



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 Avenue Rd (33,500 combined AADT).
- ▶ 209' of frontage along SW Highway 484.
- ▶ New road - SW 137th Place in for permitting
- ▶ First lighted intersection off of I-75 (140,500 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 85,000 with an average income of more than \$90,000 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

DEMOGRAPHICS

Population



3 Mile	19,795
5 Mile	50,325
7 Mile	85,696

Households



3 Mile	7,337
5 Mile	19,173
7 Mile	34,453

Household Income



3 Mile	\$99,936
5 Mile	\$94,903
7 Mile	\$90,639

Traffic Counts



HWY 484	31,000 AADT
I-75	140,500 AADT
SW 20th Avenue Rd	2,500 AADT

Daytime Demos



Businesses		Employees		Daytime Population	
3 Mile	526	3 Mile	2,758	3 Mile	10,072
5 Mile	1,105	5 Mile	5,038	5 Mile	23,202
7 Mile	2,729	7 Mile	12,551	7 Mile	46,408

CALL FOR DETAILS

813-712-3068

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Site Plan

Wawa
Opened Q4 2024

LOUISIANA
KITCHEN
POPEYES



**WAFFLE
HOUSE**

SW HIGHWAY 484 (31,000 AADT)

**BURGER
KING**

208.71'

AVAILABLE

313.17'

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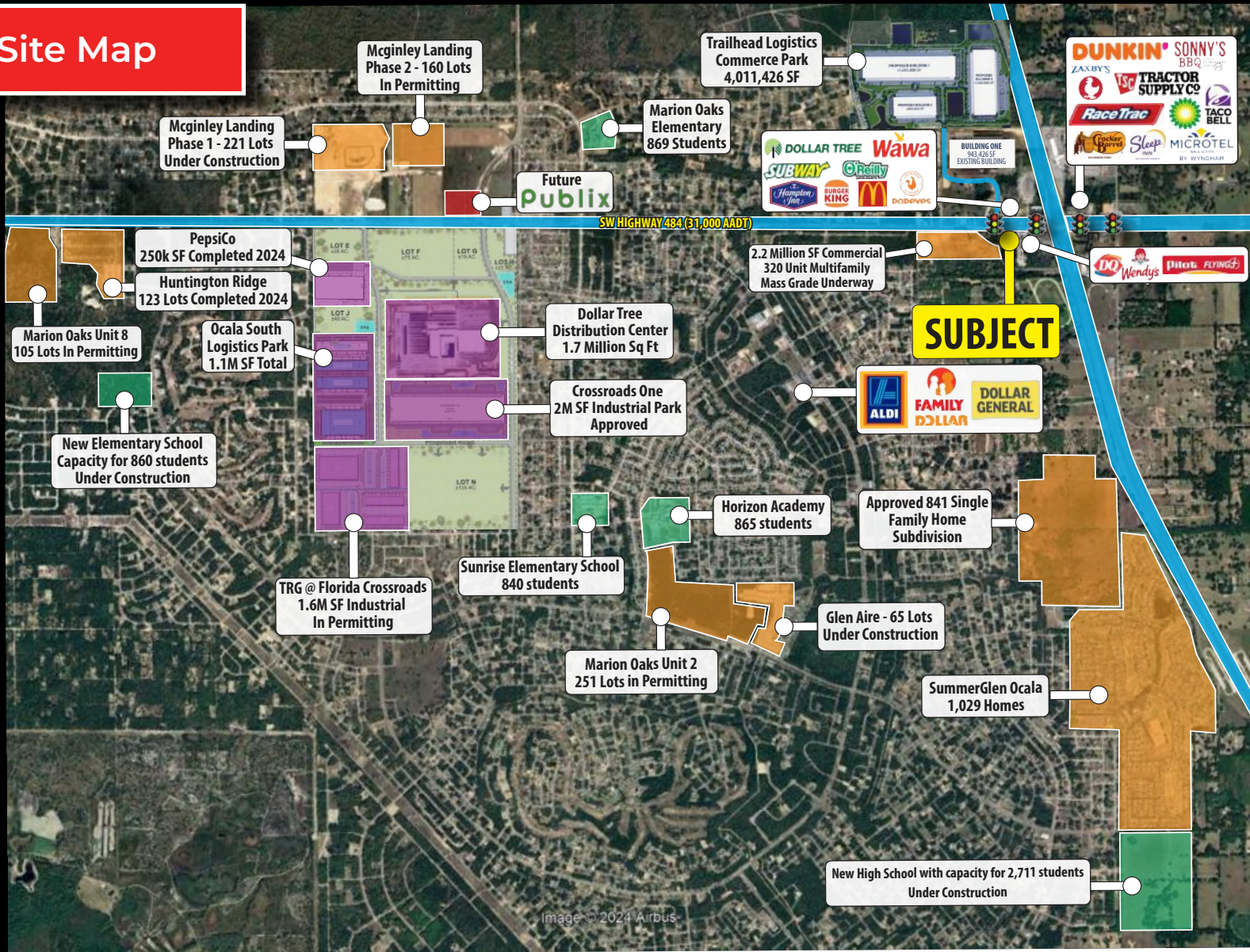
8902 N Dale Mabry Hwy
Tampa, FL 33614
800 728 5379
www.RMCPG.com

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Site Map



- Residential - School - Industrial - Retail

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