



3034 SE 3rd Ave, Ocala, FL 34471

Prime Commercial Land - Medical Office/Corridor



\$390,000



**Commercial
Land**



No Wetlands



**FLU:
Commercial
Neighborhood**



3.77 Acre

Presented by

Sunny Gandhi

Senior Associate
O: 407.629.4420 | C: 321.945.4477
sgandhi@kwcommercial.com
FL #SL3302939

KW Commercial

11 S Bumby Ave.
Suite 200
Orlando, FL 32803

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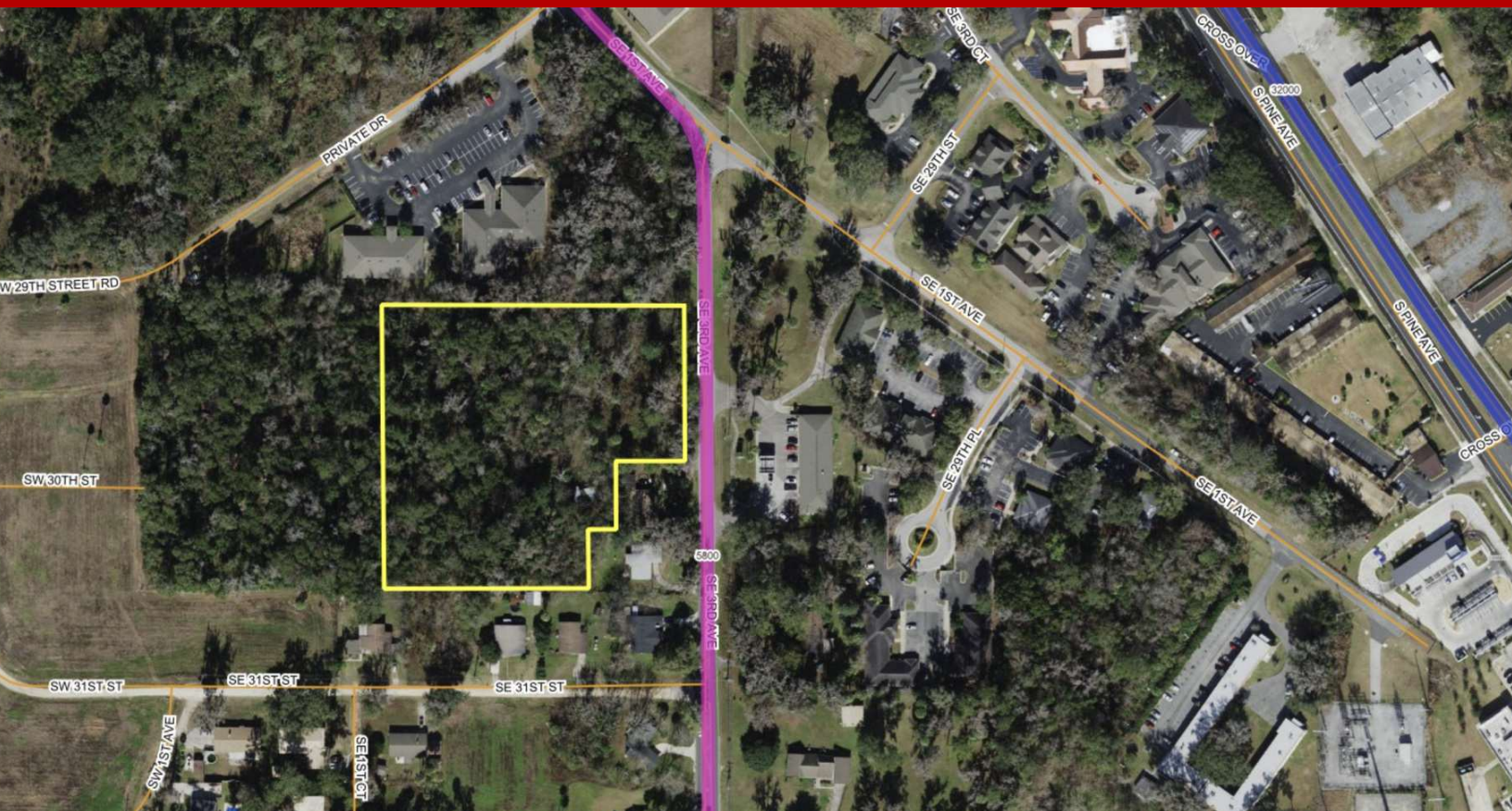
Layout, Dimensions, and Conceptual Designs

All square footage and dimensions are approximate and are not to the actual scale. All parties should not rely upon these designs or conceptual designs for decision-making purposes. Exact dimensions can be obtained by retaining the services of a professional architect or engineer. Conceptual designs are possible opportunities and must be independently verified through local planning and zoning, health departments, and state agencies.



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Property Highlights

- Zoning: B-4 (Regional Business)
- Future Land Use: Commercial Neighborhood: GCSCF (Medical/Office corridor – S Mag Ave)
- Topography: No wetlands, No flood zone
- Traffic Count: FDOT ±5,800 AADT on SE 3rd Ave
- Traffic Count: FDOT ±32,000 AADT on S Pine Ave corridor
- Accessibility: Strong visibility and access from SE 3rd Ave, with close proximity to South Magnolia Ave medical and office hub
- Flexible zoning with medical, office, and retail potential
- Surrounded by established medical facilities and professional offices

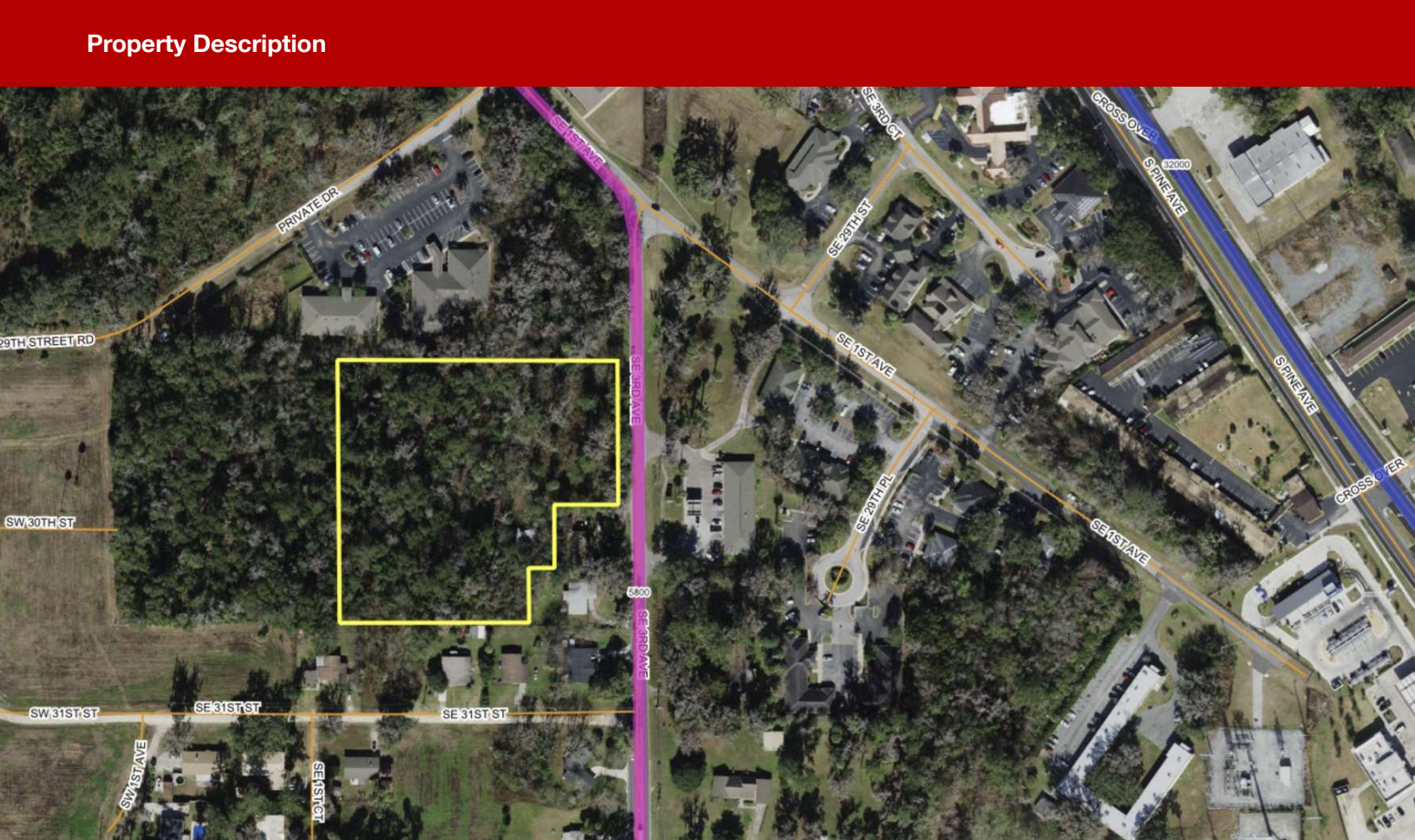
Offering Summary

Sale Price:	\$390,000
Lot Size in Square Feet:	172,357 SF
Lot Size in Acre:	3.77 Acre
Zoning	B-4
Future Land Use	Neighborhood Commercial
FloodZone	X
Wetlands	No Wetlands



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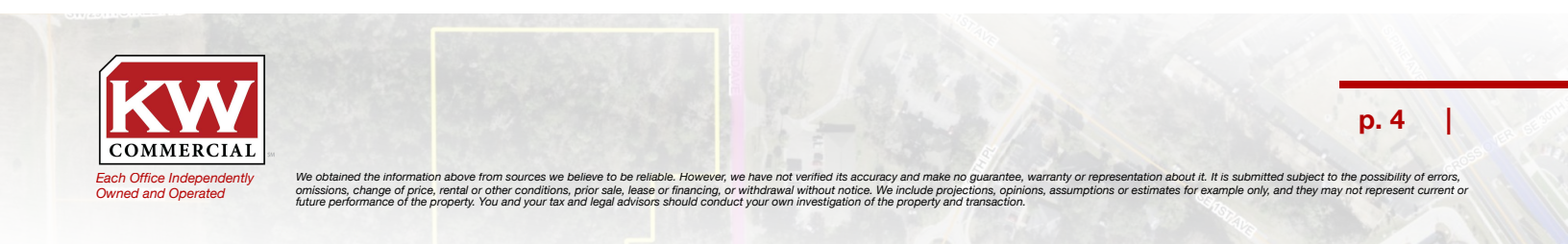


Property Description

Prime 3.77-acre commercial site located at 3034 SE 3rd Avenue, Ocala, FL 34471. Zoned B-4 (Regional Business), this property is ideally suited for medical offices, professional complexes, or a wide range of commercial uses permitted under Marion County's Land Development Code. The B-4 zoning classification allows for intensive commercial activity, including medical facilities, financial and administrative offices, shopping centers, and specialized services.

With a maximum building height of 50 feet and flexible development standards, this site offers outstanding potential for both investors and developers. Situated within the GCSCF Medical/Office corridor off S Magnolia Ave, the property benefits from FDOT traffic counts of $\pm 5,800$ AADT along SE 3rd Avenue, while being just one block west of S Pine Ave (US 301/441) with $\pm 32,000$ AADT.

This combination provides excellent visibility, accessibility, and proximity to one of Ocala's busiest commercial corridors, surrounded by established medical and professional developments.



Sale Price	\$390,000
Location Information	
Street Address	3034 SE 3rd Ave
City, State, Zip	Ocala, FL 34471
County	Marion
Building Information	
Number of Lots	1
No. of Building on the lot	0

Land Information	
APN #	30884-000-00
Land Type	Commercial Land
Lot Size	3.77 Acres
Lot Size	172,357 SF
Zoning	B-4
Future Land Use	Neighborhood Commercial
FloodZone	X
Wetlands	No Wetlands

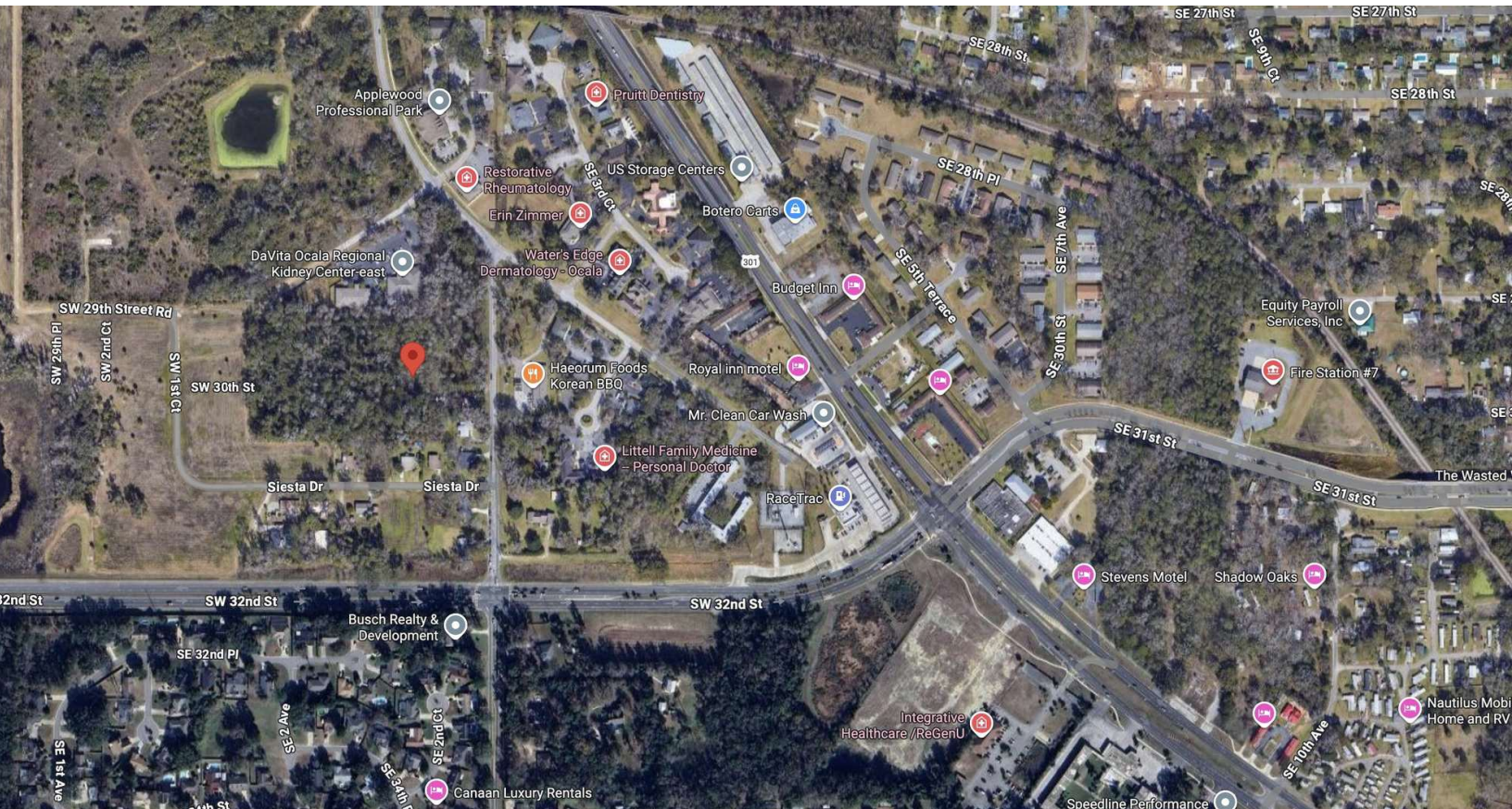


Disclaimer: Information is deemed correct, but no guarantee is made. Stated dimensions and square footage/acreage are approximate and should not be used as a representation of the property's precise or actual size. All information, including but not limited to acreage, zoning, permitted uses, future land use designation, traffic counts, and development standards, is believed to be accurate but is not guaranteed. Buyer is responsible for conducting their own independent due diligence to verify all facts, measurements, and suitability for intended use. Property may be under audio/video surveillance.



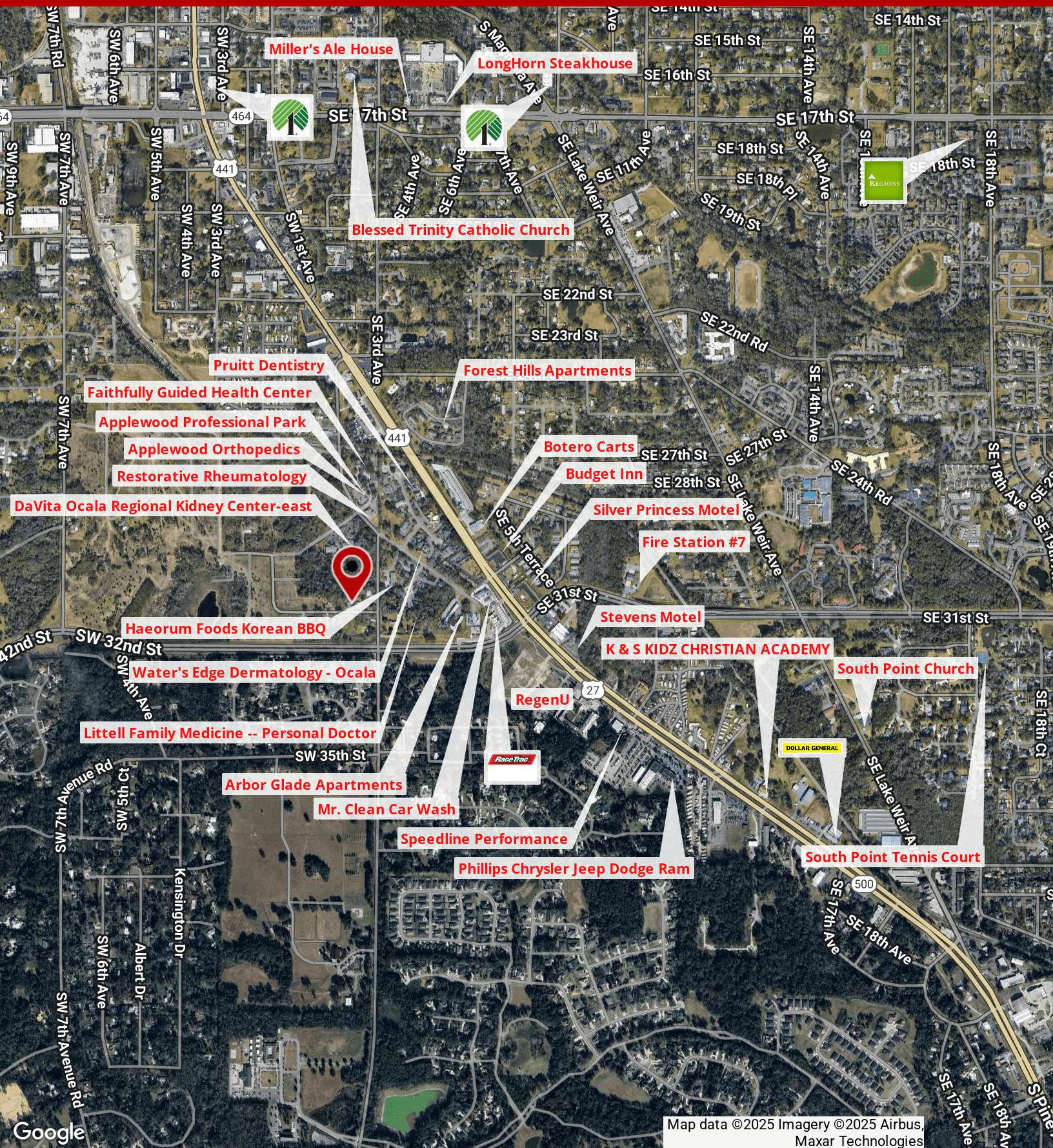
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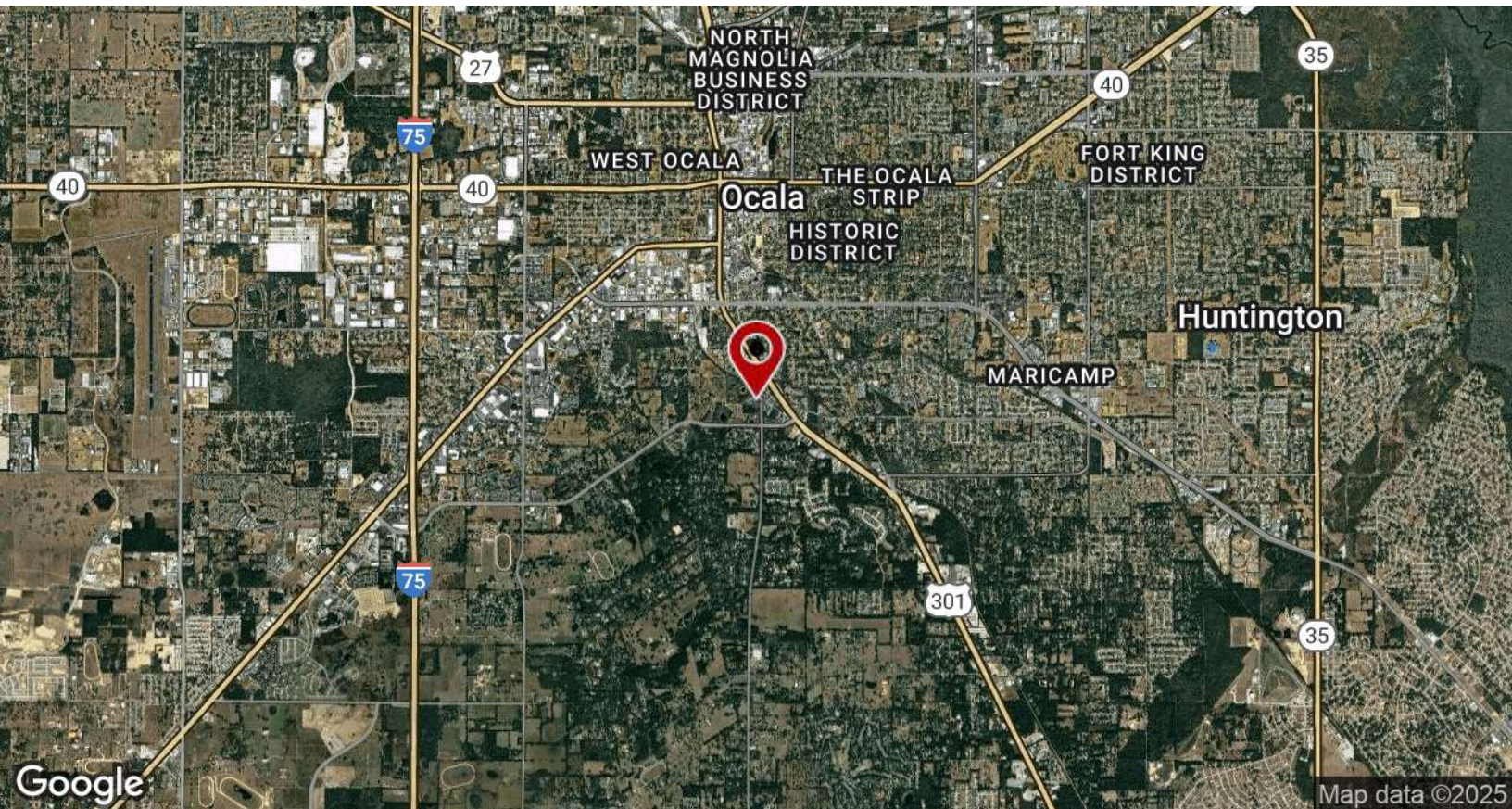
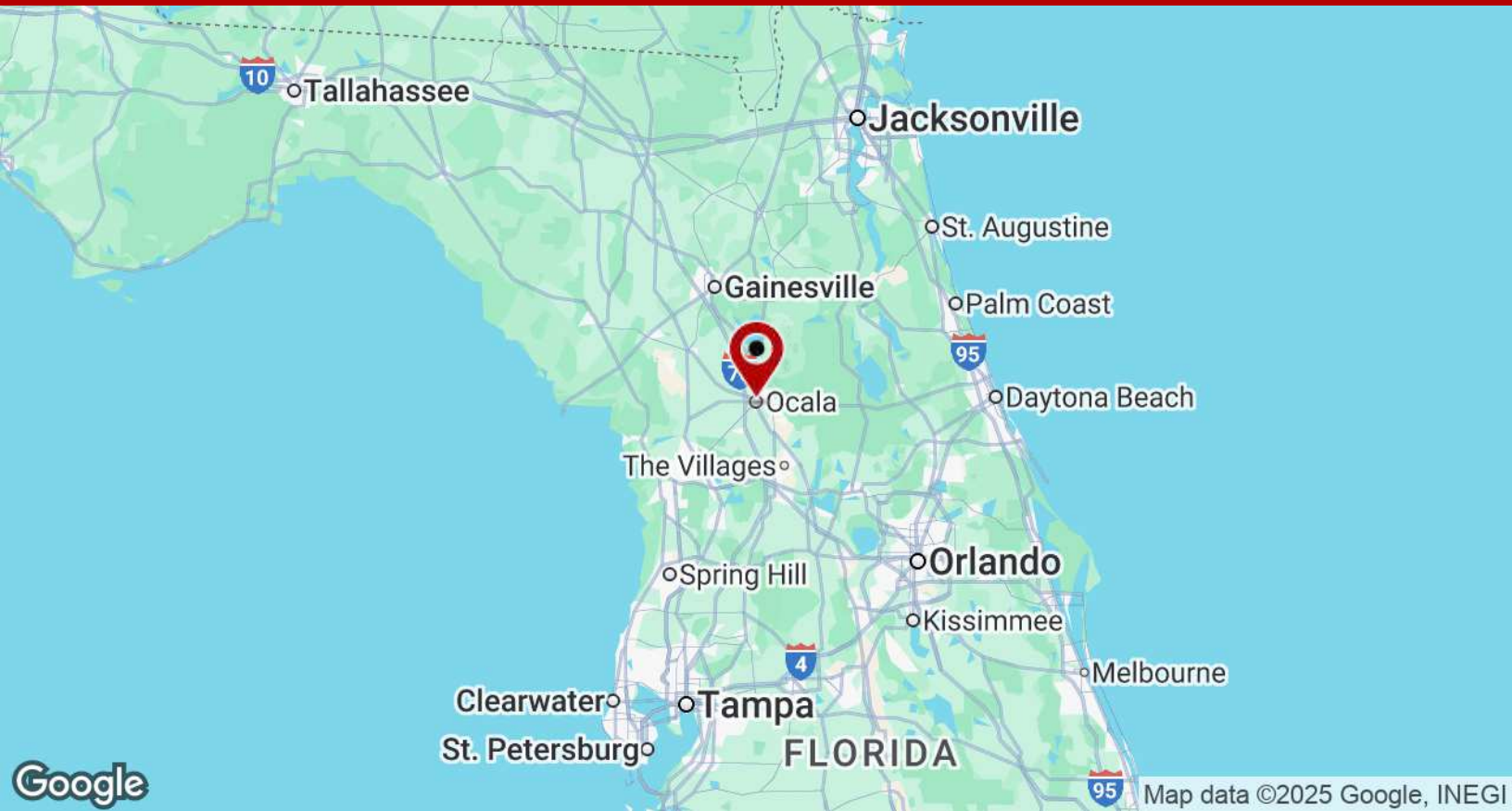
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Retailer Map



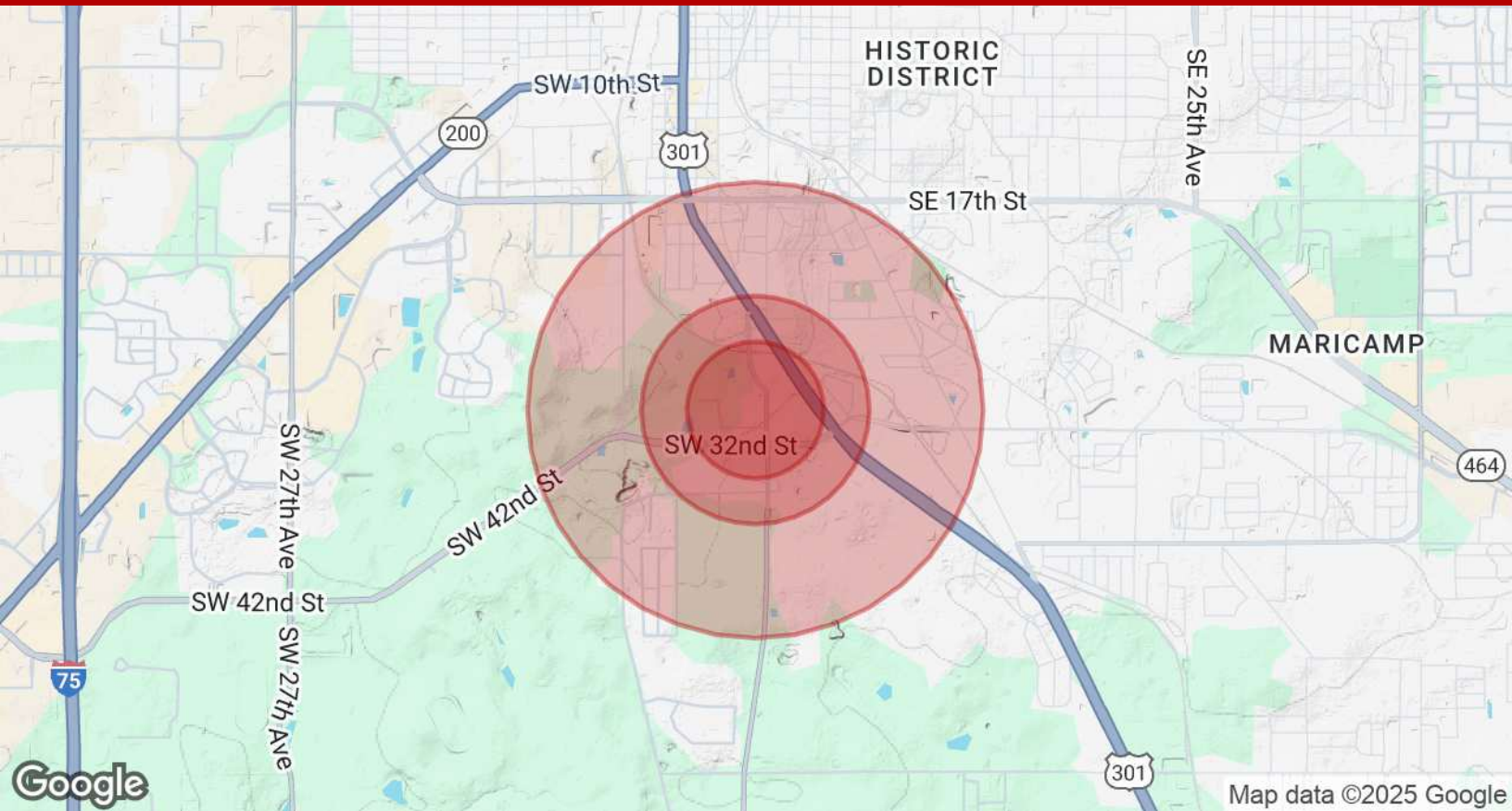
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	350	1,243	4,858
Average Age	44	42	45
Average Age (Male)	43	41	43
Average Age (Female)	44	43	47

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	139	495	1,951
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$163,600	\$123,962	\$104,362
Average House Value	\$489,445	\$378,649	\$322,262

Demographics data derived from AlphaMap



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Sec. 4.2.20. - Regional Business (B-4) classification.

- A. Intent of Classification. The Regional Business classification is intended to create a zoning district to provide for the development of regional shopping centers; to establish and maintain intensive commercial activities and specialized service establishments that require centralized locations within a large service area; to provide a full range of merchandise and services usually obtainable in major department stores and their complimentary specialty shops; and to permit the development of major financial and administrative complexes that may serve a region and require a conspicuous and accessible location convenient for motorists.

B. Permitted Uses (including all the permitted uses in B-1 & B-2):

Agricultural chemical, fertilizer sales, including application companies

Agricultural farm equipment, tools, implements, machinery, lease, sales, new, used, retail, wholesale, repair

Auction houses, excluding animals

Automobile paint, body shop

Automobile, truck sales, lease, new, used

Awning sales

Blacksmith, farrier shops

Bottled gas, refilling of cylinders

Bottling plant (non-alcoholic beverages)

Bus terminal

Farm, utility storage structures, sheds manufacturing, sales, retail, wholesale, installation

Glass, mirror shop

Horse trailers, farm wagons, manufacturing, sales, and repair

Kennel

Linen supply

Manufactured home, model home complex

Manufactured homes

Medical transport service

Mortuary

Motorcycle sales, service

Parking of commercial vehicles in excess of 16,000 lbs. not used by permitted business

Pawnshop

Pest control agency, supplies

Plant nursery, landscape contractor's yards, retail, wholesale

Railroad terminal

Recreational vehicle sales

Refrigerating equipment, commercial, repair

Repair, detailing of motor vehicles, recreational vehicles, or trailers

Shooting facility, enclosed

Sign shop, painting

Skating ring

Trailers, sales, lease, new, used, repair

Upholstery shop, including repair

Veterinary office, supplies

C. Special Uses (requiring permit):

Auction houses, excluding those for animals

Automobile, parts used

Bakery, industrial, commercial

Cemetery, crematory, mausoleum

Construction or contractor yard

Flea market, new and used merchandise, inside, outside

Garbage transfer station

Gas meter facility and supply lines, high pressure (except where such permits are pre-empted by State or

Horses or cattle, not a sales operation. (See special lot area and number requirements in Sec. 4.2.6.F)

Kennel

Lumberyards and building material sales

Monuments or memorials, retail

Produce, outside building

Redemption, recycle center

Research, testing lab

Sewage treatment plants with an inflow exceeding 5,000 gallons per day

Shops performing custom work-electrical, plumbing, sheet metal, motor vehicle custom bodywork

Sports arena

Sprayfields or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law

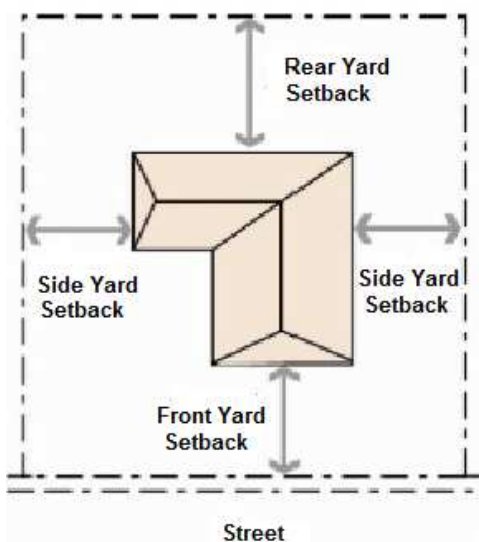
Storage warehouses

Swimming pool supplies

Utility company service yards

Water wellfields

D. Development Standards:



Maximum Density: 1 dwelling unit per shop or store

Minimum Lot Area: None

Minimum Lot Width: None

Maximum Building Height: 50 feet

Maximum Floor Ratio: 1.0

E. Setbacks:

Minimum Front Setback: 40 feet

Minimum Rear Setback: 25 feet

Minimum Side Setback: 10 feet (45 feet w/gas pump)

Accessory Structures: gas pumps or islands require a 25 feet setback; gas pump canopies may protrude 10 feet into a required setback.

F. Special Requirement:

(1) All uses allowed in this zoning classification shall be located within an enclosed structure with the following exceptions:

(a) All outdoor activities and outdoor storage of materials, components, and finished goods shall be located in side or rear yard areas and shall be fenced and buffered from view from surrounding properties.

(b) Temporary storage or parking of motor vehicles, recreational vehicles, trailers, farm tractors and equipment, which are for, inventory or in for repair shall be located in side or rear yard areas where they are buffered from view from adjacent properties.

The temporary parking of commercial vehicles in truck stop facilities or public parking lots or facilities.

(c) Within commercially zoned districts, unless otherwise noted the listed uses shall mean the sale of finished products or units.

G. Buffering Requirements. The table below is a modified version of Tables 6.8-2 of the Land Development Code and provides the type of buffer required between a proposed use and an existing use, or in the absence of an existing use. Refer to [Section 6.8.6](#) for additional requirements.

Land Use Buffer Requirements	Existing or Permitted Land Use						
	AG	SFR	MF	COM	IND	PUB	ROW

Proposed Use	COM	D	B	B	-	E	C	C
	PUB	E	B	C	C	C	-	C
	IND	B	B	B	B	-	B	C/D*
	AG	-	-	-	-	-	-	-

*D Type Buffer if residential adjacent to ROW

Screening/Landscape Buffer Requirements for every 100 Lineal Feet					
Buffer Type	Required Landscape Width	Number of Trees	Shrubs & Ground Coverage	Wall Required	Additional Requirement/Notes
B	20'	2 shade/3 understory	50%	yes	
C	15'	2 shade/3 understory	50%	no	Shrubs and groundcover excludes turfgrass and must have a min. height of 3 ft. within 1 yr. of planting
D	15'	2 shade/3 understory	25%	yes	
E	5'	4 shade trees	shrubs only	no	Shrubs shall be planted in a double-staggered row and reach a maintained height of 6 ft. in 3 yrs.



Here are your 3 links from Marion County, FL Land Development Code in the Municode Library.



- [Sec. 4.2.17. - Neighborhood Business \(B-1\) classification.](#)
 - [Sec. 4.2.18. - Community Business \(B-2\) classification.](#)
 - [Sec. 4.2.20. - Regional Business \(B-4\) classification.](#)
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