



SITE

(Former Gander)

Red Roof Inn
63 Rooms

BURGER
KING

Candlewood Suite
73 Rooms

Super 8 by
Wyndham
96 Rooms

Denny's

NORTHERN
TOOL + EQUIPMENT

SW 3RD ST 5,800 AADT

90,000 AADT

INTERSTATE
75

OCALA, FL 34474

3970 SW 3RD ST

8.17 ACRES WITH 66,220 SF BUILDING FOR SALE/FOR LEASE

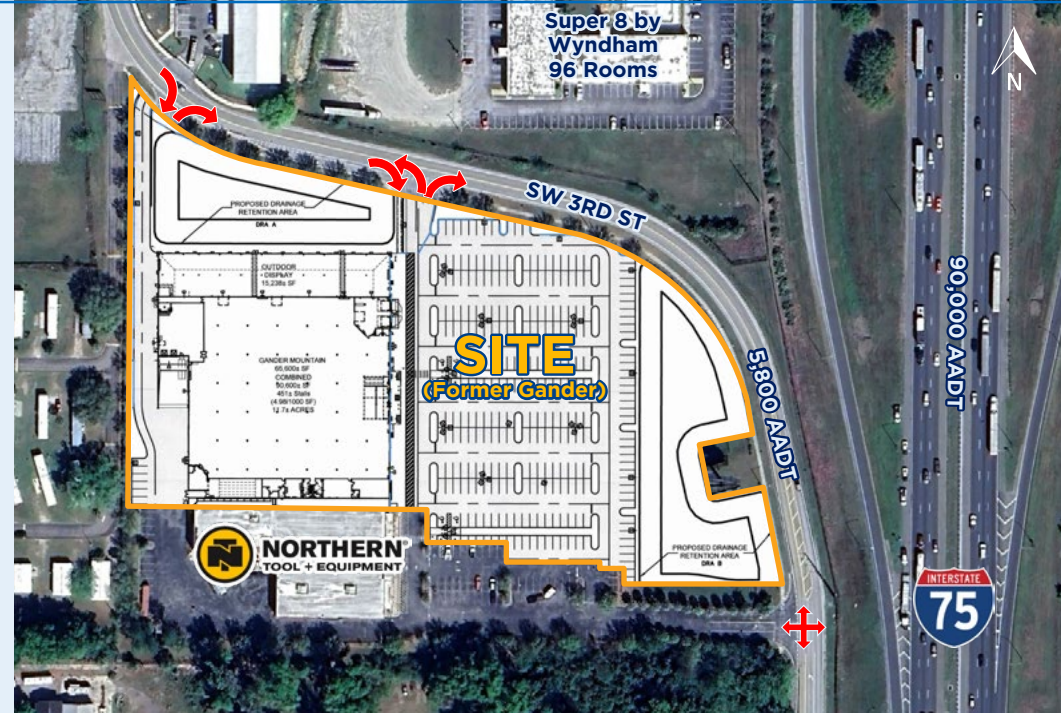


PROPERTY DETAILS




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PROPERTY HIGHLIGHTS

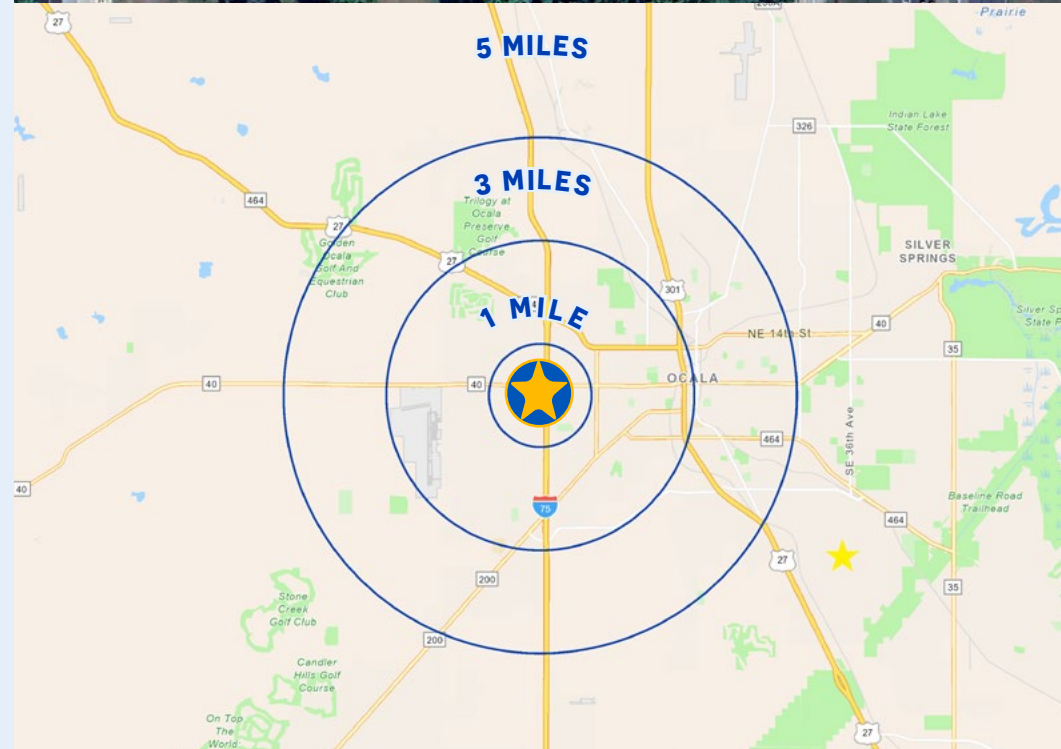
- 66,220 SF retail building
- 8.17 acres
- I-75 Visibility
- Access from I-75 & SR 40 interchange
- Adjacent to Northern Tool
- B-4 Zoning City of Ocala



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	2,778	28,019	68,184
 DAYTIME POPULATION	10,069	60,664	111,892
 MEDIAN HH INCOME	\$41,676	\$47,140	\$51,323
 TOTAL HOUSEHOLDS	472	11,341	27,746

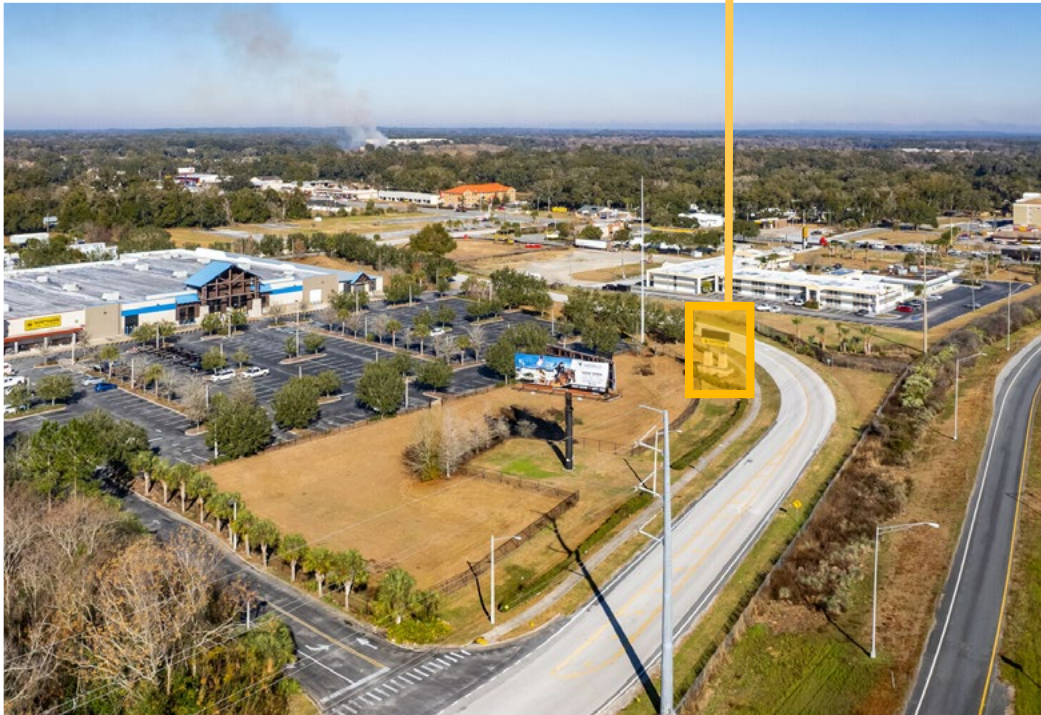
SOURCE: ESRI



AVAILABLE
SIGNAGE

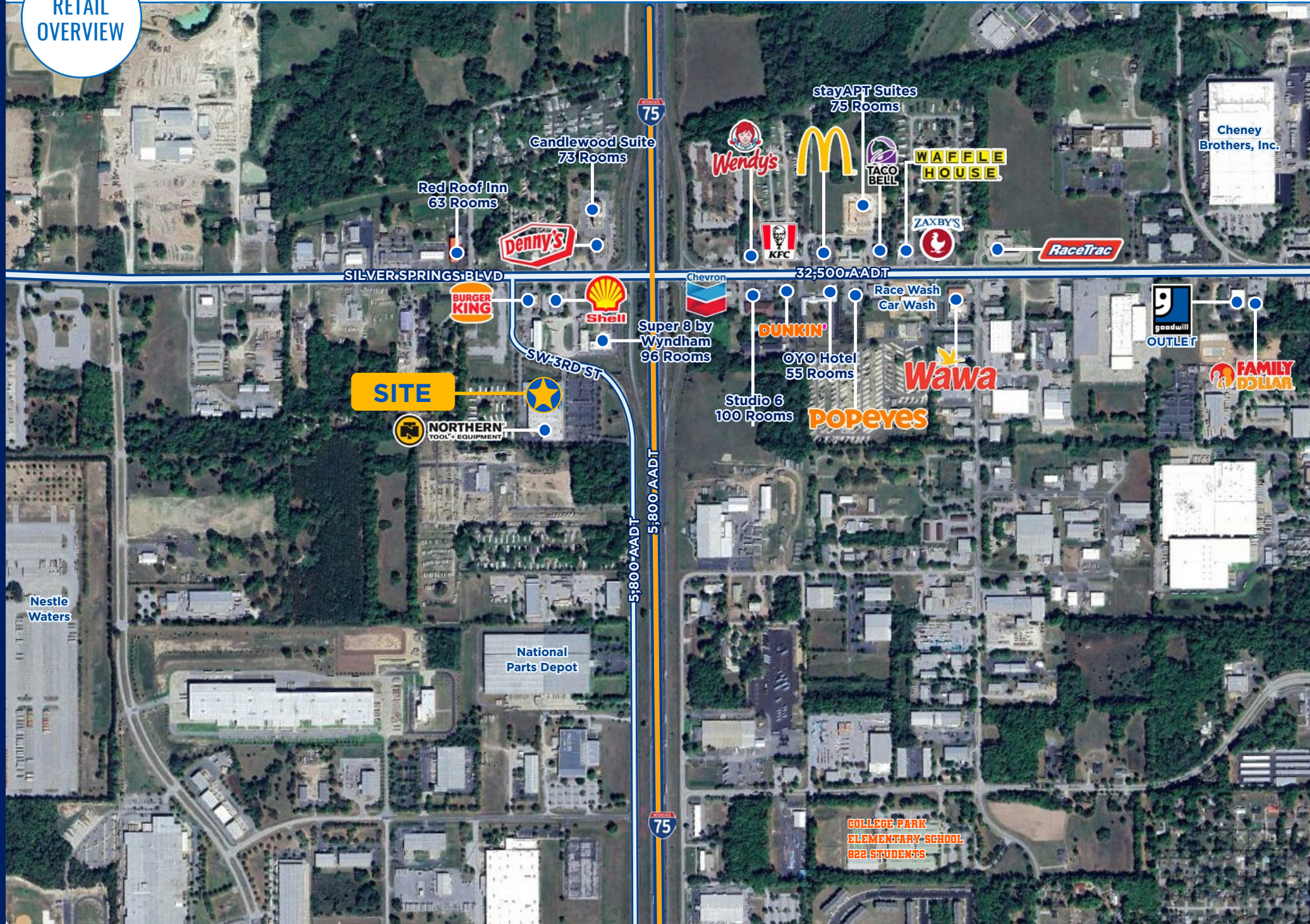
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PYLON SIGN AVAILABLE TO NEW TENANT / OWNER



RETAIL OVERVIEW

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REALTY RESOURCES **CHAINLINKS**
RETAIL ADVISORS