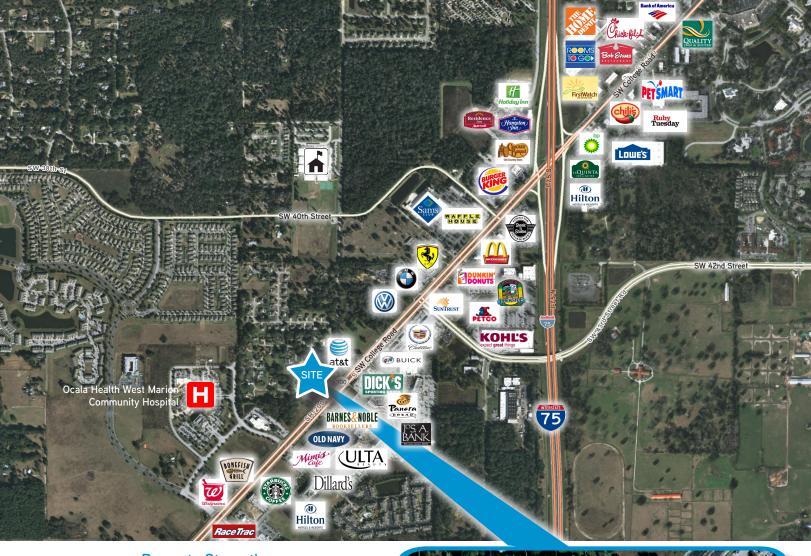
Land for Sale I OCALA 4.4[±] ACRES | COMMERCIAL MIXED-USE DEVELOPMENT SITE

4411 SOUTHWEST COLLEGE ROAD, OCALA, FL 34474



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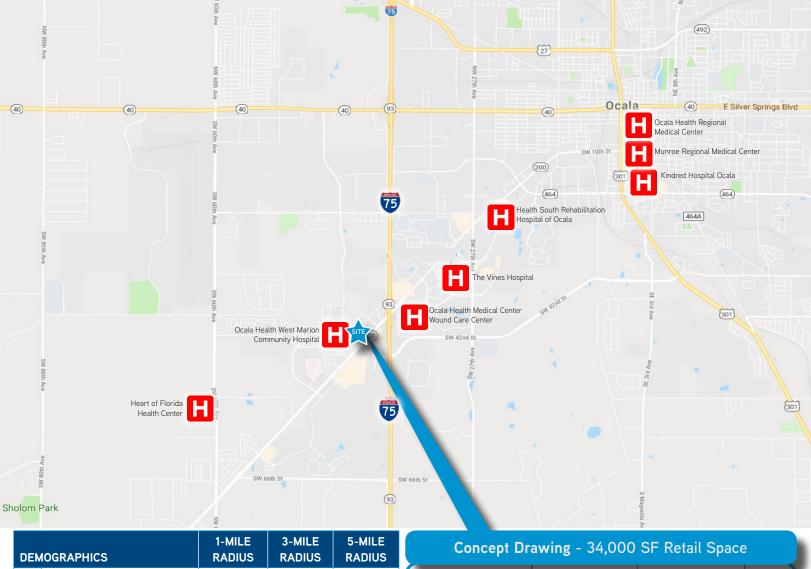
Accelerating success.



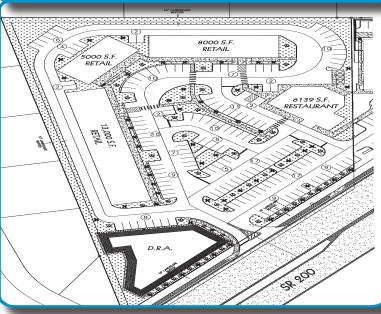
Property Strengths

- 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 | | RADIUS | RADIUS | | 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 758 miles | | | 2 minutes | |
| 3 | Ocala International Airport - 4 miles | | | 8 minutes | |
| 4 | Downtown Ocala - 5 miles 15 mir | | | | minutes |





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