

# New Retail Development Opportunity

SE Maricamp Rd | Ocala, FL 34476  
[www.cbre.com/orlando](http://www.cbre.com/orlando)

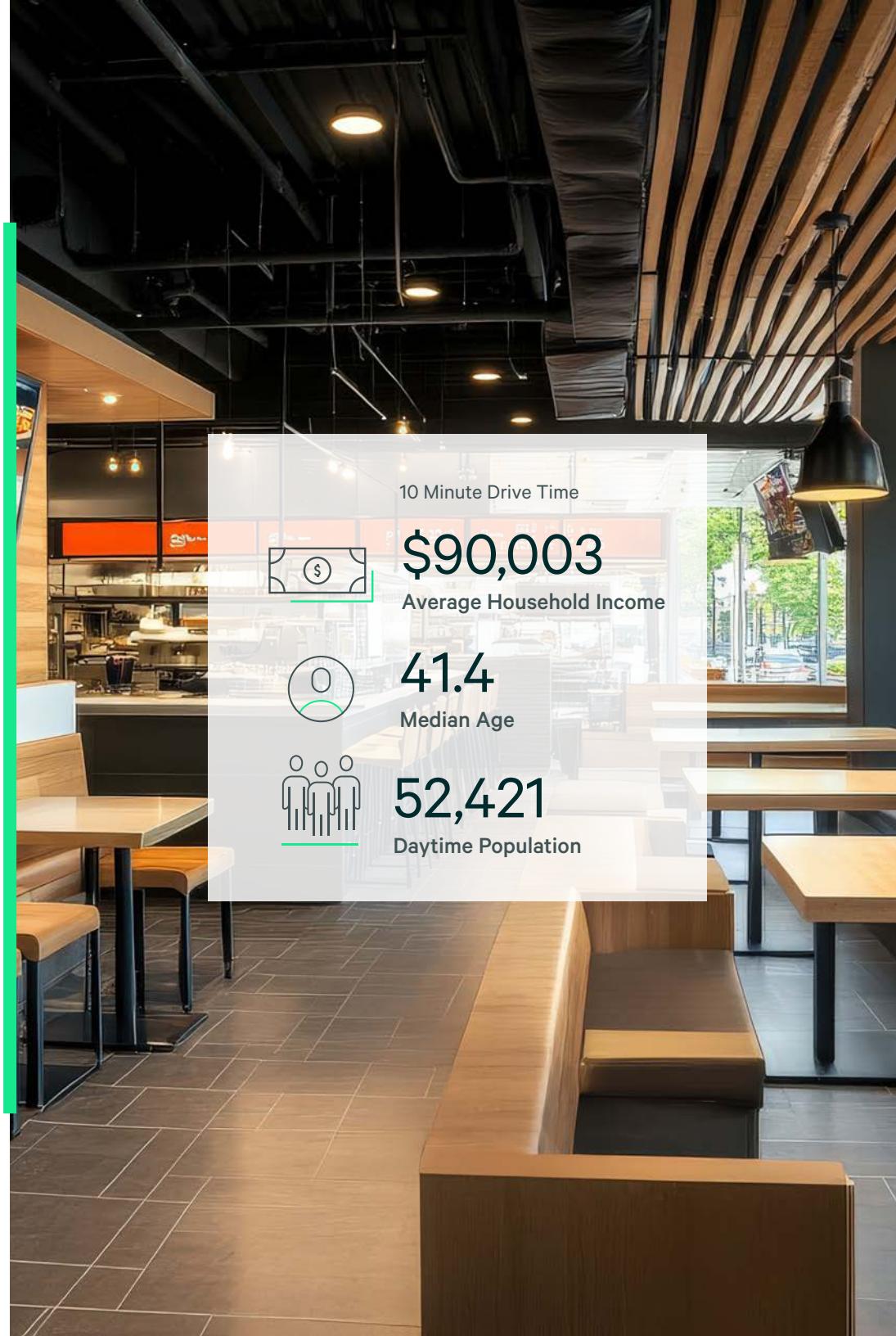
Up to 12.0± AC Available for Ground Lease or Build to Suit



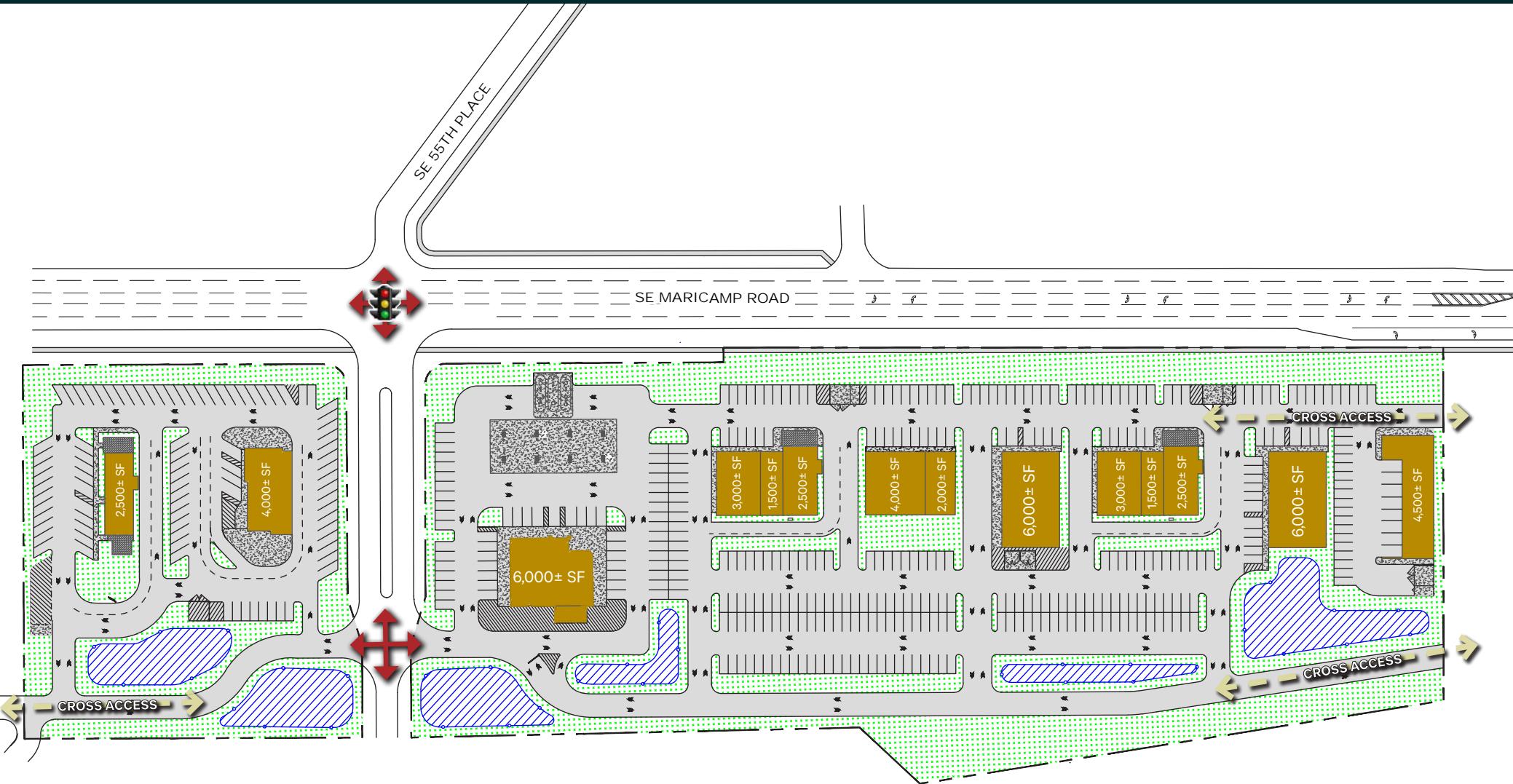
## Property Overview

- + 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:



# Site Plan | Conceptual

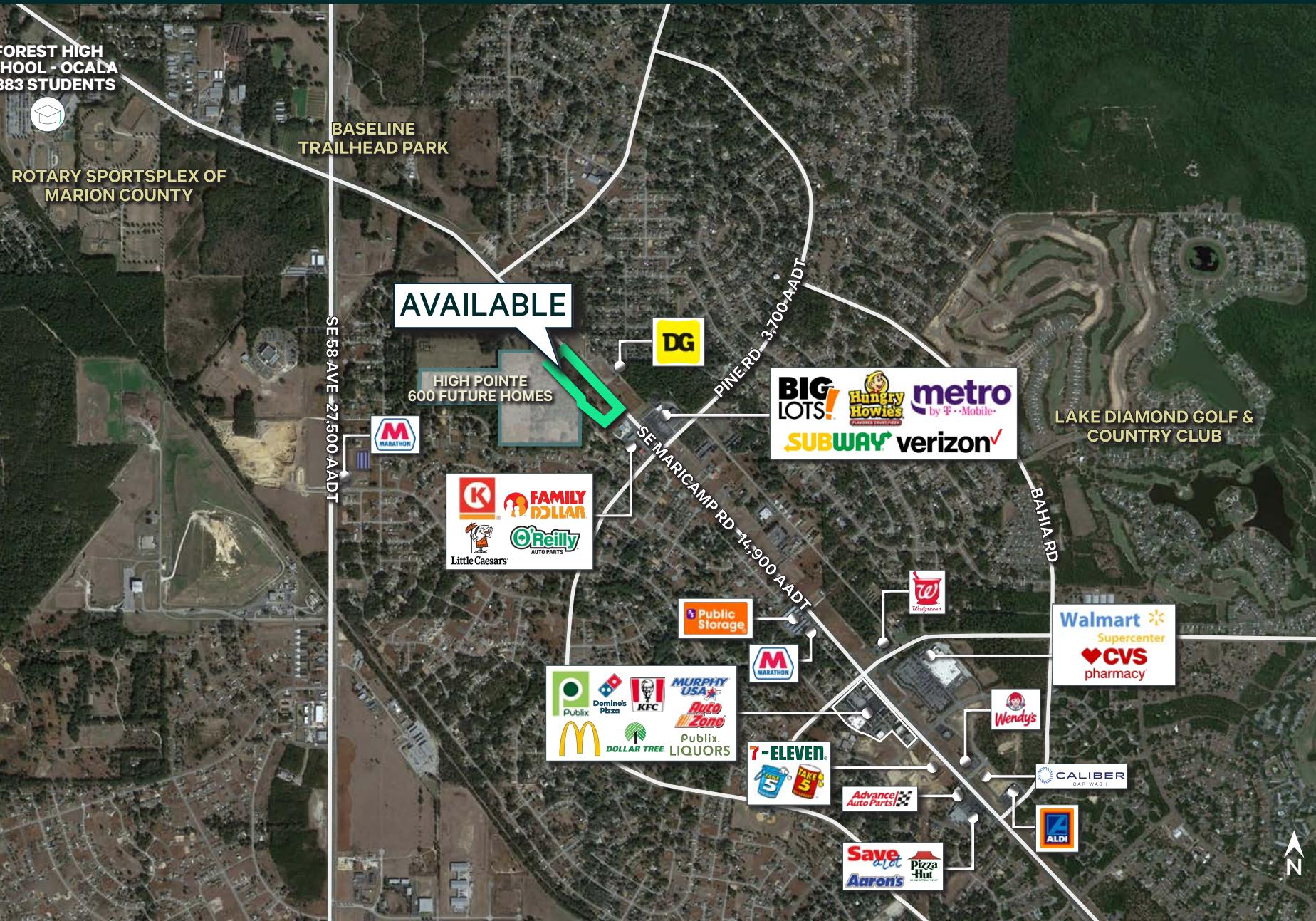


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## For Ground Lease or BTS

## Aerial | Trade Area



# 2024 Estimated Demographics

## 5 Minute Drive Time

|  |                 |                          |
|--|-----------------|--------------------------|
|  | <b>21,011</b>   | Population               |
|  | <b>37.6</b>     | Median Age               |
|  | <b>15,290</b>   | Daytime Population       |
|  | <b>\$78,571</b> | Average Household Income |

## 15 Minute Drive Time

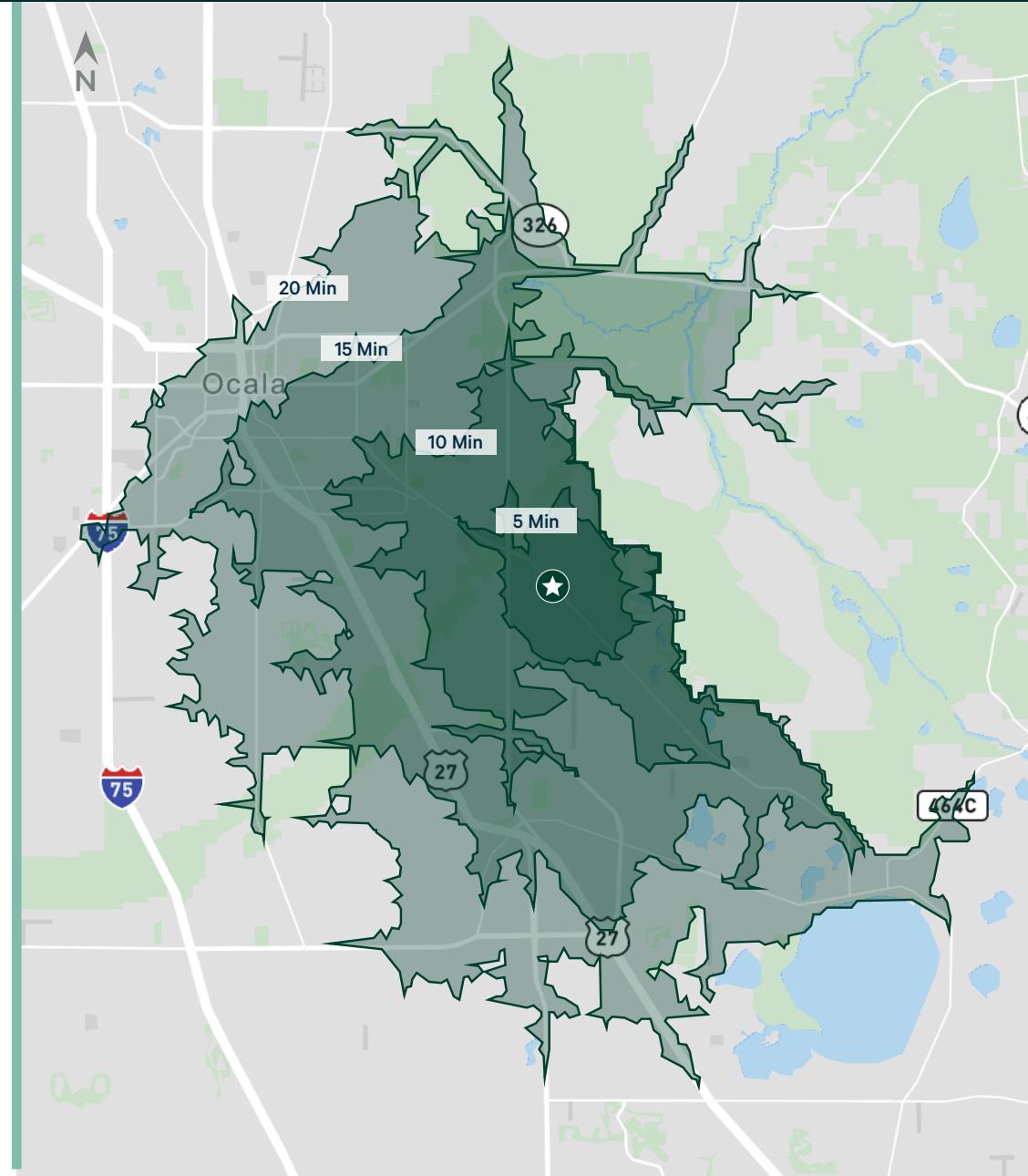
|  |                 |                          |
|--|-----------------|--------------------------|
|  | <b>119,079</b>  | Population               |
|  | <b>42.6</b>     | Median Age               |
|  | <b>124,717</b>  | Daytime Population       |
|  | <b>\$85,127</b> | Average Household Income |

## 10 Minute Drive Time

|  |                 |                          |
|--|-----------------|--------------------------|
|  | <b>67,161</b>   | Population               |
|  | <b>41.4</b>     | Median Age               |
|  | <b>53,421</b>   | Daytime Population       |
|  | <b>\$90,003</b> | Average Household Income |

## 20 Minute Drive Time

|  |                 |                          |
|--|-----------------|--------------------------|
|  | <b>174,646</b>  | Population               |
|  | <b>43.3</b>     | Median Age               |
|  | <b>187,248</b>  | Daytime Population       |
|  | <b>\$81,188</b> | Average Household Income |





For leasing information  
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