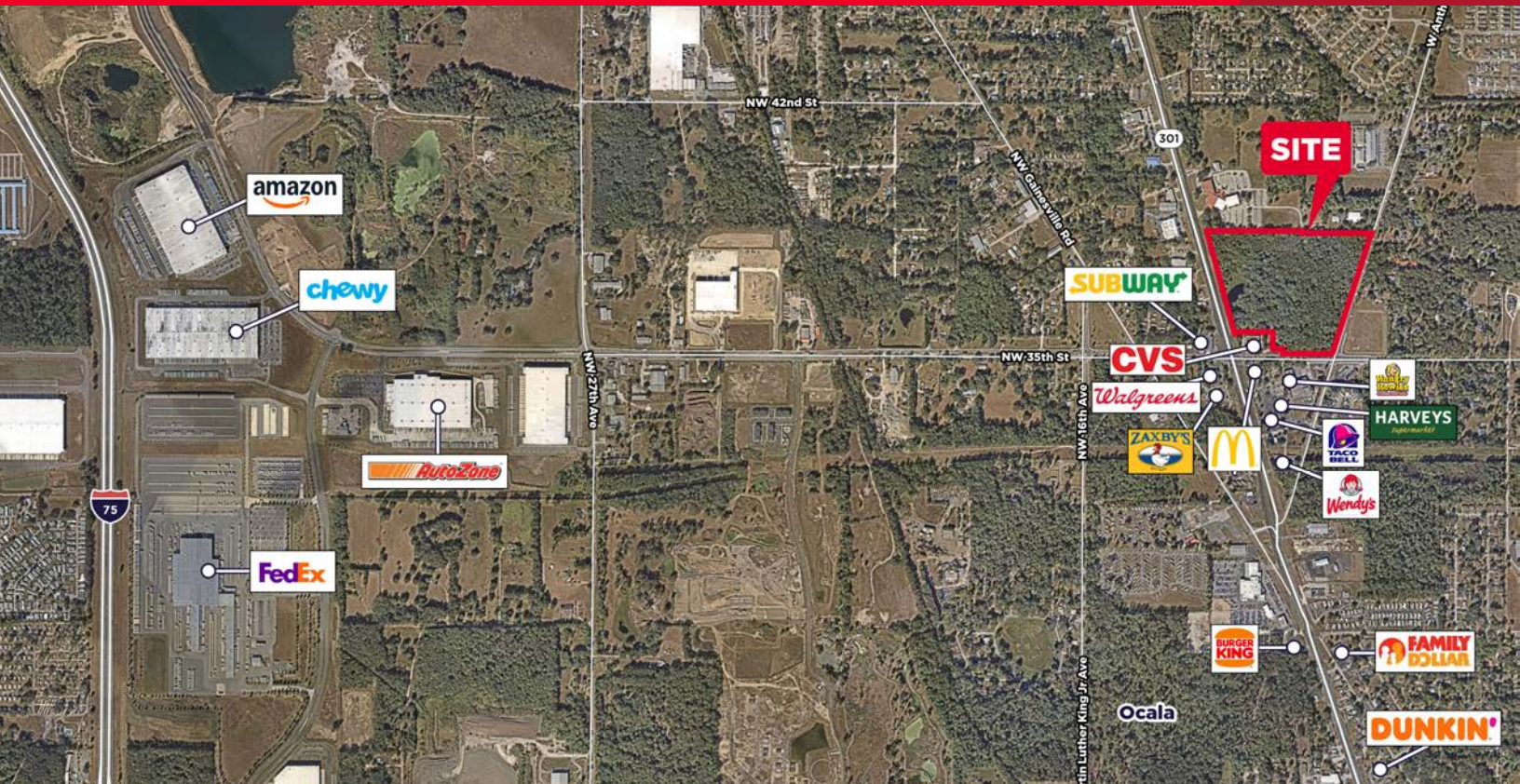




FOR SALE

37.33 Acres Divisible 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. SC (Shopping Center) City of Ocala.
Zoning	Allows retail and multifamily, if both use are built.
Future Land Use	Low intensity; allows industrial, office, commercial, public, recreation, institutional, educational facilities & residential up to 0.75 F.A.R.
Flood Zone	X
Land Area	37.33 Acres Divisible
Parcel	15392-000-00

Demographics

	1 Mile	3 Miles	5 Miles
Population	2,883	28,954	49,008
Median HH Income	\$43,129	\$47,018	\$59,171
Average HH Income	\$76,265	\$69,908	\$83,081
Households	1,080	11,142	21,728
Employees	1,836	23,498	49,043
Median Age	38.8	39.6	44.9
Retail Sales	\$199M	\$1.8B	\$4.5B

Traffic Counts

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

PRICE: \$5,450,000 (\$4.17 PSF)

Based on 30 Net Usable upland acres.

Patrick Berman
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Bruce Erhardt, ALC
Executive Managing Director
813 204 5312
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