




## 1.47 ACRE PARCEL AVAILABLE FOR LEASE OR SALE SWQ of I-75 & SW Highway 484 | Ocala, FL 34473

### PROPERTY HIGHLIGHTS


- ▶ Signalized intersection of SW Highway 484 & SW 20th Ave Rd.
- ▶ 209' of frontage along SW Highway 484.
- ▶ New road - SW 137th Place in for permitting.
- ▶ First lighted intersection off of I-75 (112,000 AADT) and cross access with Burger King.
- ▶ 2.62 Miles East of Florida Crossroads Commerce Park, a 700 acre commerce park expected to provide over 8 million SF of industrial space and 6,500 jobs.
- ▶ Located directly across from The Trailhead Logistics Commerce Park, a 115 acre Industrial Development containing a 4,011,426 SF industrial park.
- ▶ Adjacent to a recently approved 69 acre development containing 2.2 Million SF of commercial space and 320 Multifamily Units, mass grade underway.
- ▶ Demographics include a population of over 92,000 with an average income of more than \$92,000 within a 7-mile radius.
- ▶ Marion County's first new HS since 2003 is under construction just 3 miles South of the site. \$154M project will have capacity for 2,711 students and will include a 2,000-seat athletic stadium and 800-seat performing arts auditorium.

### 2025 DEMOGRAPHICS


#### Population

	3 Mile	22,028
	5 Mile	55,594
	7 Mile	92,598

#### Households

	3 Mile	8,010
	5 Mile	20,907
	7 Mile	36,867


#### Household Income

	3 Mile	\$92,999
	5 Mile	\$94,123
	7 Mile	\$92,549

#### Traffic Counts

	I-75	112,000 AADT
---	------	--------------

#### Daytime Demos

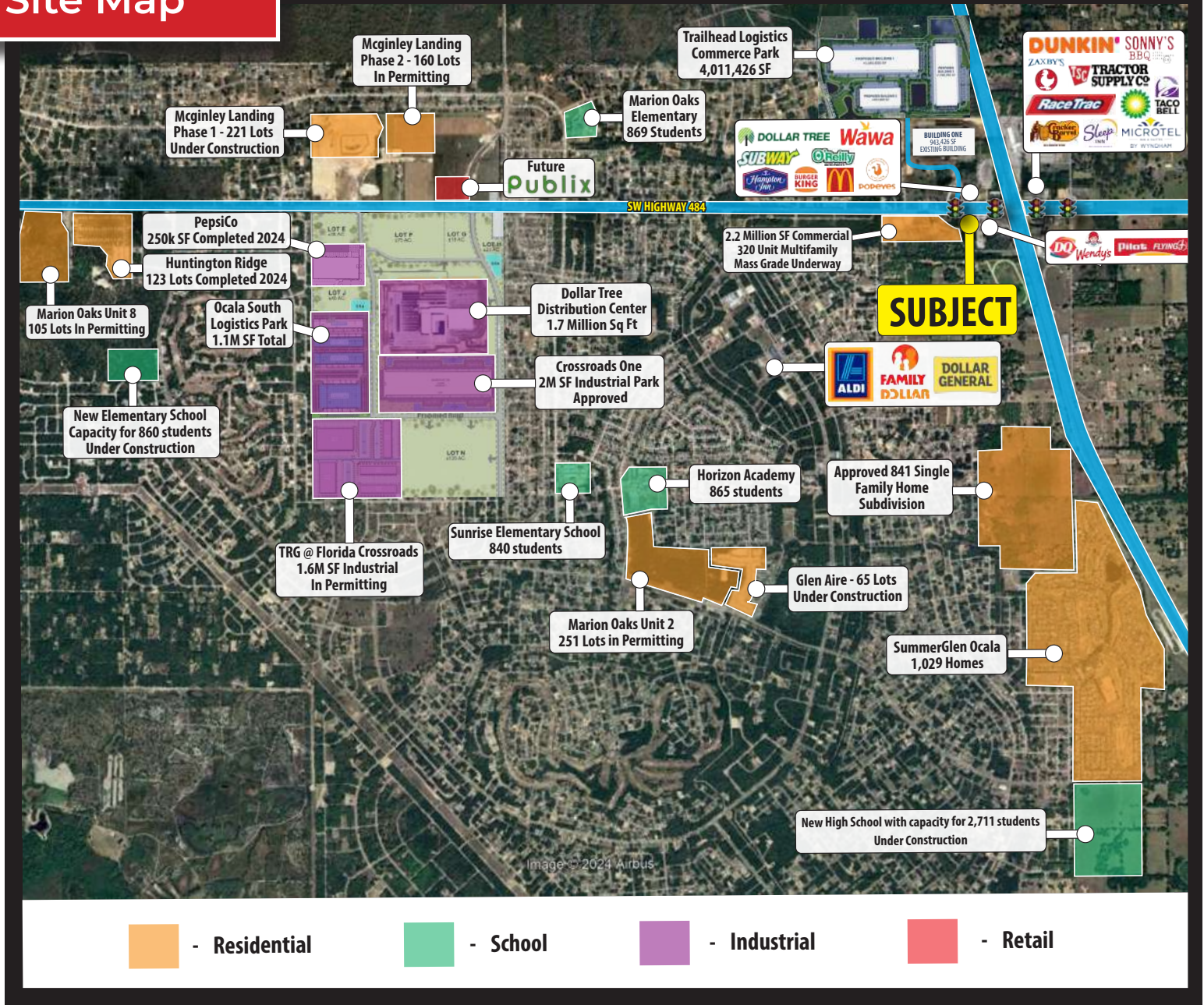
	Businesses	Employees	Daytime Population	
	3 Mile	569	3 Mile	11,780
	5 Mile	1,147	5 Mile	26,206
	7 Mile	2,806	7 Mile	50,339

# 1.47 ACRE PARCEL AVAILABLE

SWQ of I-75 & SW Highway 484 | Ocala, FL 34473



## Site Map



All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. **UPDATED:042326**

**Brandon Eggleston**  
813 712 3068  
brandon@rmcpg.com

8902 N Dale Mabry Hwy  
Tampa, FL 33614  
800 728 5379  
www.RMCPG.com