



**AVISON  
YOUNG**

**Sears**

**FOR SALE**

**655** | **SW 52ND AVE**  
OCALA, FL

Partnership. Performance.

## LARGEST INDUSTRIAL BUILDING IN FLORIDA!

Avison Young is pleased to exclusively offer for sale The Kmart/Sears Distribution Center. This center covers nearly 2 million square feet and is ideally located in the hub of Ocala, within a two hour driving distance from Tampa, Orlando, Jacksonville, Gainesville and Tallahassee. The Property also benefits from excellent connectivity. It's located less than one mile from the interchange of I-75, Florida's major north-south artery, and State Road 40, which provides east-west access to the Atlantic Coast. The property is also less than a mile from Ocala International Airport.

## INVESTMENT HIGHLIGHTS

- Largest Industrial Building in the State of Florida
- Ideal location in industrial hub of Ocala (occupancy rate of 95%+)
- Great accessibility to Tampa, Orlando, Jacksonville, Gainesville and Tallahassee
- Less than one mile from I-75 and Ocala International Airport
- Transaction will involve sale/leaseback, with negotiable lease terms

Jay Ziv, CCIM, ALC Senior Vice President  
305.447.7849  
jay.ziv@avisonyoung.com

# 655

# SW 52ND AVE OCALA, FL

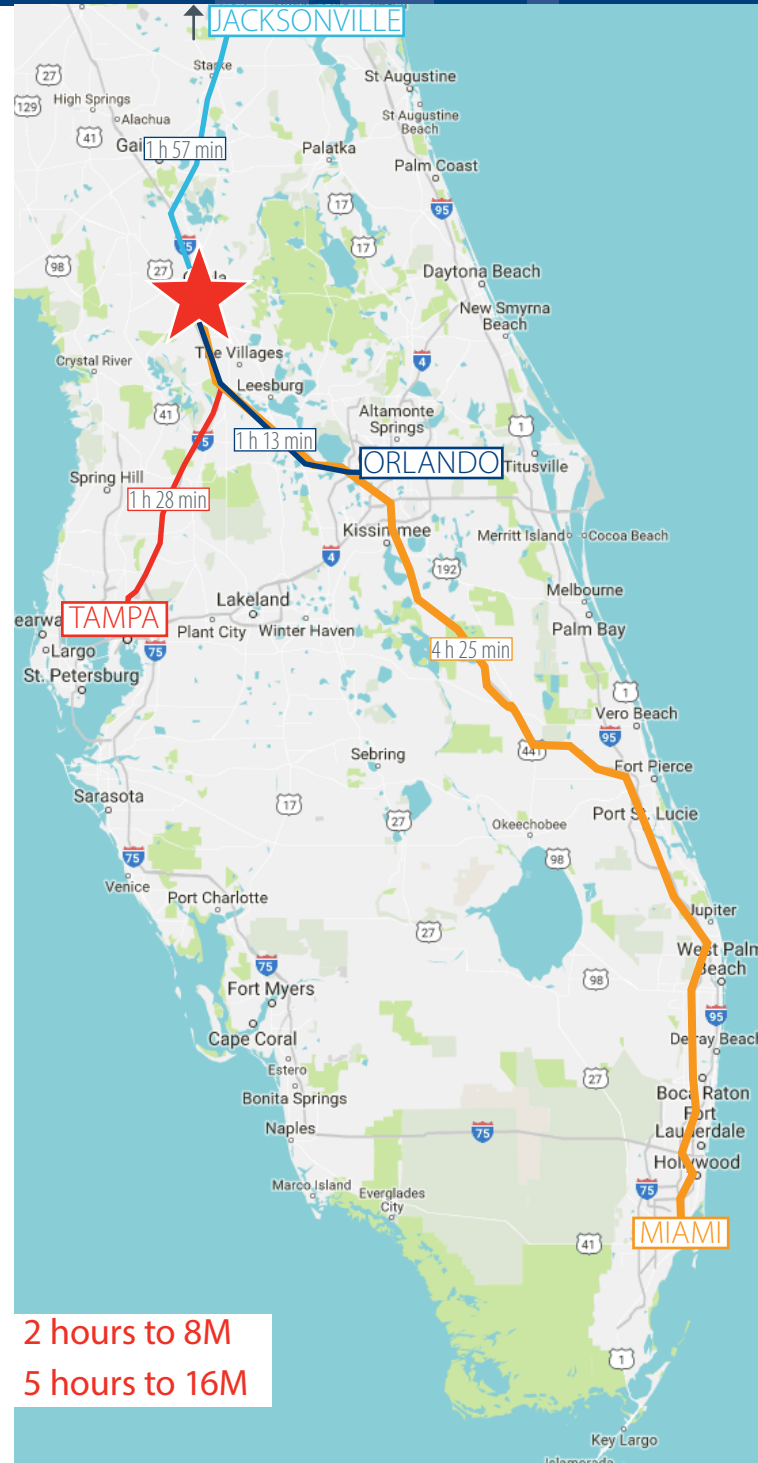
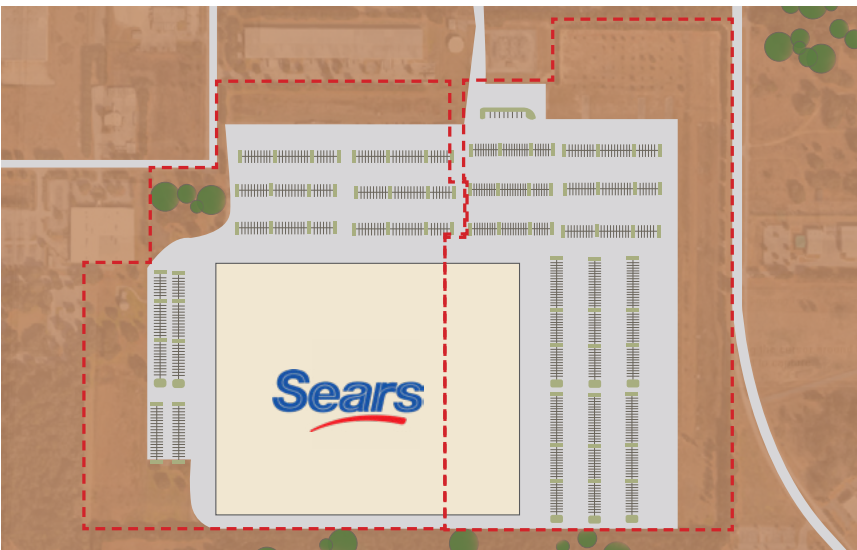
## PROPERTY STATS

Address	655 SW 52nd Avenue, Ocala, FL 34474
Building Size	1,937,892 sf
Lot Size	169.29 ac
Parcel ID	23323-001-00 23320-003-01
Year Built / Renovated	1990 / 1999
Docks	23
Dock Levelators	23
Truck Wells	150
Clear Height	36 feet

POPULATION	1 MILE	3 MILE	5 MILE
Est. Population (2018)	2,303	28,415	52,991
Proj. Yearly Growth (2018-2023)	150 (1.3%)	1,683 (1.2%)	3,558 (1.3%)
Est. Households (2018)	1,038	11,252	21,654
Proj. Yearly Growth (2018-2023)	26 (0.5%)	281 (0.5%)	671 (0.6%)
Median Age	34.1	50.4	50.6

## HOUSEHOLD INCOME

Est. Average Household Income (2015)	\$65,155	\$66,147	\$70,865
Proj. Average Household Income (2020)	\$74,054	\$74,740	\$79,994



Jay Ziv, CCIM, ALC Senior Vice President  
305.447.7849  
jay.ziv@avisonyoung.com