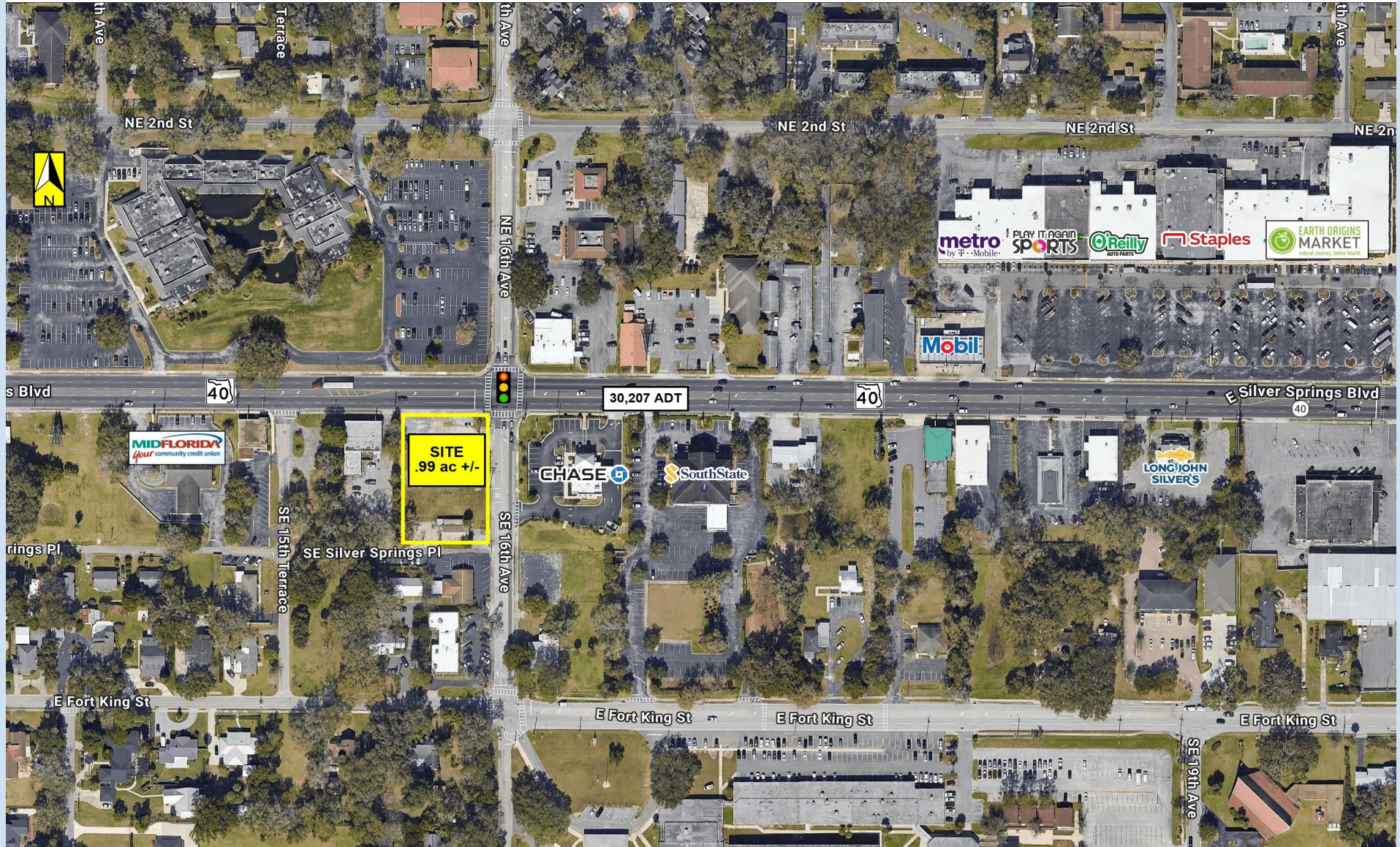


.99 ac Vacant Land Traffic Lit Site in Highly Desirable Ocala FL

1544 E. Silver Springs Blvd, Ocala FL 34470



Southeast Commercial—FL

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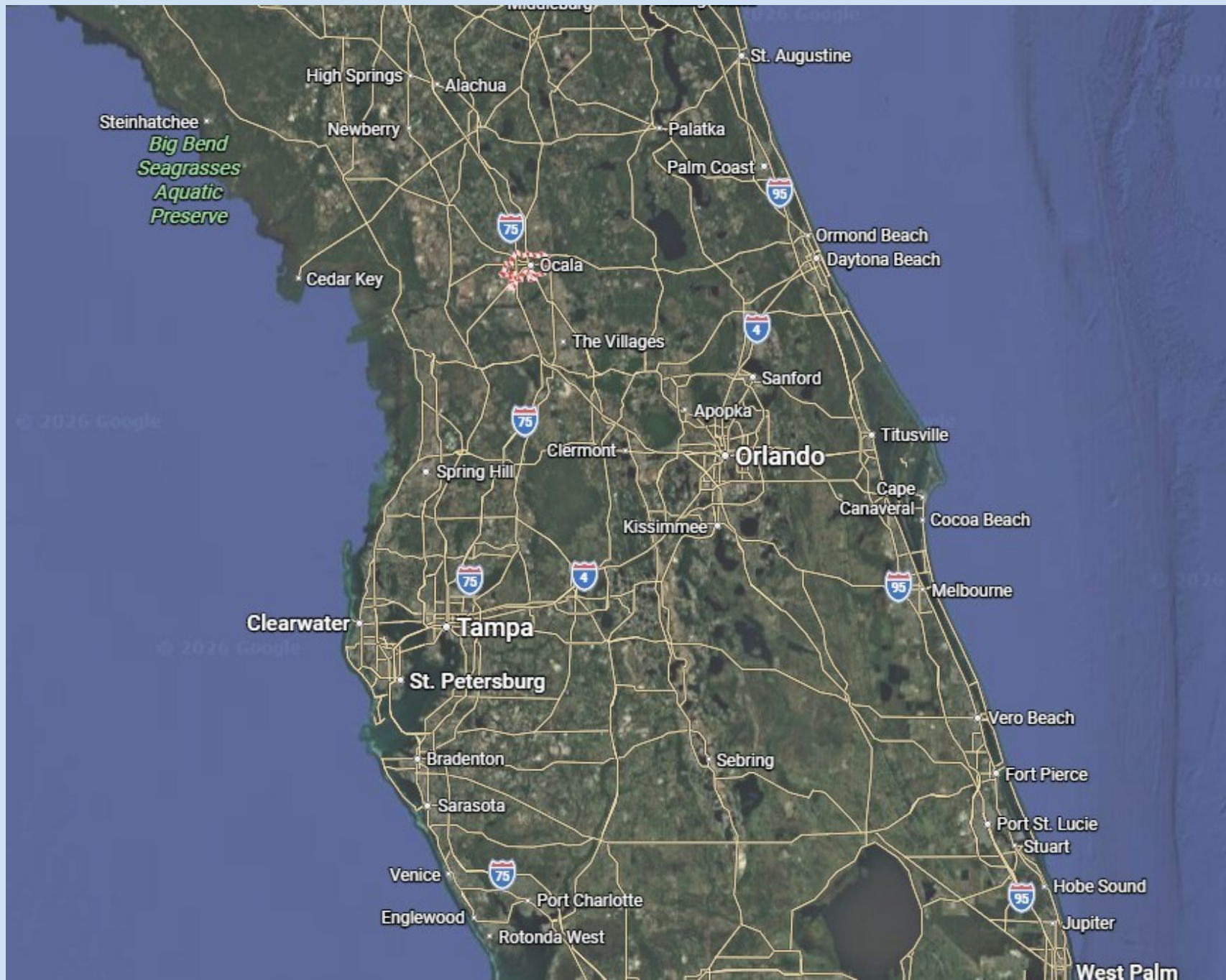
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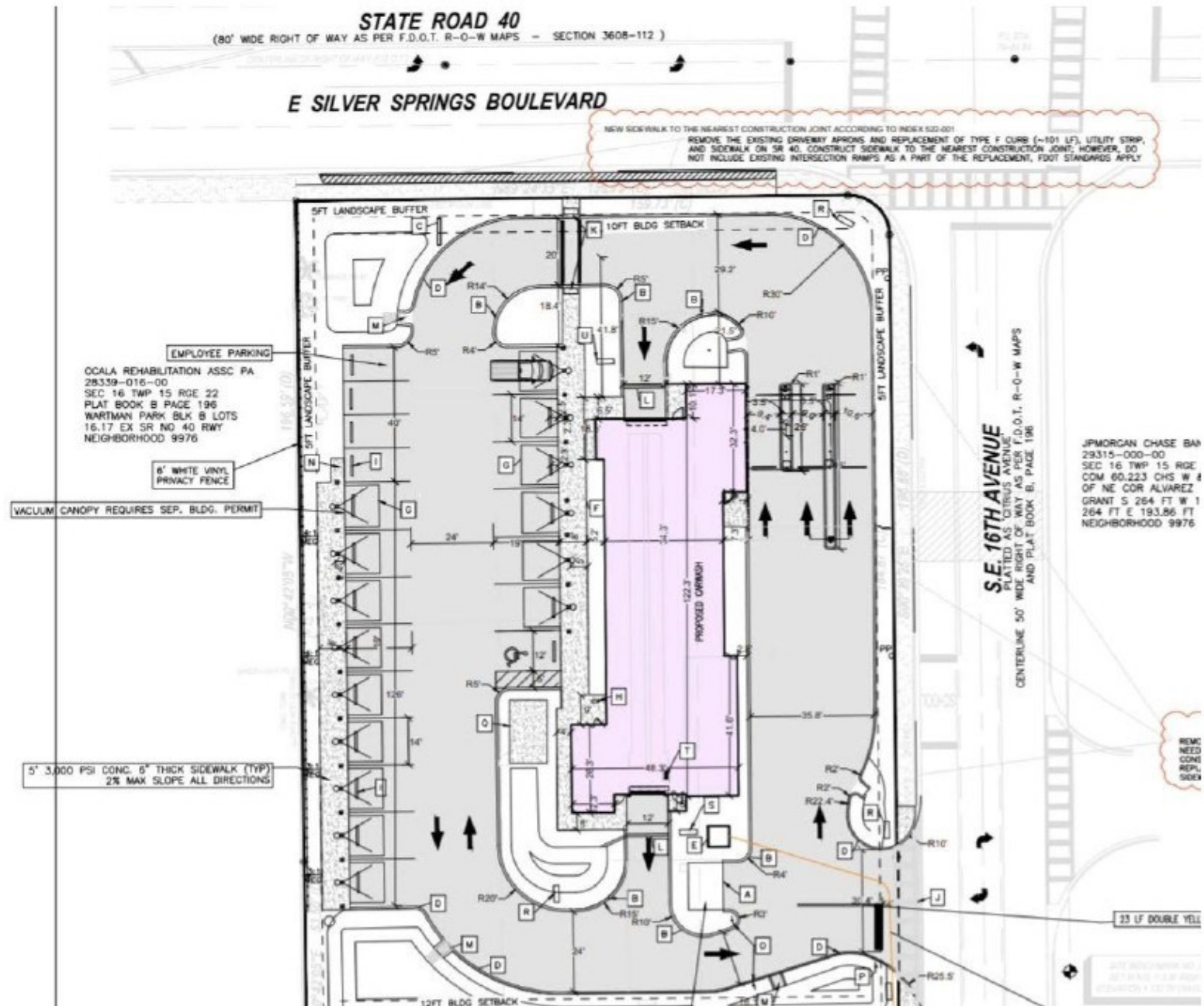
Ocala, Florida Location Overview



Dense Population Existing and Under Development



Conceptual Site Plan



Property Highlights

- .99 ac vacant commercial lot at 1544 E Silver Springs Blvd, Ocala FL 34470 | Marion County parcel ID: 28339-013-01
- Traffic lit intersection with full access
- Site is right on one of Ocala's heaviest-trafficked east-west thoroughfares, seeing roughly 30,207 vehicles daily
- Zoned B-2/C1 (General Commercial): retail, restaurant with drive-thru, office, c-store among others
- Site is cleared, shovel ready. Utilities are in the road, water and sewer available.
- Most of site is impervious but will need some onsite stormwater
- Seamless Ingress/Egress: With nearly an acre of usable land the site accommodates deep queuing lanes, ample turning space, and seamless curb cuts.
- Silver Springs Boulevard (SR 40) serves as a vital east-west thoroughfare cutting straight through Marion County. A business positioned at this location captures massive daily commuter and shopping traffic.
- Tourism Infusion: Because State Road 40 connects downtown Ocala directly to the world-famous Silver Springs State Park, a business here intercepts millions of out-of-town tourists and recreational visitors every year.

This Ocala site is highly attractive to retailers, quick-service restaurants (QSRs), and automotive service businesses due to its exceptional positioning on Ocala's primary commercial artery. The property sits in a strategic pocket of Northeast Ocala surrounded by established drivers that generate constant, cyclical customer flow.

Demographics

	1 mile	3 miles	5 miles
Median Age	37.3	39.9	40.3
Median HH Income	\$76,193	\$63,079	\$65,140
Consumer Expenditure /yr	\$280.18 M	\$1.65 B	\$3.31 B
Population	7,633	50,219	100,073

Traffic Counts

E Silver Springs Blvd ADT 30,207

Available for Ground lease, BTS
Contact Broker for pricing



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