

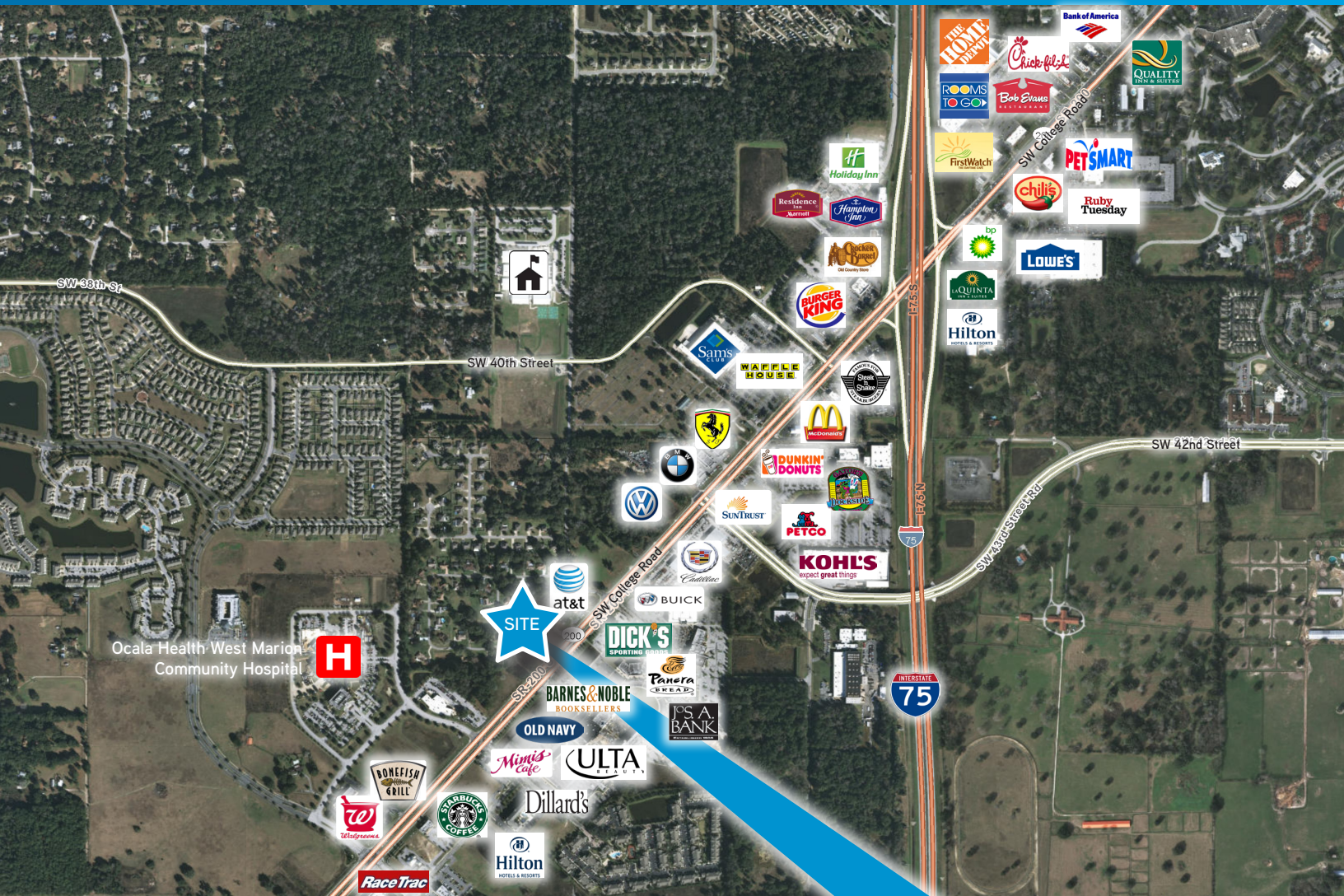
# Land for Sale | OCALA

4.4± ACRES | COMMERCIAL MIXED-USE DEVELOPMENT SITE

4411 SOUTHWEST COLLEGE ROAD, OCALA, FL 34474



Accelerating success.

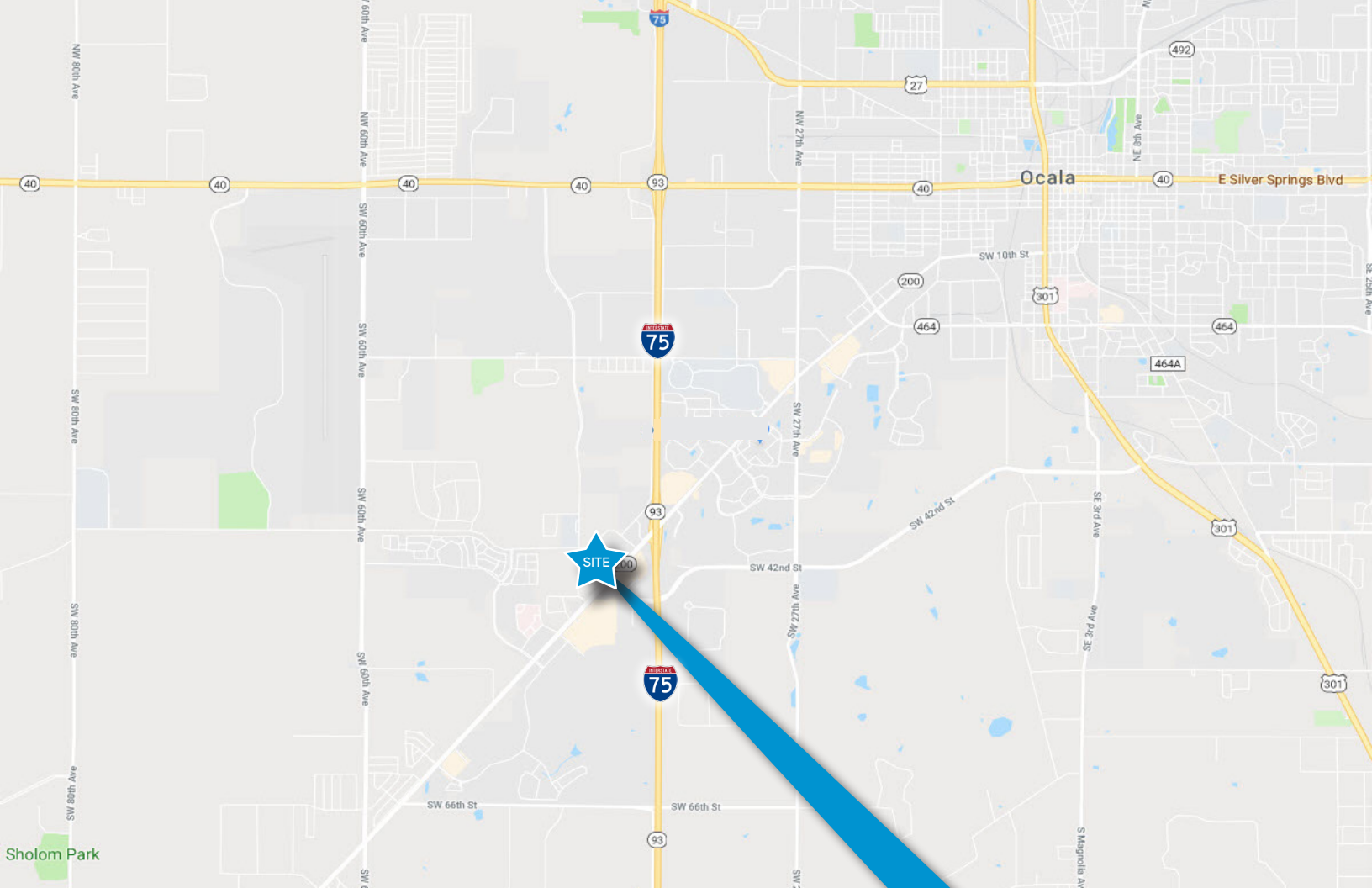


## Property Strengths

- Located just west of I-75, in Ocala's Retail Service Corridor along a major east-west thoroughfare.
- 430 ft. frontage on heavily traveled SW College Road (SR200)
- Zoned B-1 Commercial Mixed-use, features shadow anchor and outparcel opportunities.
- 0.4 miles from Ocala Health West Marion Community Hospital offering a full-service Emergency Department and a 94-bed, all private room hospital.
- Across the street from Berkshire & Market Street at Heathbrook lifestyle shopping centers. Concept drawing available for 34,000 SF of Retail Space.
- Ideal location for medical or professional offices.





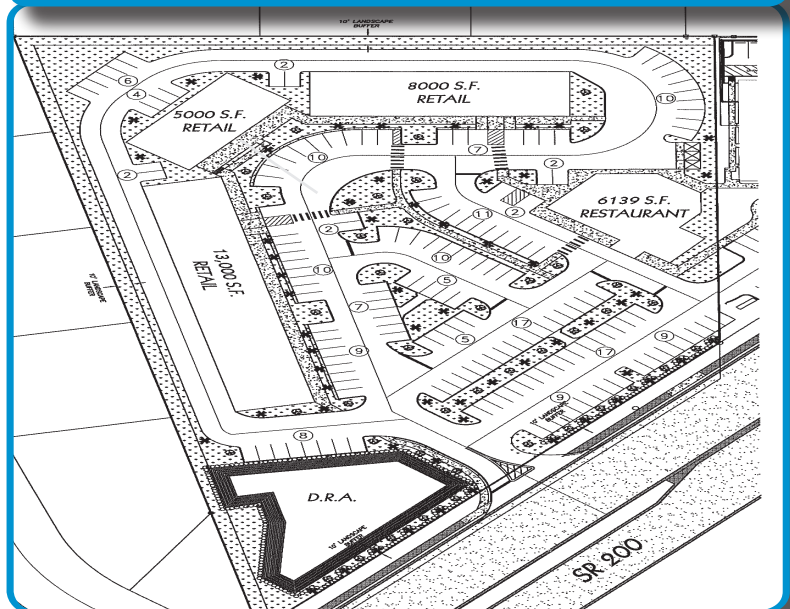


DEMOGRAPHICS		1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
1	2017 Total Population	4,188	20,775	58,002
2	Total Households	1,704	8,654	23,612
3	Average Household Income	\$ 79,151	\$ 63,563	\$ 61,217

TRAFFIC COUNTS (AADT)		
1	SW College Road Traffic Count	41,500
2	Interstate 75 at College Road Intersection	90,745

LOCATION		
1	Ocala Health's West Marion Community Hospital - 0.4 miles	1 minute
2	Highway 75 - .8 miles	2 minutes
3	Ocala International Airport - 4 miles	8 minutes
4	Downtown Ocala - 5 miles	15 minutes

### Concept Drawing - 34,000 SF Retail Space



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