



4.3± Acres

OFFERING MEMORANDUM

MARICAMP ROAD - OCALA

7001 SE MARICAMP ROAD, OCALA, FL 34472

J. MICHAEL STRAHAN, ALC, CCIM, MAB

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Eshenbaugh
LAND COMPANY

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PROPERTY DESCRIPTION

The opportunity to purchase a 4.3± acre commercial property located on southeast corner of the lighted intersection of Maricamp Road and Pine Road in the Silver Springs Shores section of Ocala.

Over 200 feet of frontage on Maricamp Road and 600+ feet of frontage on Pine Road.

This listing has a Dual Variable Commission rate.

LOCATION DESCRIPTION

The property is located at 7001 SE Maricamp Road in the Silver Springs section of Ocala in Marion County.

PROPERTY SIZE

4.3 Acres

ZONING

B-4 Regional Business

PARCEL ID

9007-0100-44, 9007-0100-45, and 9007-0100-46

PRICE

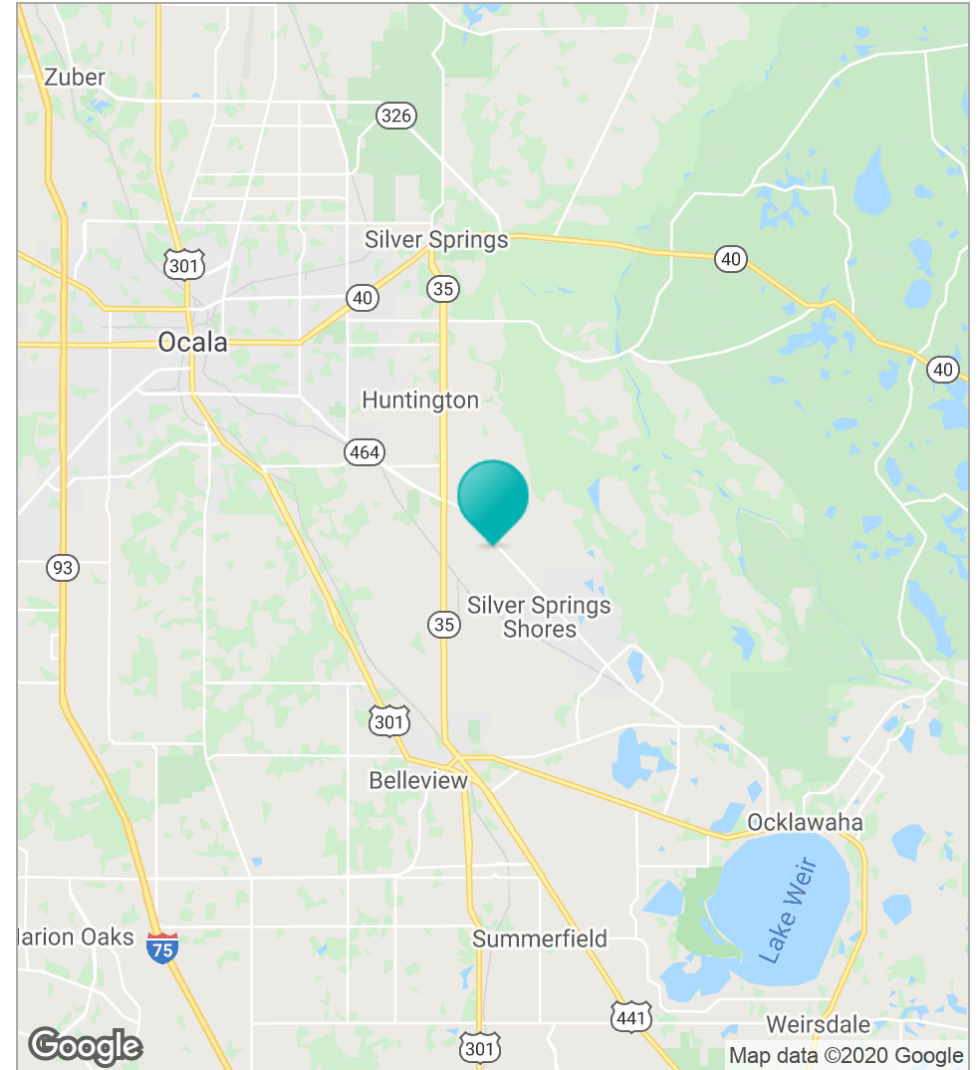
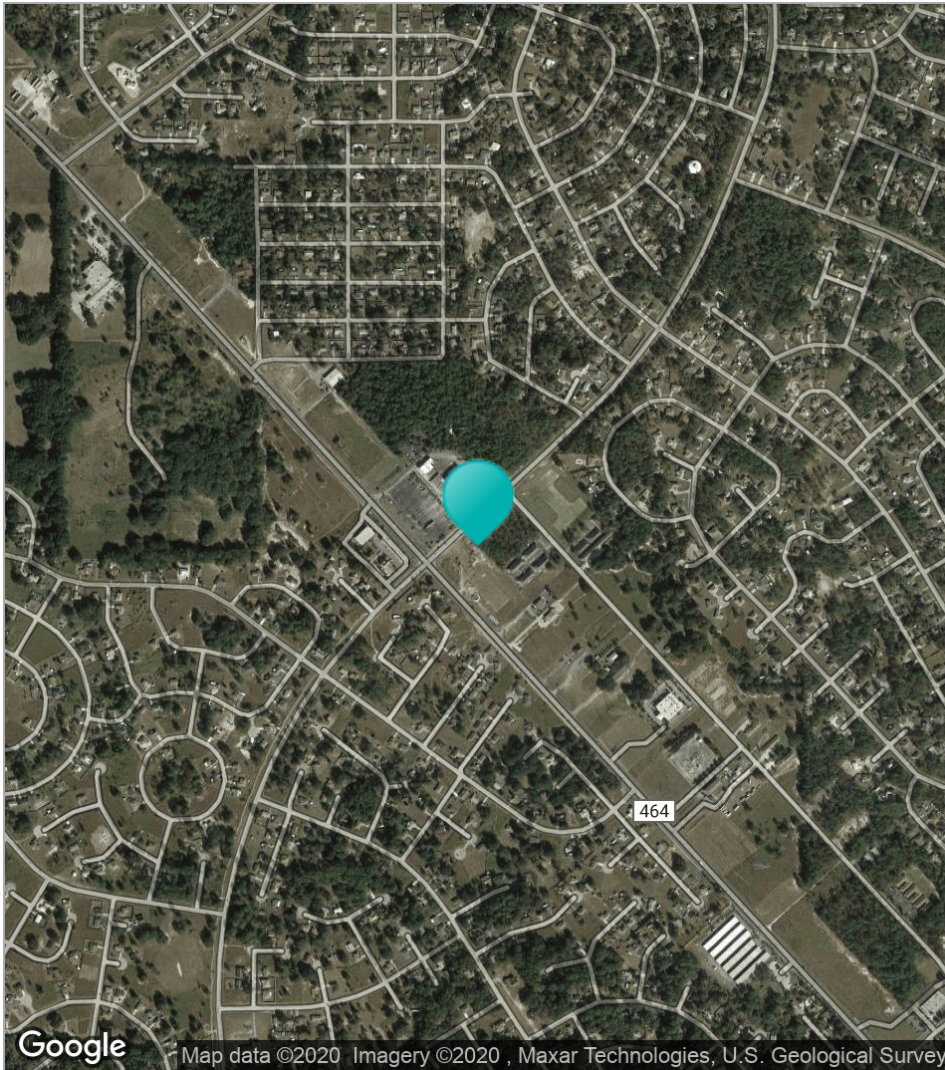
\$895,000

BROKER CONTACT INFO

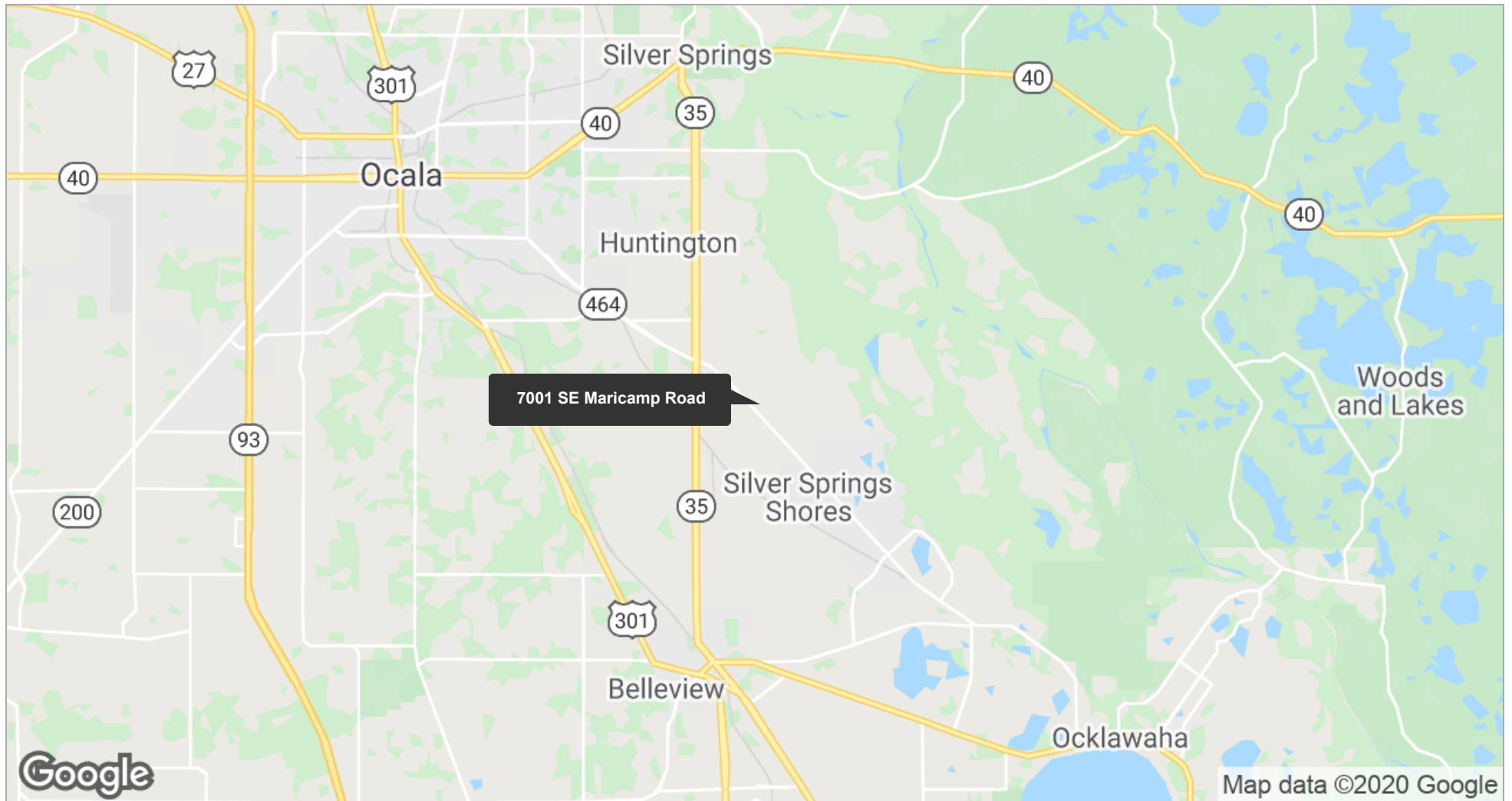
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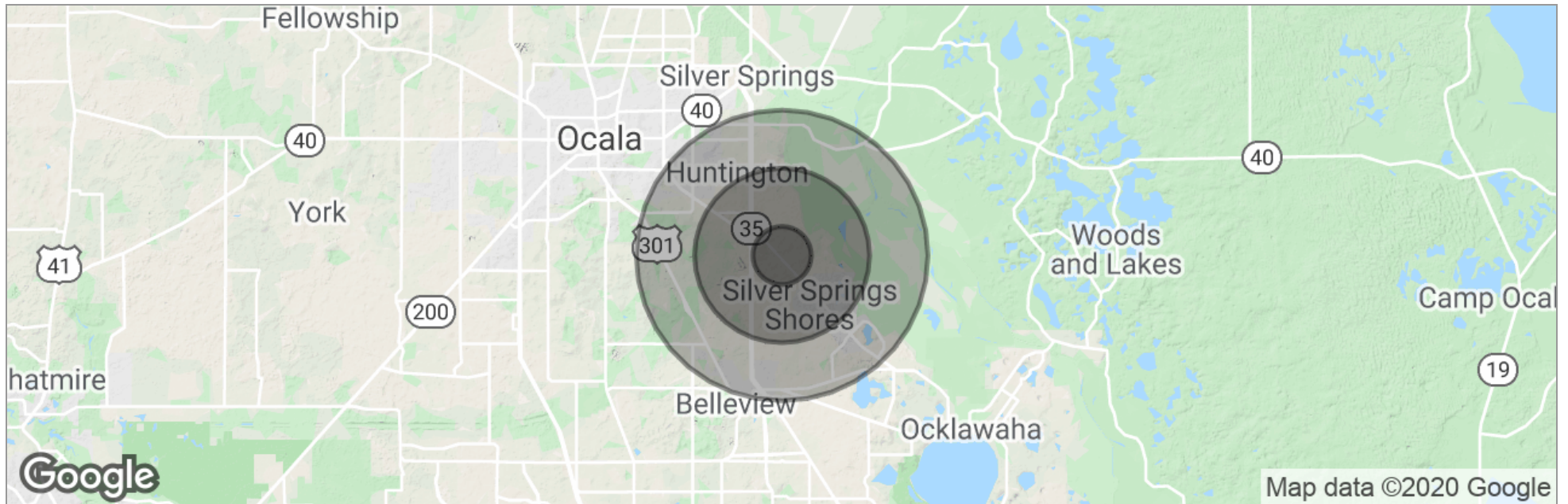






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	1 Mile	3 Miles	5 Miles
Total Population	5,329	29,772	59,820
Population Density	1,696	1,053	762
Median Age	36.3	37.9	40.4
Median Age (Male)	33.7	36.7	39.7
Median Age (Female)	37.8	38.7	40.9
Total Households	1,872	10,991	22,882
# of Persons Per HH	2.8	2.7	2.6
Average HH Income	\$46,401	\$52,133	\$58,944
Average House Value		\$176,342	\$204,493

* Demographic data derived from 2010 US Census