

Freedom Crossings North

New Retail Development Opportunity

NEC of SW 95th St & SW 60th Ave
Ocala, FL 34476
www.cbre.com/orlando

Adjacent to Publix Shopping Center



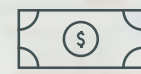
Property Overview

- + New retail development opportunity
- + Available for ground lease for BTS:
 - Up to 8.34± AC
- + Excellent opportunity for QSR, gas station, bank, medical, daycare
- + Adjacent to Publix Shopping Center
- + Located at the signalized hard corner of SW 95th St and SW 60th St with excellent visibility
- + Situated in strong housing growth market with a 8.69% population growth rate within 5 minute drive time and 6.46% within a 10 minute drive time

Join Nearby Retailers:



10 Minute Drive Time



\$85,398

Average Household Income



29,750

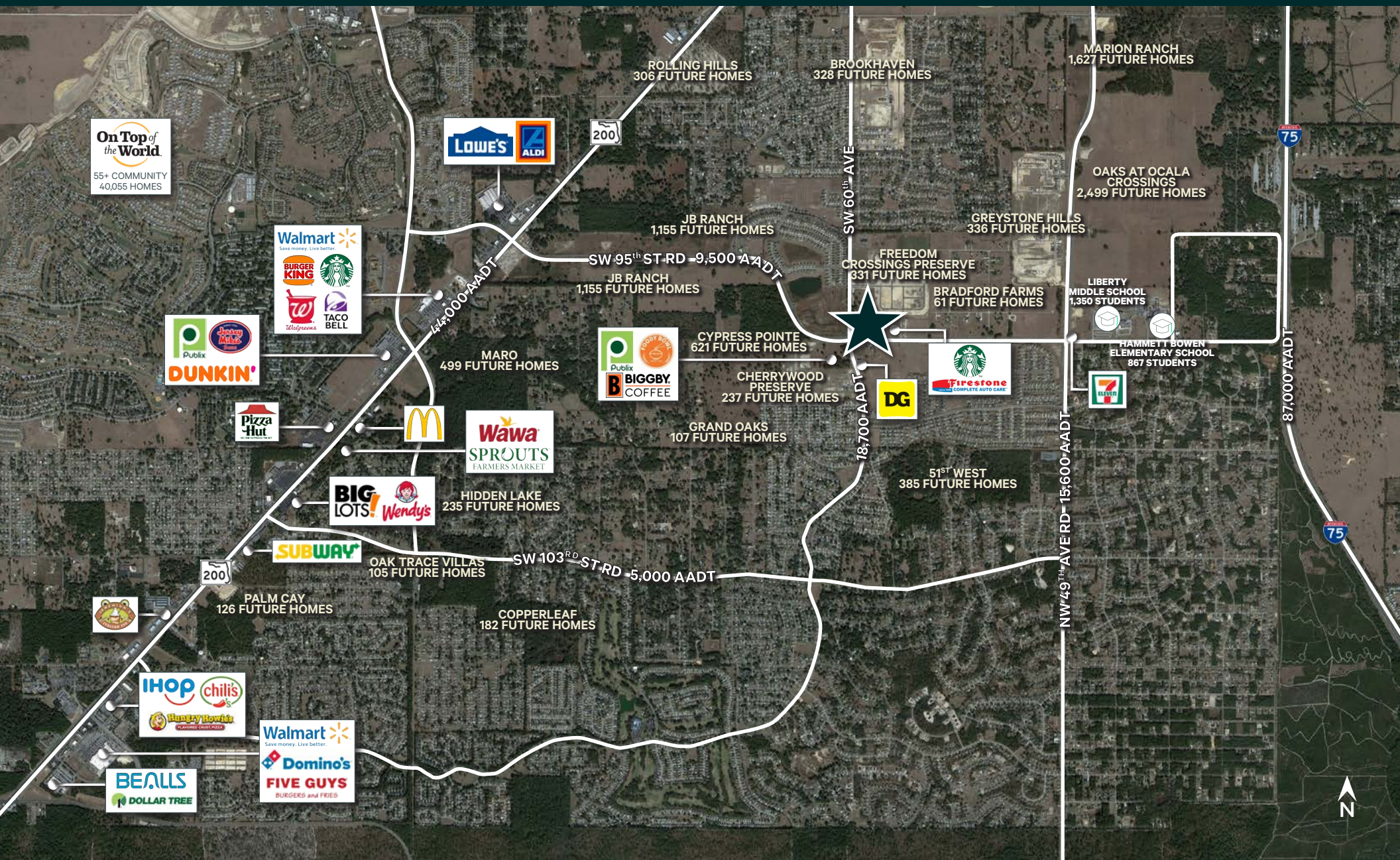
Daytime Population



6.46%

Population Growth Rate

Aerial | Trade Area



2024 Estimated Demographics

3 Mile Radius



36,861
Population



62.2
Median Age



31,260
Daytime Population



\$80,942
Average Household Income

5 Mile Radius



71,027
Population



62.9
Median Age



63,910
Daytime Population



\$84,084
Average Household Income

7 Mile Radius



102,499
Population



57.3
Median Age



105,061
Daytime Population



\$85,442
Average Household Income

10 Minute Drive Time



34,562
Population



58.2
Median Age



29,750
Daytime Population



\$85,398
Average Household Income

15 Minute Drive Time



73,185
Population



61.4
Median Age



79,911
Daytime Population



\$82,738
Average Household Income

20 Minute Drive Time



125,505
Population



55.9
Median Age



148,870
Daytime Population



\$83,304
Average Household Income



For leasing information please contact:

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