

state road 200 development opportunity

2756 SW State Rd 200
Ocala, FL 34476



TOTAL SITE
46.5 ACRES

TAX ID
35636-001-00

USE
RETAIL
OFFICE
RESIDENTIAL
MULTIFAMILY

- Premium land opportunity available with direct frontage on State Road 200, the main artery in Ocala, just minutes from I-75.
- The property is located in the heart of tremendous commercial and residential growth in Ocala, with high daily traffic counts.
- The subject property features 46.5 acres of land, located near thousands of single family residential units, and proximate to many national retailers such as Lowe's, Aldi, Publix, Walmart, Winn-Dixie, and many more.

for sale

\$3,500,000

product type

land

land use

commercial

zoning

B-2

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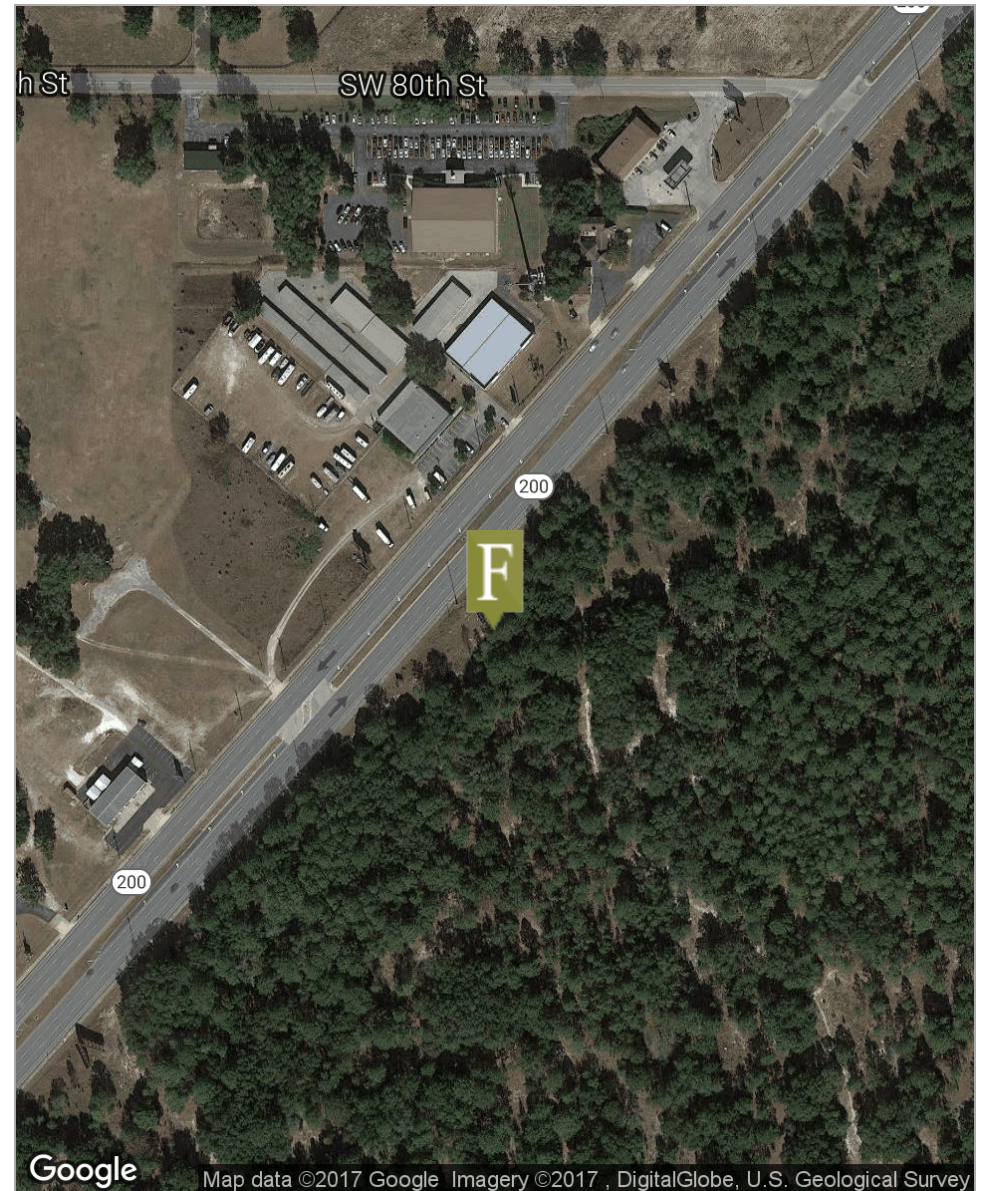
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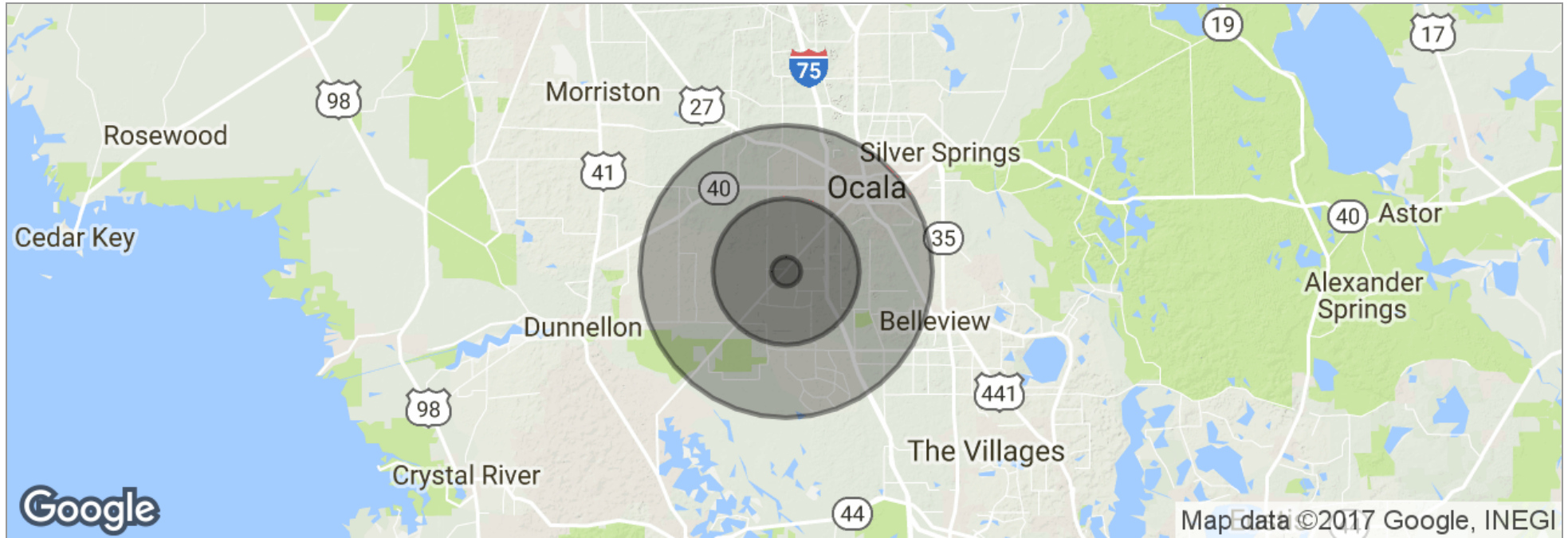
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	1 Mile	5 Miles	10 Miles
Total Population	2,025	46,508	134,680
Population Density	645	592	429
Median Age	49.7	57.0	46.8
Median Age (Male)	48.8	56.6	45.9
Median Age (Female)	50.3	57.4	47.9
Total Households	858	21,911	56,134
# of Persons Per HH	2.4	2.1	2.4
Average HH Income	\$57,766	\$53,469	\$54,830
Average House Value	\$194,556	\$184,973	\$207,109

* Demographic data derived from 2010 US Census

about front street

SPECIALIZED

We are a boutique, full service, commercial only firm with decades of experience throughout Florida in brokerage and property management. This specialization and focus achieves superior results for our clients.

CONNECTED

We believe in the power of teams. Unlike the traditional brokerage model, our team approach gives our clients the benefit of an entire organization rather than a single broker. Our proactive marketing strategy keeps us connected locally and regionally.

INVESTED

We are INVESTED in our community, clients and industry. We maximize our impact in the communities we serve by volunteering our time and giving 10% of commission revenue to local, cause-related organizations.

OUR MISSION

To impact our community, clients, and industry by doing commercial real estate differently.

OUR VISION

To serve a select group of owners and users of commercial real estate by leveraging the experience of our specialized, collaborative team and to impact our community through investment in cause-related organizations.

OUR CORE VALUES

Be INVESTED, Challenge the Status Quo, Promote Creativity and Fun, Family First, Promote Health and Balance, Believe in the Power of Teams, Know When to Say No, Manage Resources Wisely, Be Proud but Humble.

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