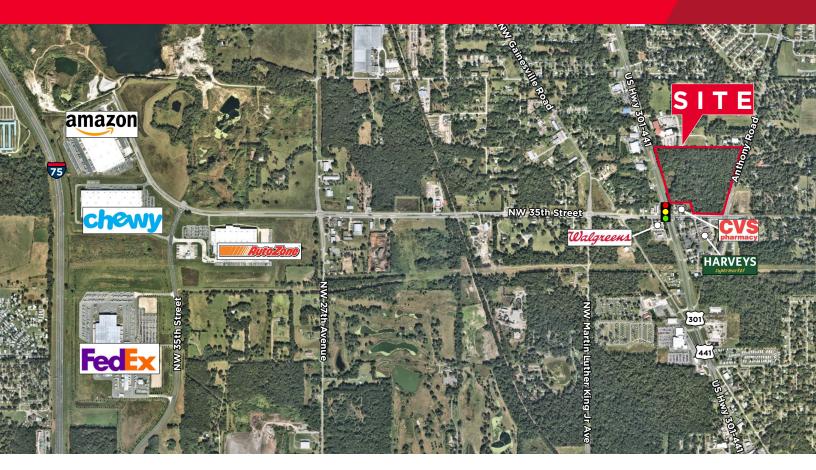


FOR SALE 37.33 Acres **Commercial & Multifamily Uses** 3501 North U.S. Highway 301 / 441, Ocala, FL 34475



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 | Low intensity/special district; may contain a single use; mixed use development are encouraged Permitted uses include office, commercial, public recreation, institutional, educational facilities and residential. Light industrial allowed. |
| Flood Zone | Х |
| Land Area | 37.33 Acres |
| Parcel | 15392-000-00 |
| | |

PRICE: \$6,534,000 (\$5.00 PSF) Based on 30 Net Usable upland acres.

Patrick Berman Managing Director +1 813 204 5363 patrick.berman@cushwake.com

Bruce Erhardt, ALC Executive Managing Director 813.223.6300 bruce.erhardt@cushwake.com

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 | |

One Tampa City Center Suite 3300 Tampa, FL cushmanwakefield.com

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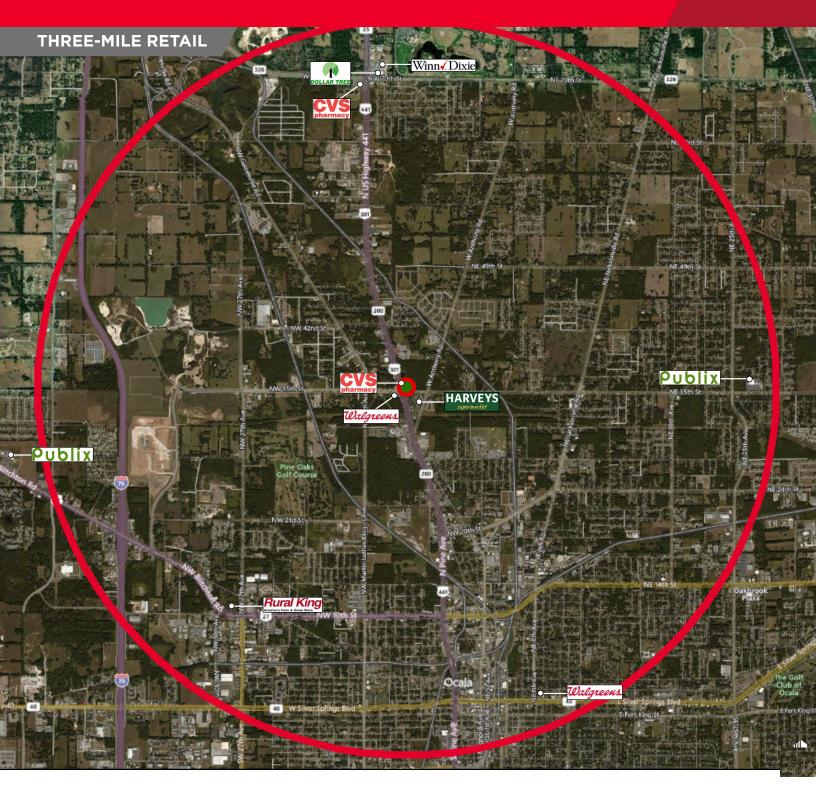


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