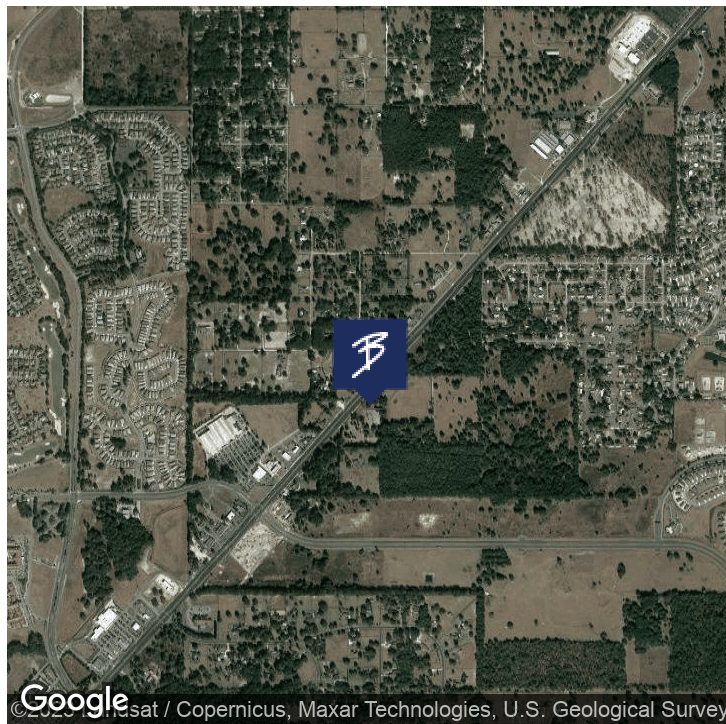


PRIME SR 200 CORNER

7265 SW 200 HIGHWAY, OCALA, FL 34476

EXECUTIVE SUMMARY

OFFICE BUILDING FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,495,000
Available SF:	4,500
Lot Size:	2.23 Acres
Year Built:	1972
Building Size:	2,376 SF
Renovated:	2020
Zoning:	B2
Traffic Count Street:	43,000

PROPERTY OVERVIEW

Prime Hwy 200 road frontage commercial property in Ocala. The annual average daily traffic count is 43,000. This 2.23 acres is zoned B2 and has multiple entrances from Hwy 200 with 430 ft of frontage. If the buyer is interested in additional property the adjoining 4.31 acres to the east is available for purchase. The primary office space is 2376 SF and newly remodeled with multiple offices, conference room, large lobby and kitchen. Space can be partitioned for multiple tenant use. The second building with a horse stable facade is 2162 SF and has office space and storage. Property is in close proximity to Lowe's and Publix and multiple retirement communities including On Top of the World, Oak Run and Stone Creek. Ocala ranked number 1 in U-Haul's top US Growth Cities of 2022 and ranked as the #2 metro in number of new homes planned.

PROPERTY HIGHLIGHTS

- 2.23 acres, B-2
- Owner Financing Available
- Hard Corner
- U-turn, crossover
- Additional acreage available

FOR MORE INFORMATION CONTACT:

Erin Freel | Agent | 813.478.1735 | erin@erinfreel.com

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

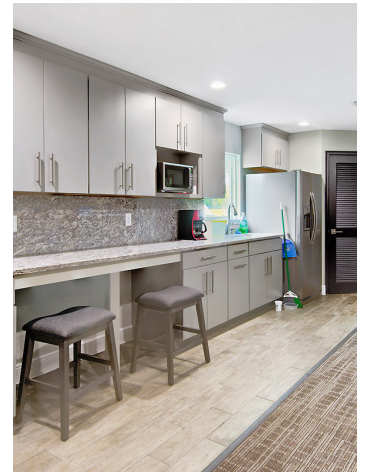
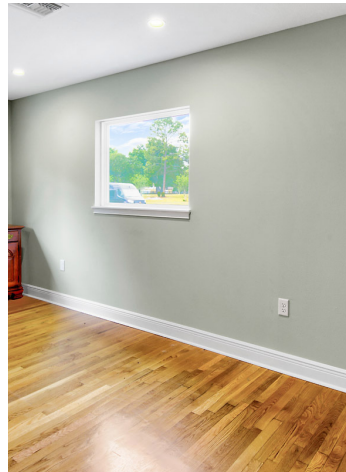
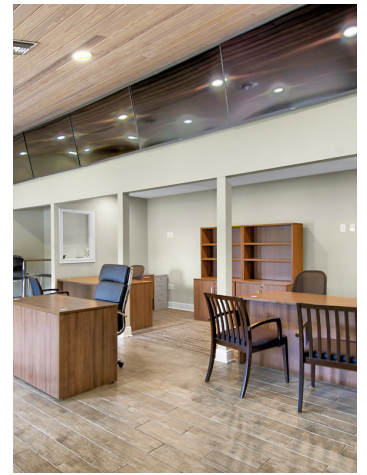


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ADDITIONAL PHOTOS

OFFICE BUILDING FOR SALE



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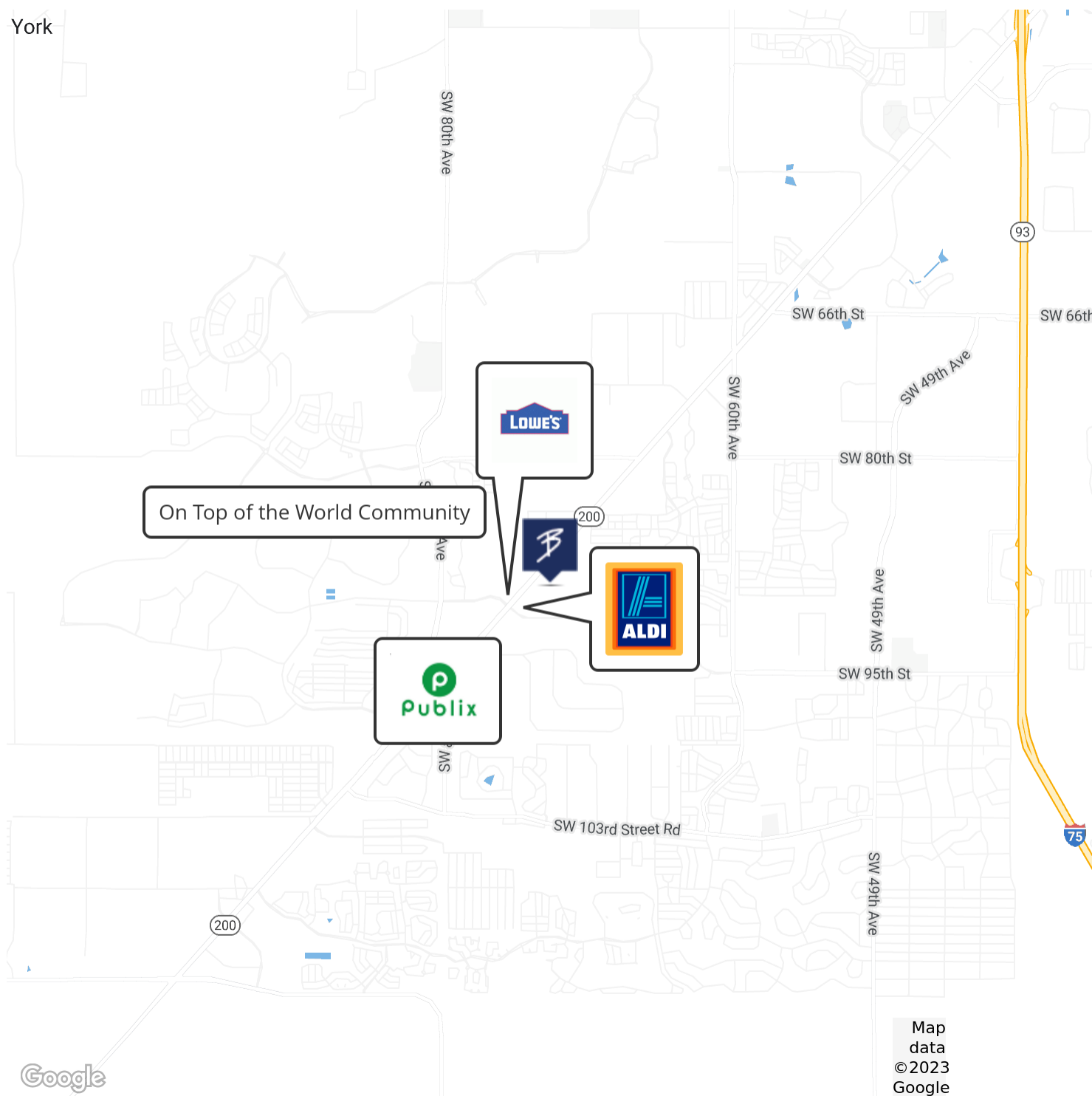


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LOCATION MAP

OFFICE BUILDING FOR SALE



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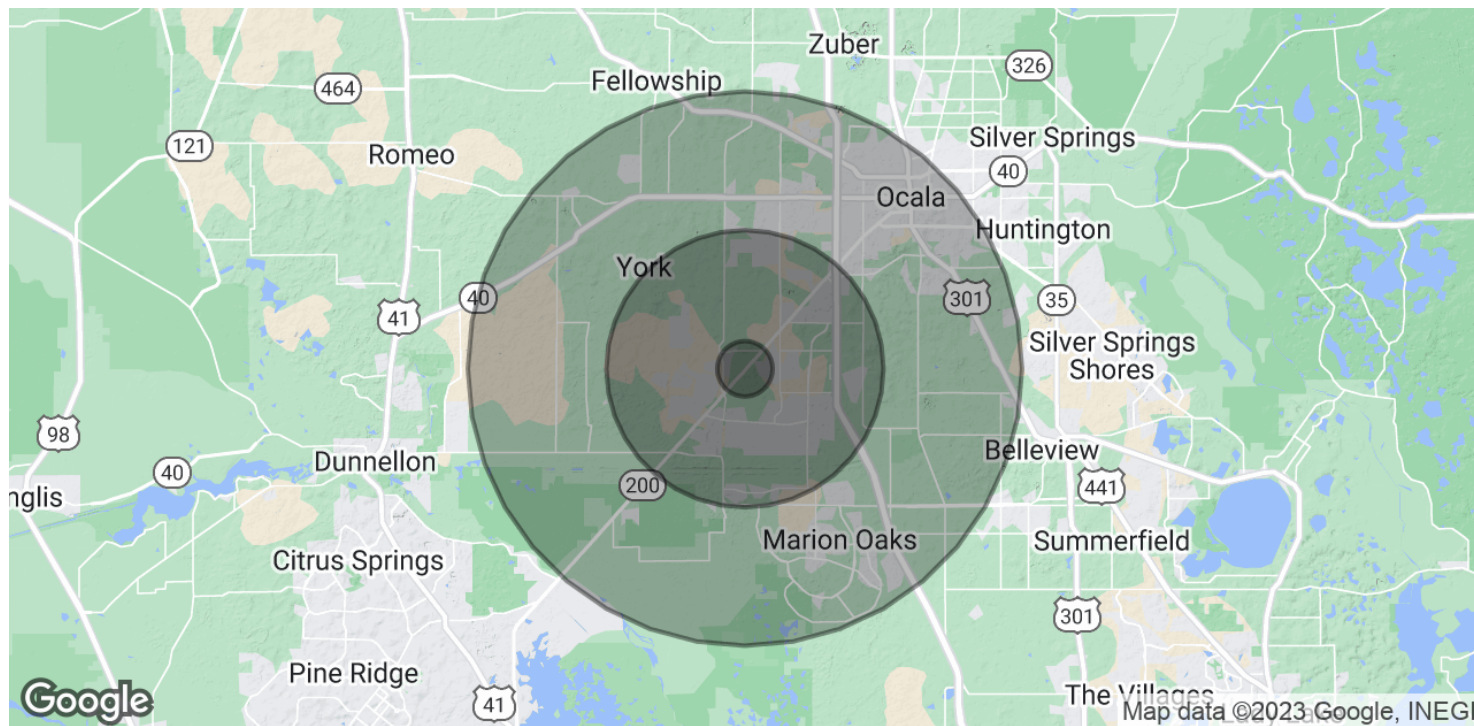


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DEMOGRAPHICS MAP & REPORT

OFFICE BUILDING FOR SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,430	52,726	141,997
Average Age	55.8	57.3	48.6
Average Age (Male)	53.8	57.4	47.9
Average Age (Female)	67.0	58.2	49.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,357	27,863	67,132
# of Persons per HH	1.8	1.9	2.1
Average HH Income	\$49,410	\$59,335	\$60,550
Average House Value	\$139,849	\$187,708	\$175,414

* Demographic data derived from 2020 ACS - US Census

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