



Colliers

For Sale

Call for Pricing

Area Available:
7.02 AC

Zoning:
B2 Zoning

Contact us:

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Colliers
107 SW 7th Street
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Land Available on SR-40

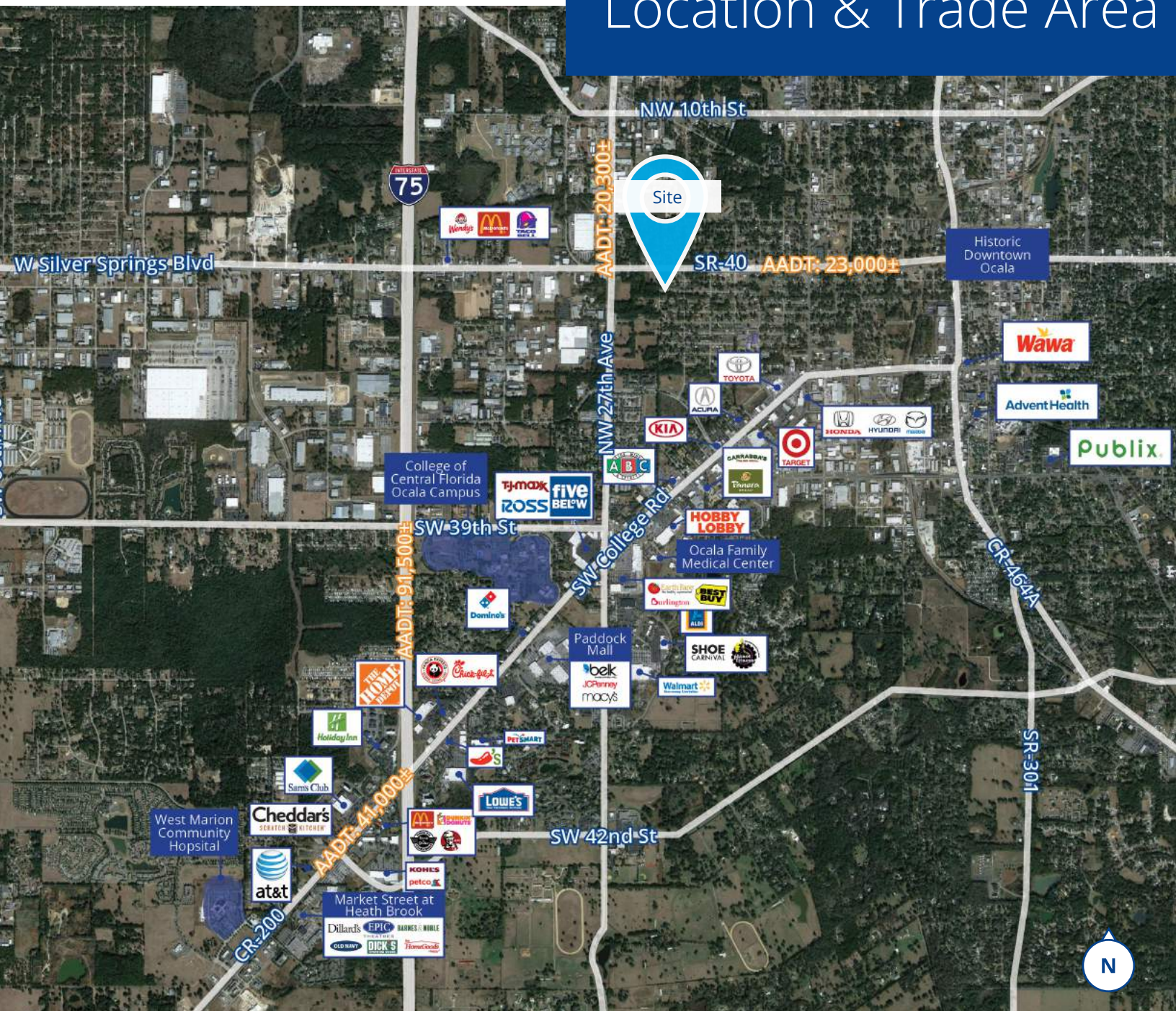
Ocala, FL 34482

- Prime development opportunity located just 1.5 miles east of I-75 (78,000± ADT) in Ocala, FL, the fastest growing city in the state
- Join a robust trade area featuring prominent brands such as Wawa, RaceTrac, McDonalds, Wendys, Popeyes and many more
- The 7.02± AC site features direct visibility on SR-40 (30,000± ADT), one of the main arteries heading into Downtown Ocala
- Convenient ingress/egress allows for easy access from both eastbound and westbound lanes
- Site plan approved for grocery anchored shopping center
- Flexible B2 zoning allows for many uses including retail, hotel, self-storage and many more

Accelerating success.

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Location & Trade Area



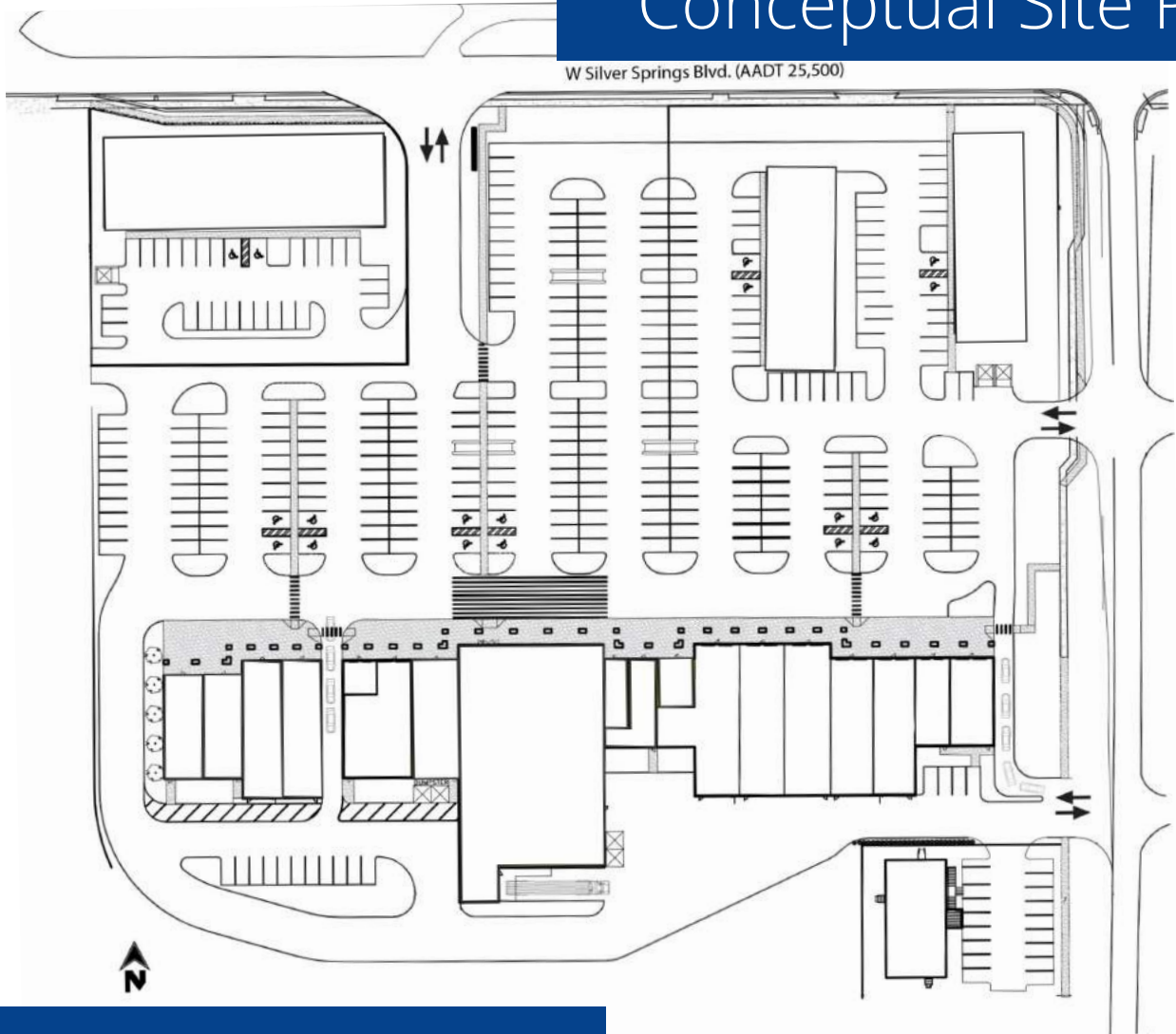
Area Demographics

Source: Esri Business Analyst 2021



Radius	Population	Daytime Population	Households	Average HH Income
1 Mile	862	2,276	283	\$39,519
3 Mile	28,541	46,730	11,038	\$53,000
5 Mile	64,376	95,371	26,115	\$61,578

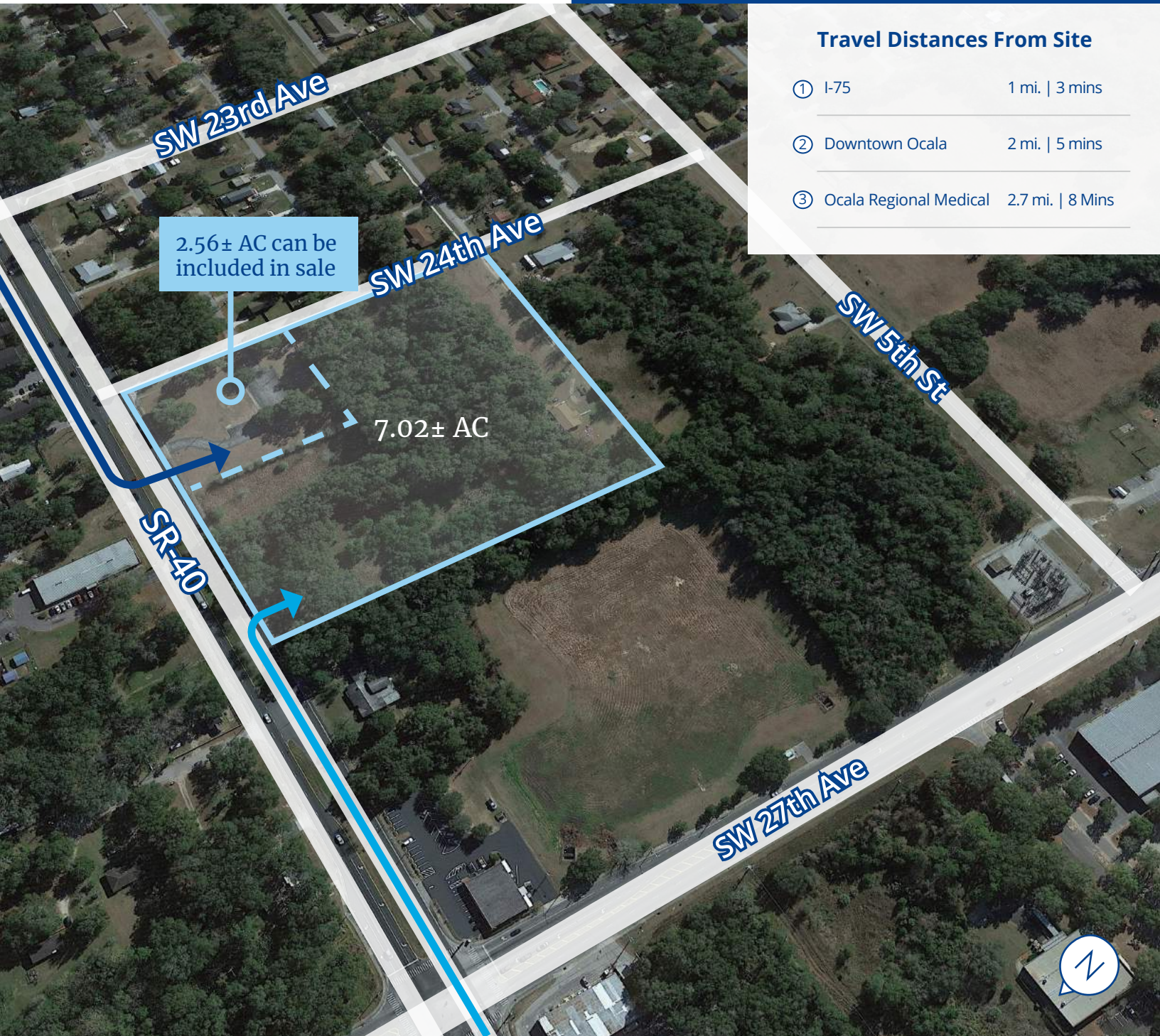
Conceptual Site Plan



Conceptual Rendering



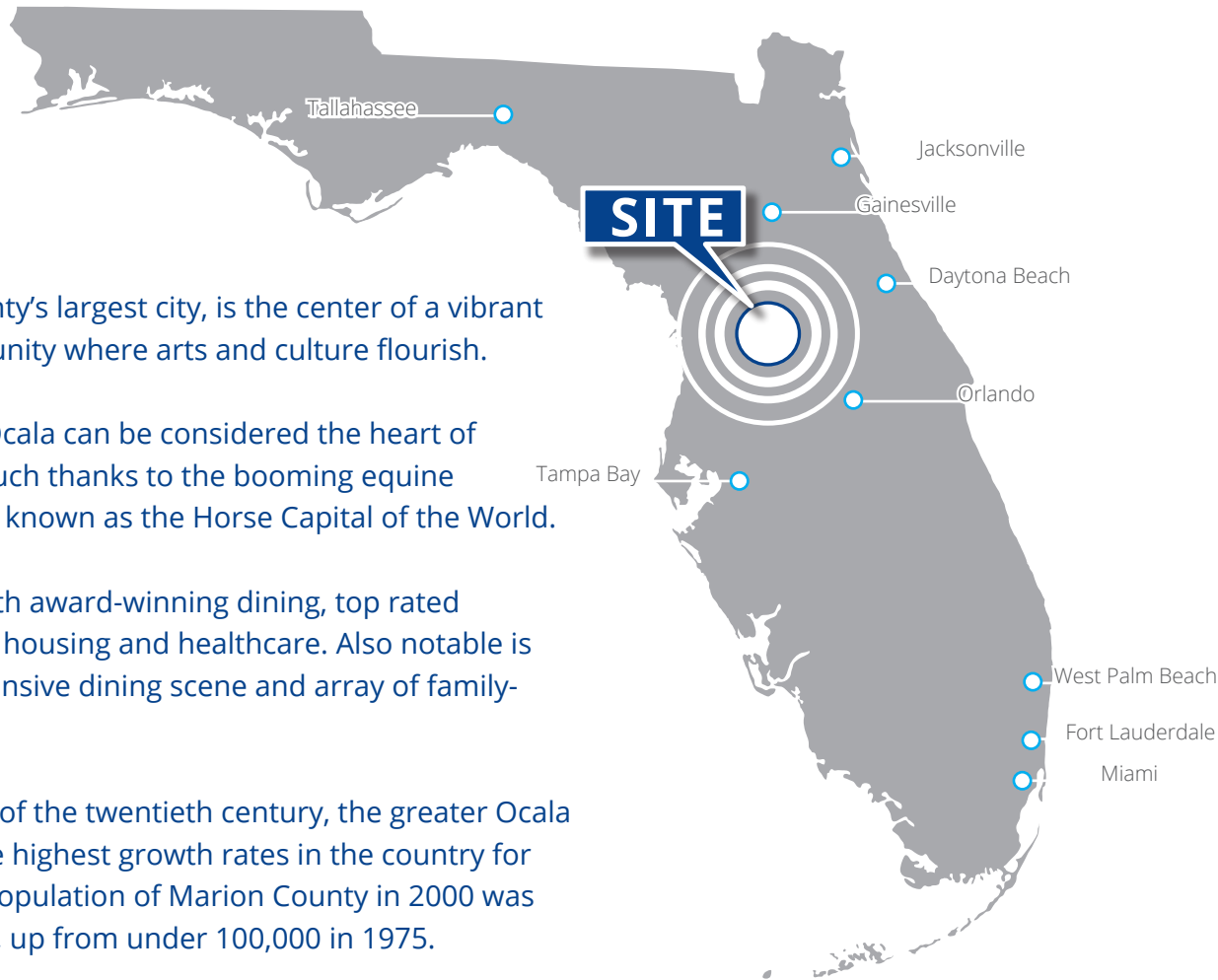
Access Roads



Travel Distances From Site

- | | |
|--------------------------|------------------|
| ① I-75 | 1 mi. 3 mins |
| ② Downtown Ocala | 2 mi. 5 mins |
| ③ Ocala Regional Medical | 2.7 mi. 8 Mins |

Ocala Market Overview



Ocala, Marion County's largest city, is the center of a vibrant and diverse community where arts and culture flourish.

Centrally located, Ocala can be considered the heart of Florida and with much thanks to the booming equine industry is officially known as the Horse Capital of the World.

The area thrives with award-winning dining, top rated schools, affordable housing and healthcare. Also notable is the city's comprehensive dining scene and array of family-friendly activities.

In the last decades of the twentieth century, the greater Ocala area had one of the highest growth rates in the country for a city its size. The population of Marion County in 2000 was more than 250,000, up from under 100,000 in 1975.

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