



1.47 ACRE PARCEL AVAILABLE


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
- ▶ First lighted intersection off of I-75 (91,500 AADT) and cross access with Burger King
- ▶ Located directly across from The Trailhead Logistics Commerce Park, a 115 acre Industrial Development containing a 943,426 SF warehouse under construction
- ▶ 2.62 Miles East of Florida Crossroads Commerce Park, a 489 acre commerce park expected to provide over 3 million SF of industrial space and 6,500 jobs
- ▶ Adjacent to a recently approved 69 acre development containing 2.2 Million SF of commercial space and 320 Multifamily Units
- ▶ Demographics include a population of over 77,000 with an average income of more than \$62,000 within a 7-mile radius

DEMOGRAPHICS


Population

	3 Mile	17,484
	5 Mile	43,610
	7 Mile	77,026

Households

	3 Mile	6,556
	5 Mile	16,823
	7 Mile	31,413


Household Income

	3 Mile	\$62,159
	5 Mile	\$61,751
	7 Mile	\$62,108

Traffic Counts

	HWY 484	31,000 AADT
	I-75	91,500 AADT
	SW 20th Avenue Rd	2,500 AADT

Daytime Demos

	Businesses	Employees	Daytime Population			
	3 Mile	526	3 Mile	2,786	3 Mile	9,756
	5 Mile	1,084	5 Mile	5,025	5 Mile	22,048
	7 Mile	2,681	7 Mile	14,437	7 Mile	47,889

CALL FOR DETAILS

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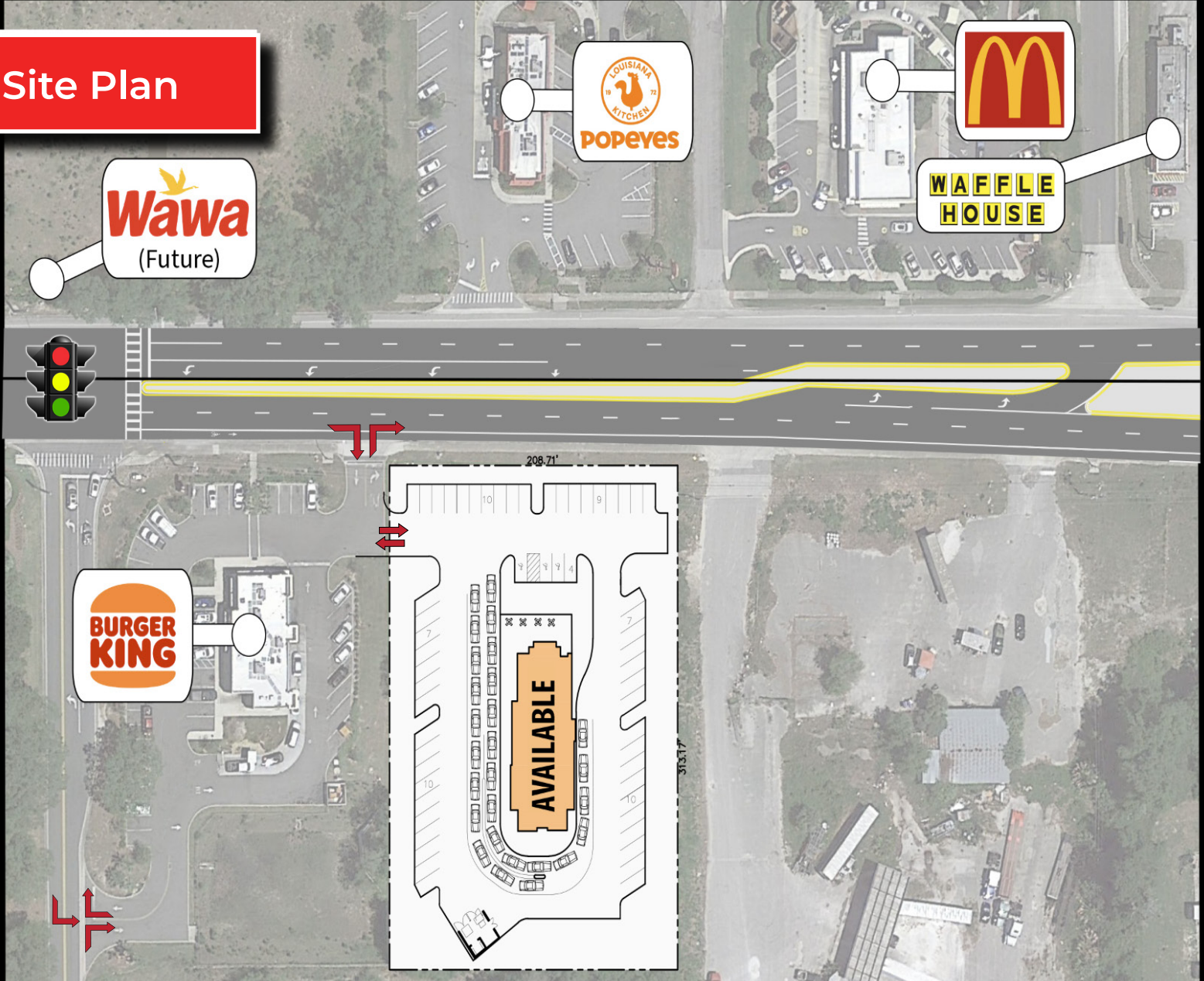
8902 N Dale Mabry Hwy
Tampa, FL 33614
800 728 5379
www.RMCPG.com

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Site Plan



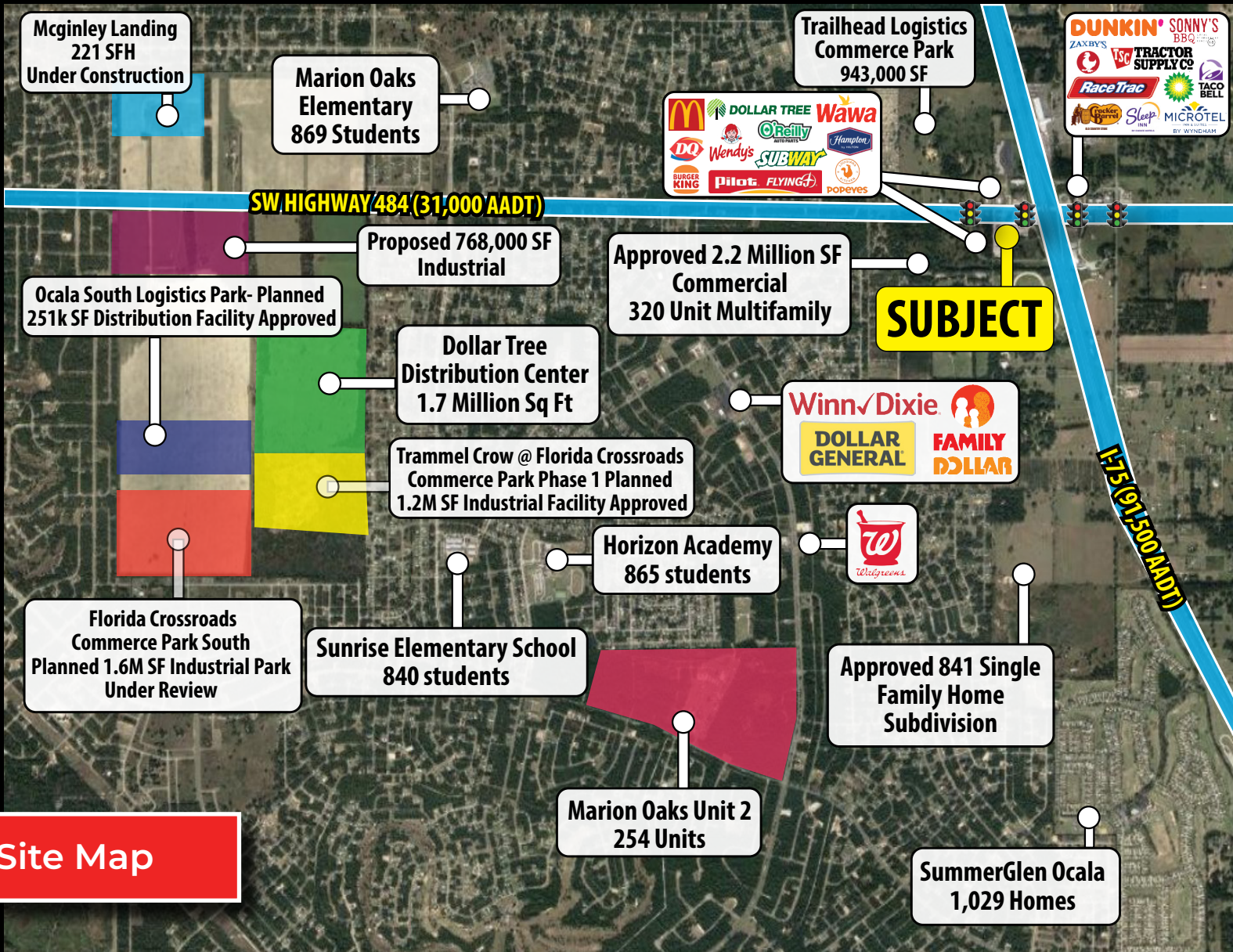
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