

PROPOSED MIXED-USE DEVELOPMENT

4800 E. Silver Springs Blvd., Ocala, FL 34470

FOR SALE, GROUND LEASE, BUILD-TO-SUIT



PROPERTY OVERVIEW

- » Proposed mixed-use development opportunity for sale, ground lease, or build-to-suit
- » Total site area: ±6.8 acres
 - Retail development area: ±4.04 acres
 - Residential development area: ±2.76 acres
- » Located along Ocala's busy retail corridor E. Silver Springs Blvd.
- » Site has 415 feet of frontage on E. Silver Springs Blvd., with a traffic count of 21,825 vehicles per day
- » Positioned adjacent to Lowe's (1M annual visits) and Walmart Supercenter (2.5M annual visits) and directly across from Six Gun Plaza (1.2M annual visits), benefiting from significant established retail traffic
- » Situated within one of Florida's fastest-growing markets, with strong population growth and continued residential expansion driving long-term demand

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|----------------|----------|----------|----------|
| Population | 5,223 | 34,688 | 79,242 |
| Households | 2,429 | 14,760 | 32,192 |
| Daytime Pop. | 3,396 | 23,471 | 63,174 |
| Ave. HH Income | \$75,179 | \$89,747 | \$95,979 |

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