



# QSR OUTPARCEL GROUND LEASE

4465 - 4475 SW 40TH AVE. OCALA, FL 34474

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Broker / Owner HCB, LLC

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## For Lease: Inquire For Rate

1.83 Acre Outparcel with Master Retention

Parcel ID: 2390-003-002



**\$125,397**  
AVERAGE HOUSEHOLD  
INCOME WITHIN  
1 MILE RADIUS



1.83 acre outparcel to Ocala Berkshire Oaks, a 246,890 SF Power Center anchored by Kohl's, Ashley Homestore, and Petco. Other tenants include Guitar Center, Anytime Fitness, Davita Medical, Gators Dockside, Tijuana Flats and more

Positioned in the heart of Ocala's Primary Retail Corridor just off of I-75 (83,246 AADT)

Outparcel curb-in ready for up to 4,500 SF QSR with drive-thru capabilities

Owner may divide parcel for two operators

Located 0.5 miles from Market Street at Heath Brook

Over 2,250 rooftops under development within 2 mile radius

Florida Department of Transportation recently completed the \$7.7M project enhancing State Road 200 / SW College Road with new turn lanes, resurfacing, in addition to extending and widening the I-75 ramps increasing ease of access to subject property

187 feet of frontage on SW College Road (40,837 AADT)

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

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# SITE



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# SITE MAP



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# THE NEIGHBORHOOD



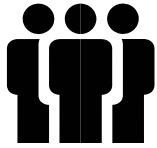
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# LOCATION



1 minute  
(0.4 miles)



**EMPLOYMENT  
POPULATION**  
± 27,496  
(3 mile radius)



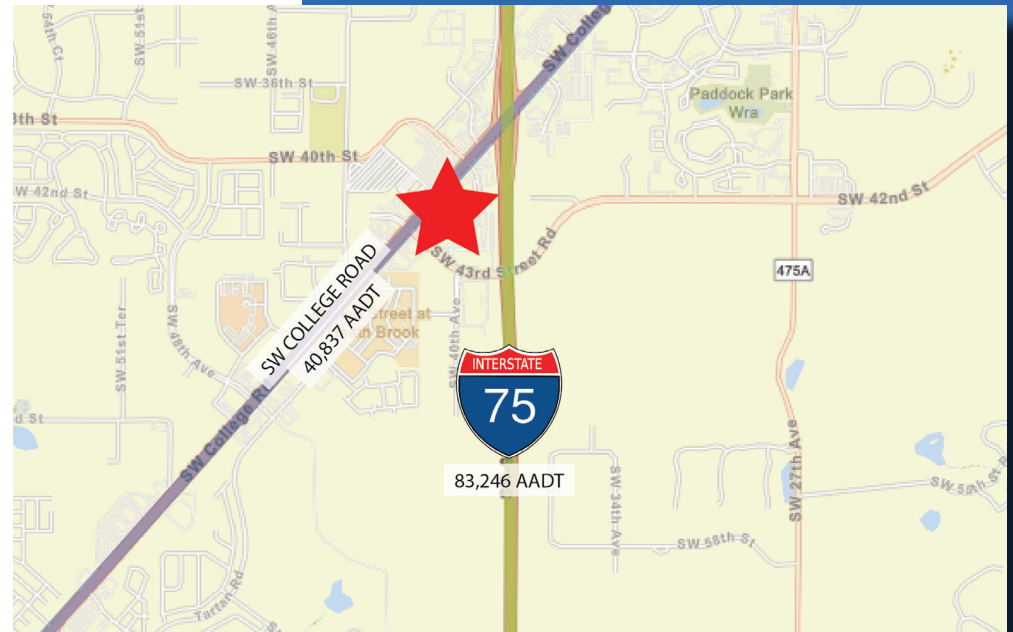
**DAYTIME  
POPULATION**  
± 41,499  
(3 mile radius)



**MEDIAN AGE**  
41.6  
(3 mile radius)



**POPULATION  
GROWTH**  
4.8%  
(5 millie radius)



## Average Annual Daily Trips

### 2022

I-75	83,246
SW College Road (SR 200)	40,837

## Surrounding Businesses

### 2023

	1 mile	3 miles	5 miles
Retail Businesses	67	457	960
Food & Drink Businesses	23	131	258



Total Population



Total Families



Total Households



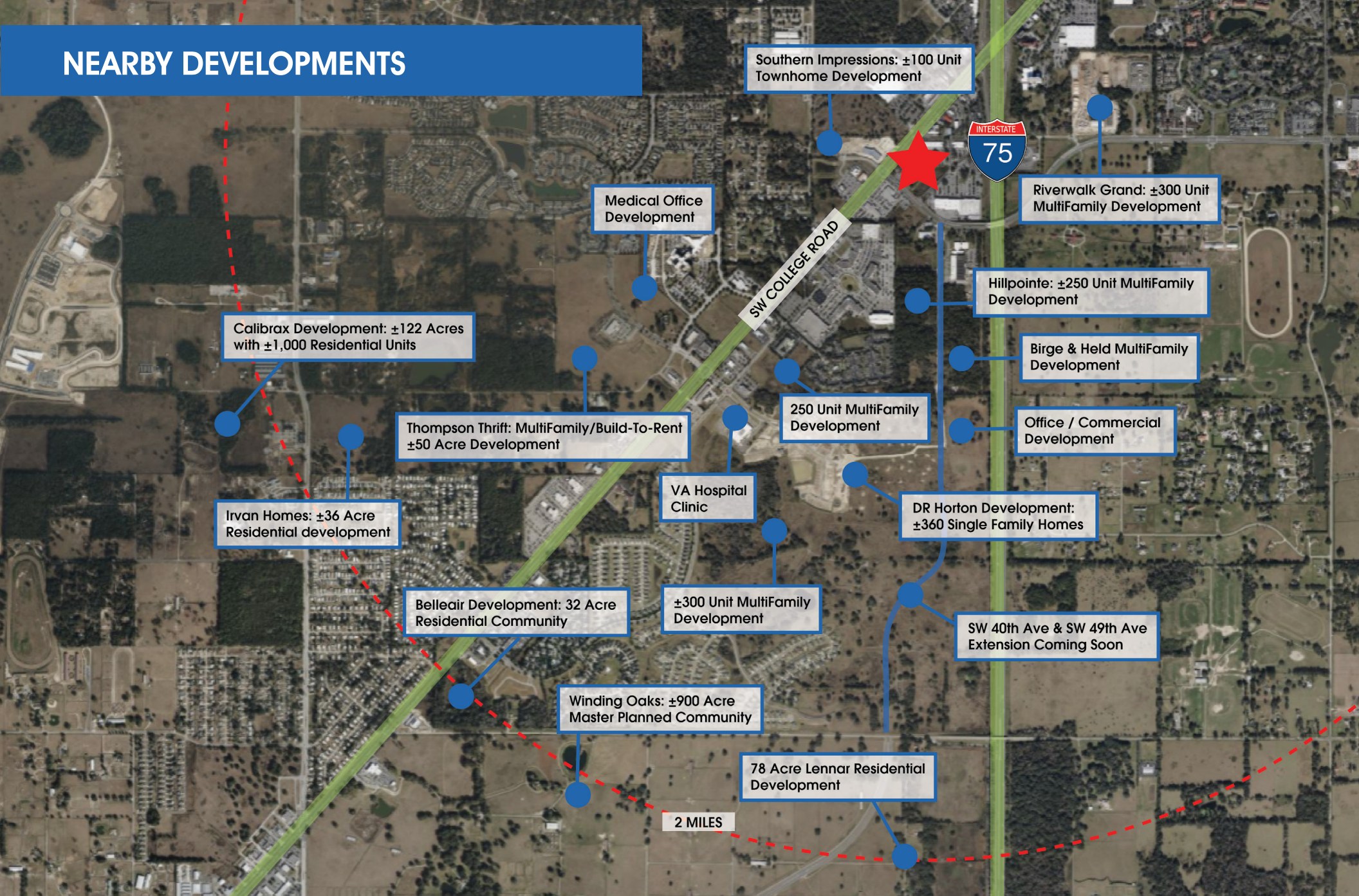
Average  
Income

		Total Population	Total Families	Total Households	Average Income
1 mile	2023	2,804	575	989	\$125,397
3 miles	2023	22,937	5,535	9,542	\$92,586
5 miles	2023	65,750	16,302	26,871	\$82,999

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# NEARBY DEVELOPMENTS



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