



Outparcels Available

NWC of SR 200 & Hwy 484
Ocala, FL 34481

Property Highlights

- ▶ 1-10.68 acre (MOL) Outparcels available at signaled intersection of SR 200 (26,500 AADT) & Hwy 484 (11,300 AADT)
- ▶ 825' of frontage along SR 200 & 650' of frontage along Hwy 484
- ▶ Advent Health 24 hour TimberRidge Emergency Room next door (60 employees, 22 nurses, 12 beds & 26,000 annual visits)
- ▶ Proposed 258 unit residential apartment complex just to the west of subject site called Stone Brooks Commons
- ▶ Surrounding Retailers include Walmart, Bealls, Florida Credit Union, Advance Auto, Murphy USA, Bob Evans & Chili's
- ▶ Strong demographics include, a population over 43,000 and an average household income over \$56,000 within a 5-mile radius

DEMOGRAPHICS

Population



1 Mile	1,030
3 Mile	19,812
5 Mile	43,035

Households



1 Mile	588
3 Mile	10,834
5 Mile	21,374

Household Income



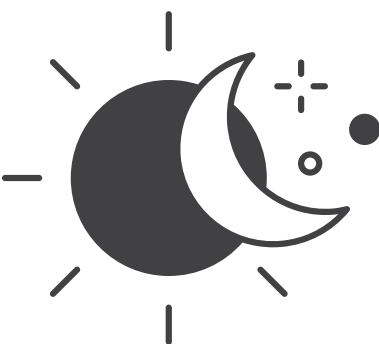
1 Mile	\$40,946
3 Mile	\$50,905
5 Mile	\$56,404

Traffic Counts



State Rd 200	26,500
Highway 484	11,300

Daytime Demos



Businesses	
1 Mile	87
3 Mile	438
5 Mile	1,022

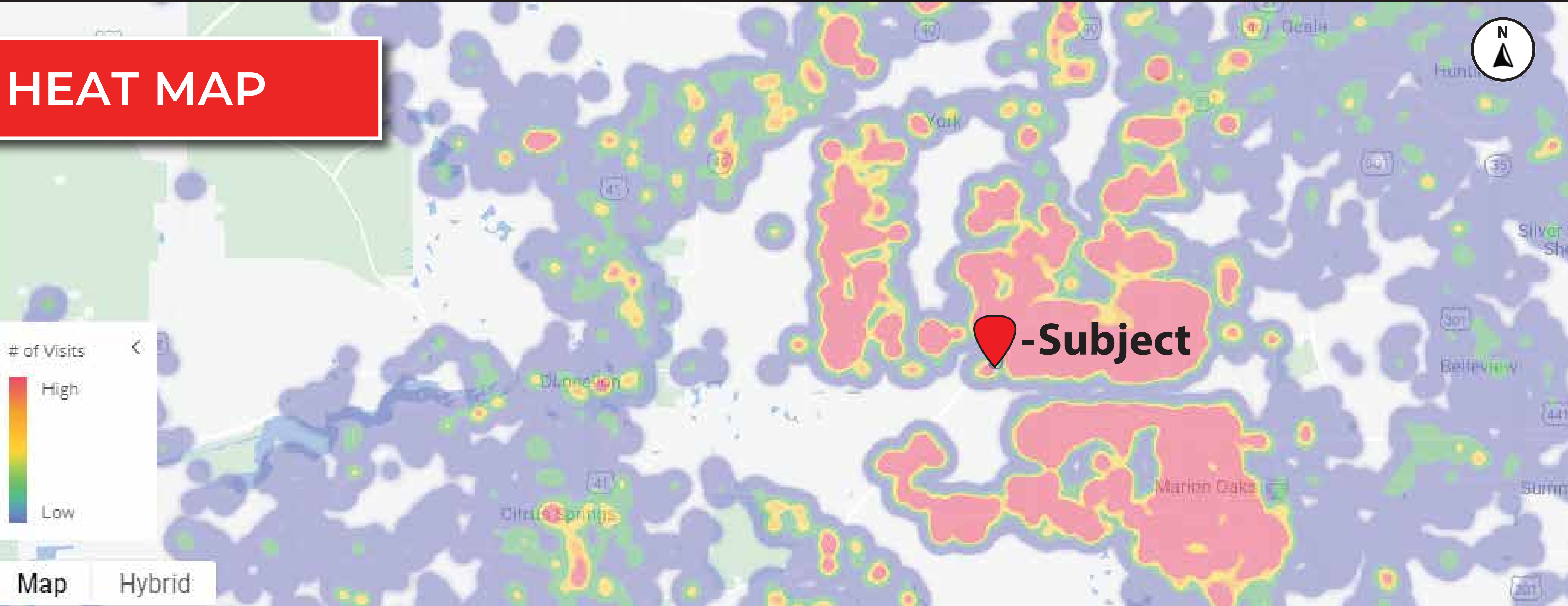
Employees	
1 Mile	448
3 Mile	3,353
5 Mile	6,362

Daytime Population	
1 Mile	1,326
3 Mile	17,535
5 Mile	33,960

CALL FOR DETAILS **813-712-3068**

OUTPARCELS AVAILABLE

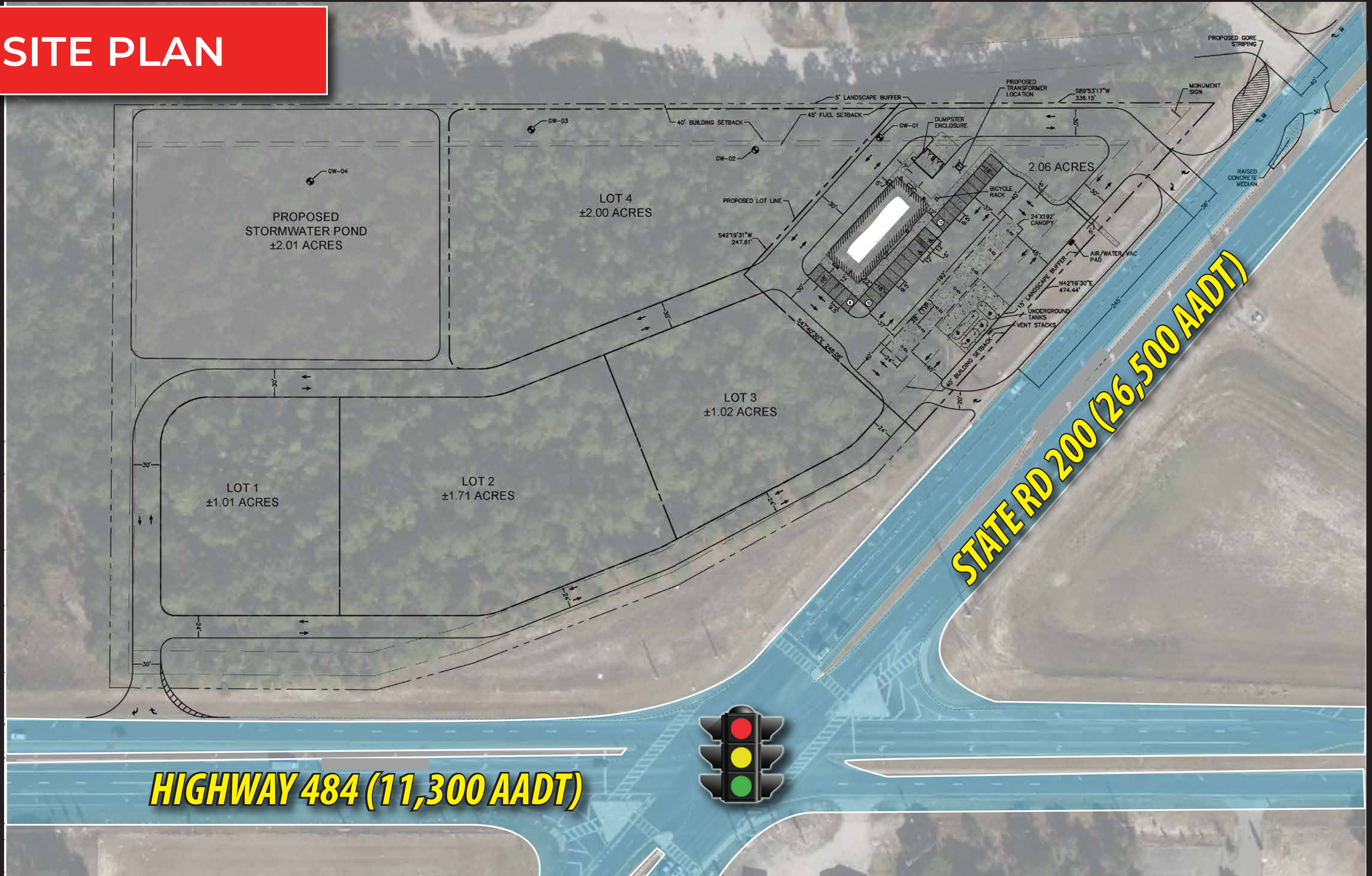
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Brandon Eggleston
813 712 3068
brandon@rmcp.com

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

SITE PLAN



Dev Stage

- N/A
- Planning
- Construction
- On Hold/Cancelled
- Completed

Subject



Planned Development

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Brandon Eggleston
813 712 3068
brandon@rmcp.com

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