

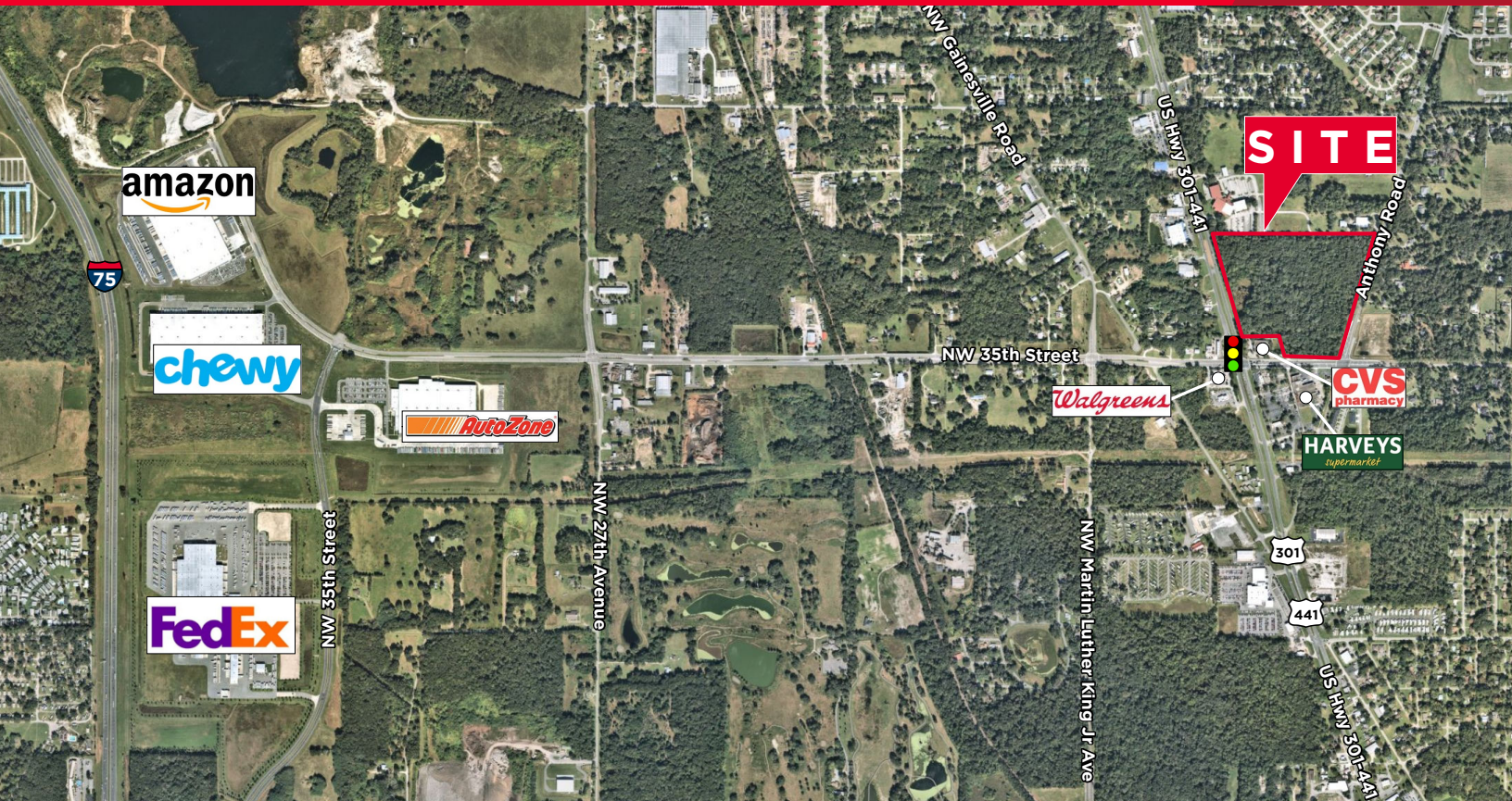


FOR SALE

**37.33 Acres**

**Commercial & Multifamily Uses**

3501 North U.S. Highway 301 / 441, Ocala, FL 34475



### Property Overview

Address	Located in the northeast quadrant of U.S. HWY 441 and NW 35th Street.
Zoning	SC (Shopping Center) City of Ocala
Future Land Use	Medium intensity/special district; allows office, commercial, public, recreation, institutional, educational facilities & residential up to 18 units/acre
Flood Zone	X
Land Area	37.33 Acres
Parcel	15392-000-00

### Demographics

	1 Mile	2 Miles	3 Miles
Population	2,537	30,333	76,414
Median HH Income	\$38,026	\$38,889	\$42,480
Average HH Income	\$49,335	\$49,922	\$58,948
Households	944	11,244	31,419
Q1 2021 Employees	1,690	25,533	62,759
Median Age	36.1	37.4	40.8

### Traffic Counts

U.S. HWY 301 @ NW 35th St	22,000 VPD
NW 35th Street @ U.S. HWY 301	13,500 VPD

**PRICE: \$6,534,000 (\$5.00 PSF)**

Based on 30 Net Usable upland acres.

**Patrick Berman**  
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**Bruce Erhardt, ALC**  
 Executive Managing Director  
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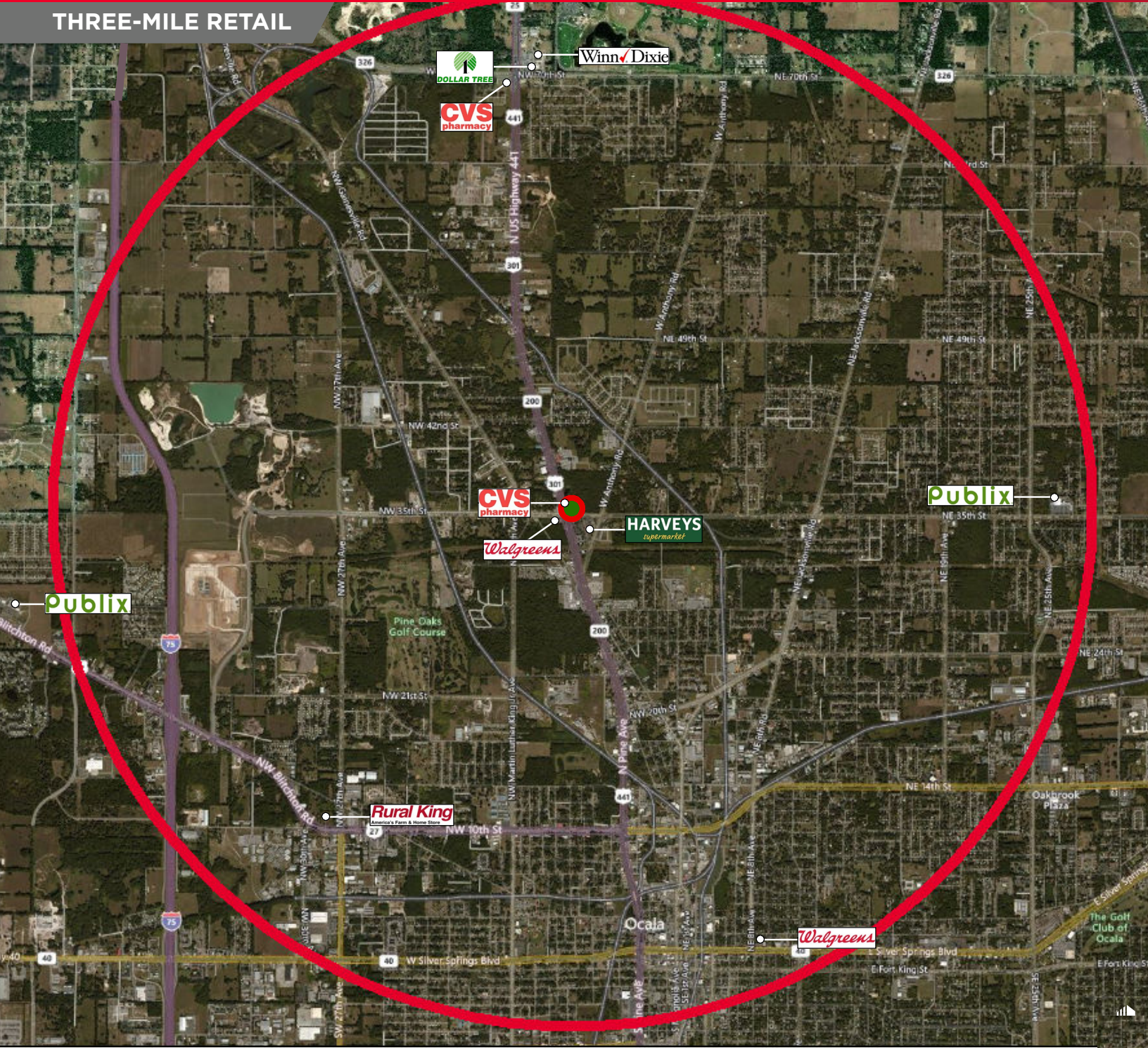
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THREE-MILE RETAIL



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