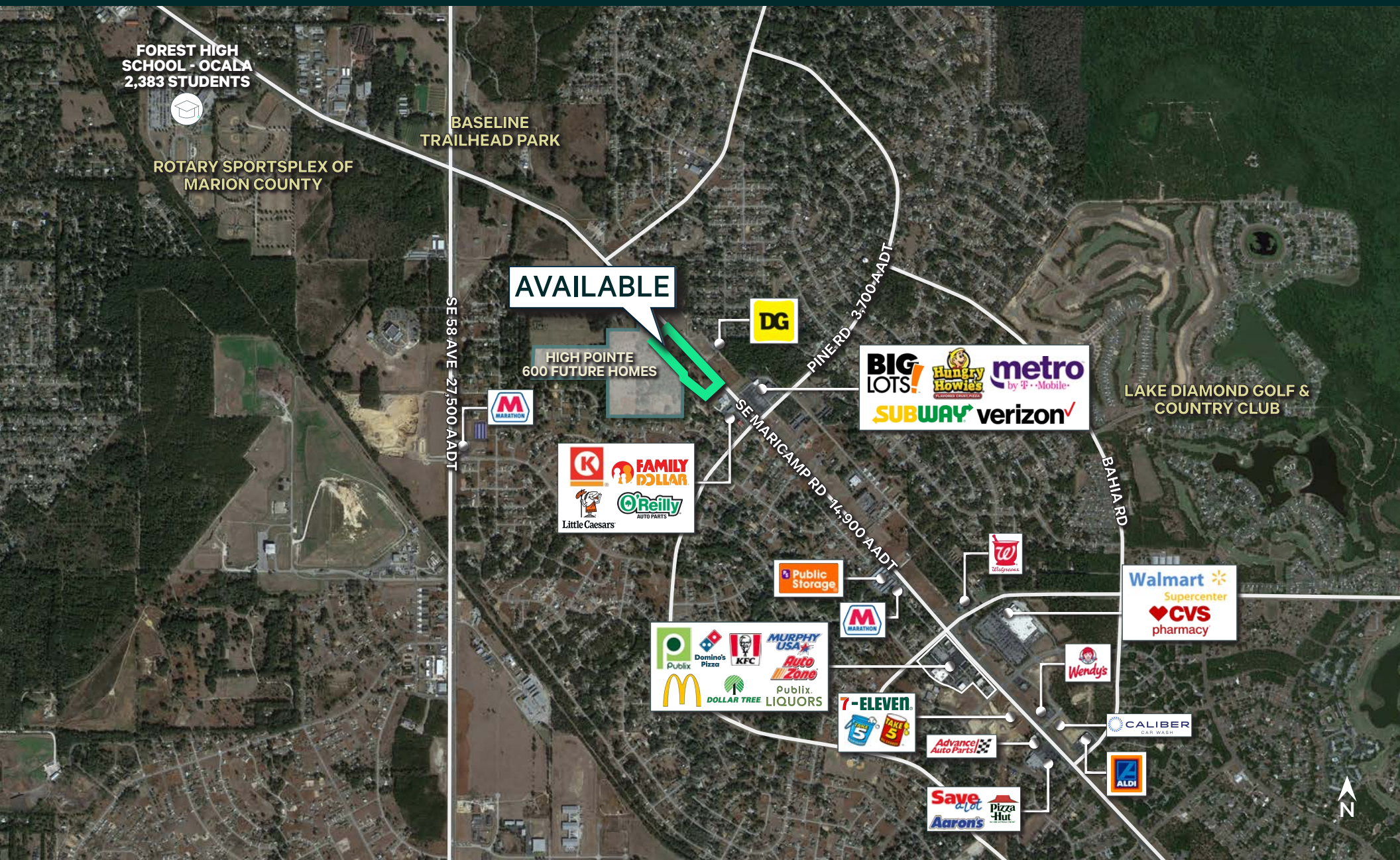
Site Plan | Conceptual



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For Ground Lease or BTS

Aerial | Trade Area



2024 Estimated Demographics

5 Minute Drive Time



21,011

Population



37.6

Median Age



15,290

Daytime Population



\$78,571

Average Household Income

15 Minute Drive Time



119,079

Population



42.6

Median Age



124,717

Daytime Population



\$85,127

Average Household Income

10 Minute Drive Time



67,161

Population



41.4

Median Age



53,421

Daytime Population



\$90,003

Average Household Income

20 Minute Drive Time



174,646

Population



43.3

Median Age



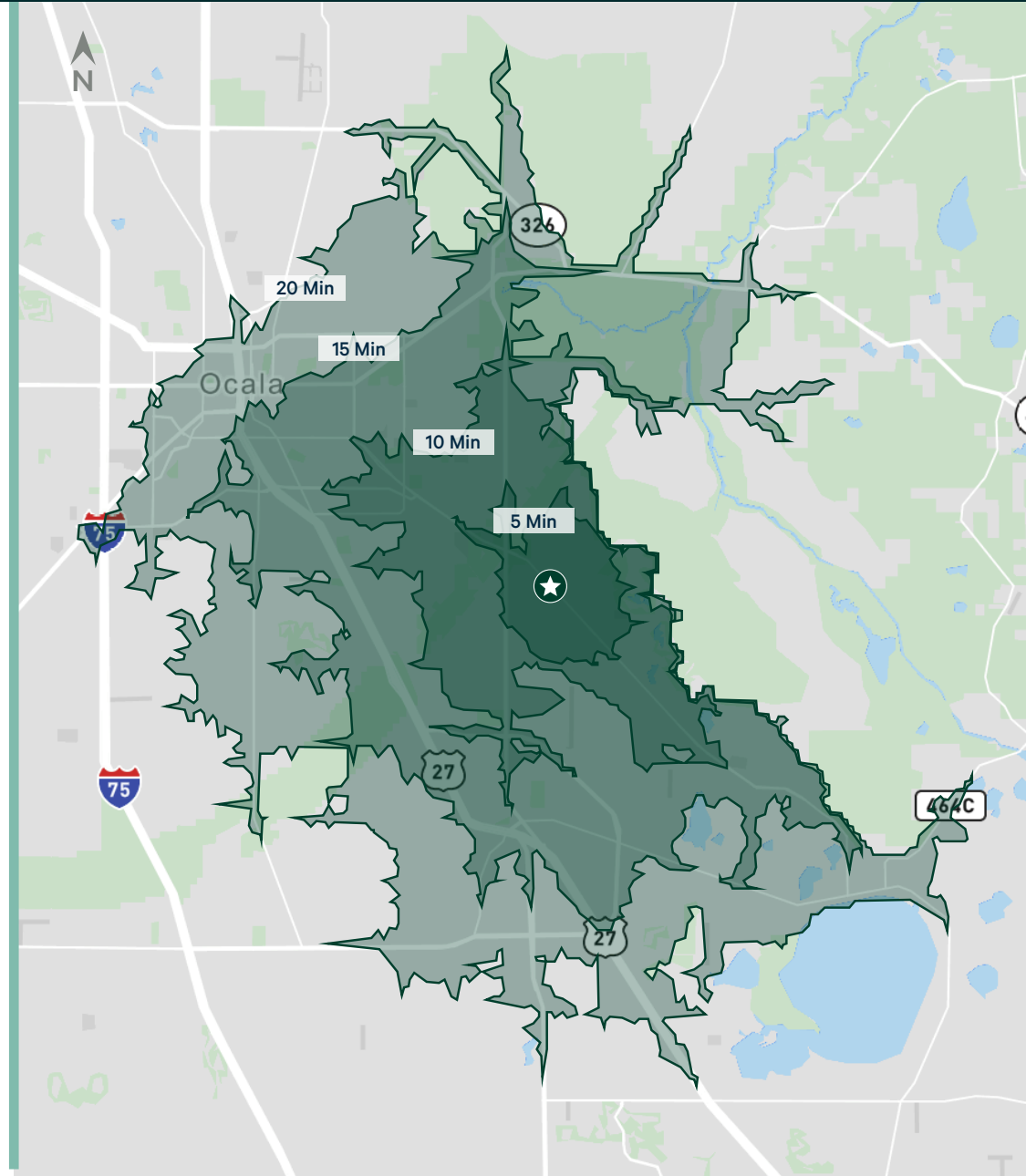
187,248

Daytime Population



\$81,188

Average Household Income





For leasing information
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