

MARICAMP MARKET CENTRE

Hwy 464/SE Maricamp Road, Ocala, FL 34472

GROUND LEASE OR BUILD-TO-SUIT



PROPERTY OVERVIEW

- » Retail parcel for ground lease or build-to-suit
- » Parcel available: ±1.02 AC
- » Prime location in a high-traffic retail corridor along Hwy 464/ SE Maricamp Rd. (14,900 AADT), directly adjacent to a 400,000 SF Publix-anchored shopping center (1.7M annual visits) and a Walmart Supercenter (2.2M annual visits)
- » Outstanding visibility and convenient access from Hwy 464/ SE Maricamp Rd., a key connector to Downtown Ocala to the northwest
- » Ocala's metro area ranks among the fastest-growing economies in the U.S., with one of the highest rates of annual wage growth, according to the Ocala Metro Chamber & Economic Partnership
- » Now home to major employers such as Lockheed Martin, FedEx and AutoZone distributions, Ocala is experiencing rapid expansion in logistics and manufacturing sectors

DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	31,578	65,807	109,527
Households	11,575	25,164	43,613
Daytime Pop.	15,451	35,291	64,965
Ave. HH Income	\$84,841	\$91,321	\$93,758



