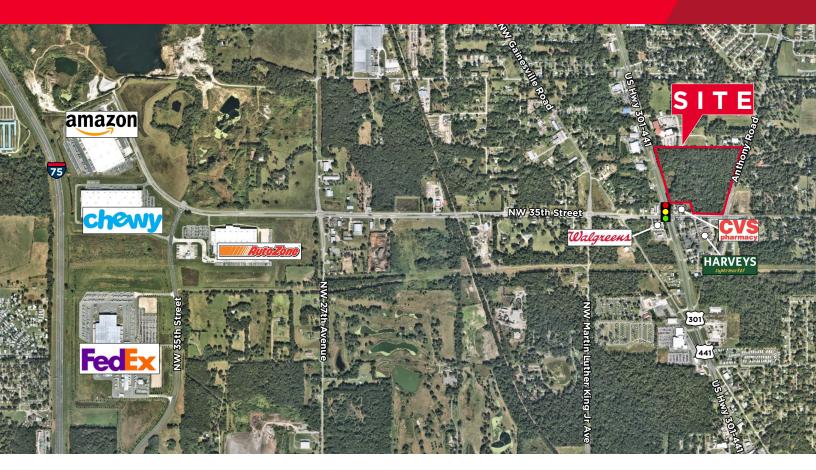


FOR SALE 37.33 Acres **Commercial & Multifamily Uses** 3501 North U.S. Highway 301 / 441, Ocala, FL 34475



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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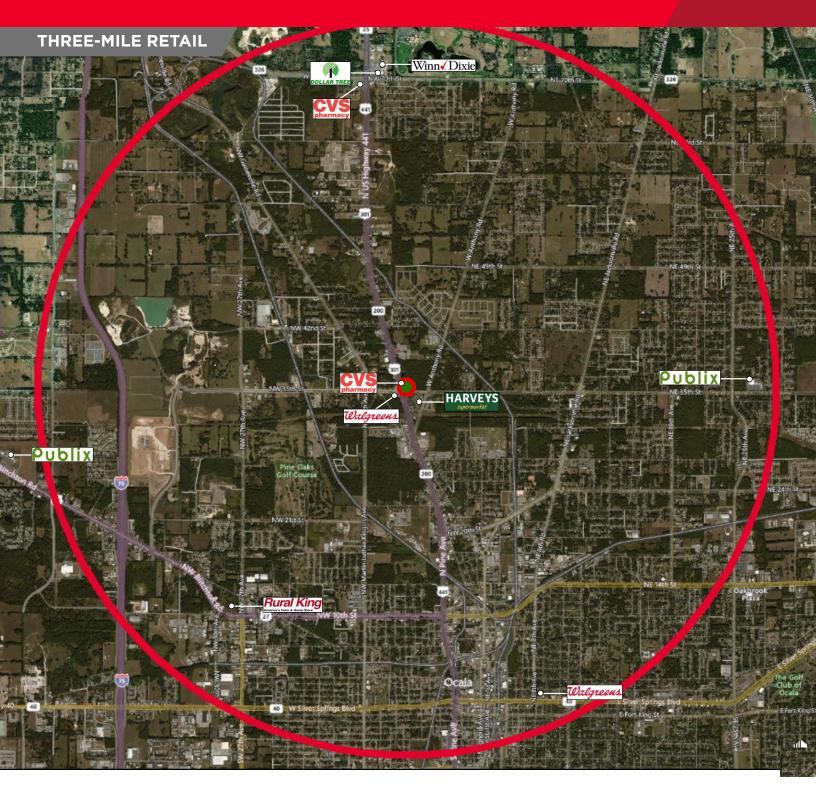


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