

CHURCHILL PARK

TBD HWY 27 WILLISTON, FL 32696

EXECUTIVE SUMMARY

INDUSTRIAL PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF:	7,200 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	1.95 Acres
Building Size:	7,200 SF
Zoning:	C3
Market:	Industrial
Traffic Count Street:	8,400 AADT

PROPERTY OVERVIEW

Pre-Construction. To be built. Pre-leasing beginning for this new flex space, Churchill Park, with ideal location on Hwy 27, just south of Williston and in the heart of the horse and RV recreational community in the next growth corridor for Levy County and Marion County. This property is in Levy County near the Marion County line. Engineering has begun. See site plans. The initial plans include 4 office/warehouse/retail buildings. Three buildings will be 60' X 120" (7200 SF) and 1 will be 60 X 100 (6000 SF). Churchill Park includes underground utilities, brick fronts, landscape and lighting. RV Parking and Storage will be part of the project. Estimated delivery June 2025. Project will be build in phases based on client need and building footprints can be customized for user at this time.

PROPERTY HIGHLIGHTS

- Brand New
- Fronts 4 Lane Divided Hwy
- Close to Williston and Ocala
- Easy Access to WEC

FOR MORE INFORMATION CONTACT:

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Joe Krim | Boyd Real Estate, LLC. - Broker | 352.895.9040 | jkrim@boydrealestategroup.com

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

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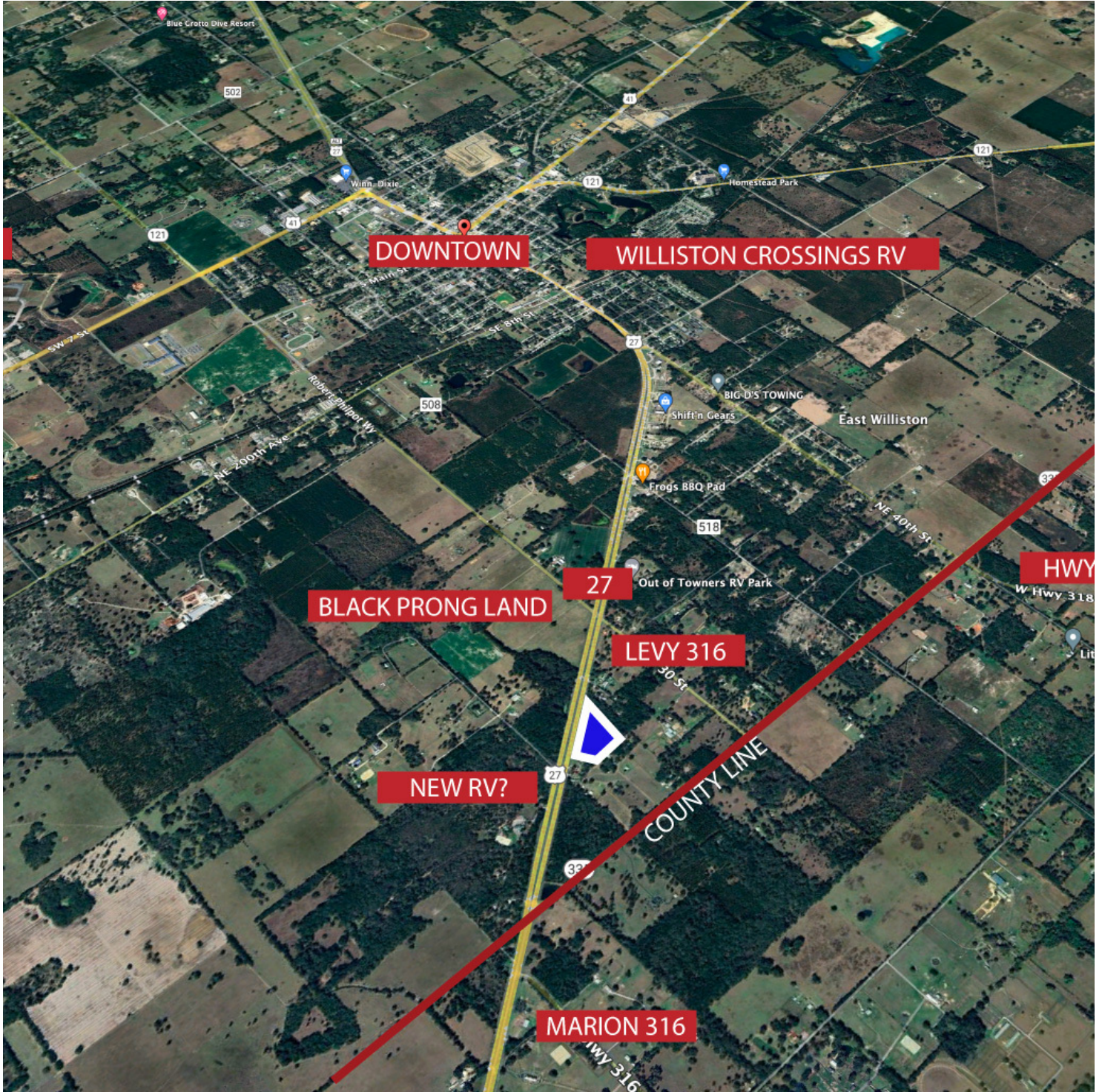


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ADDITIONAL PHOTOS

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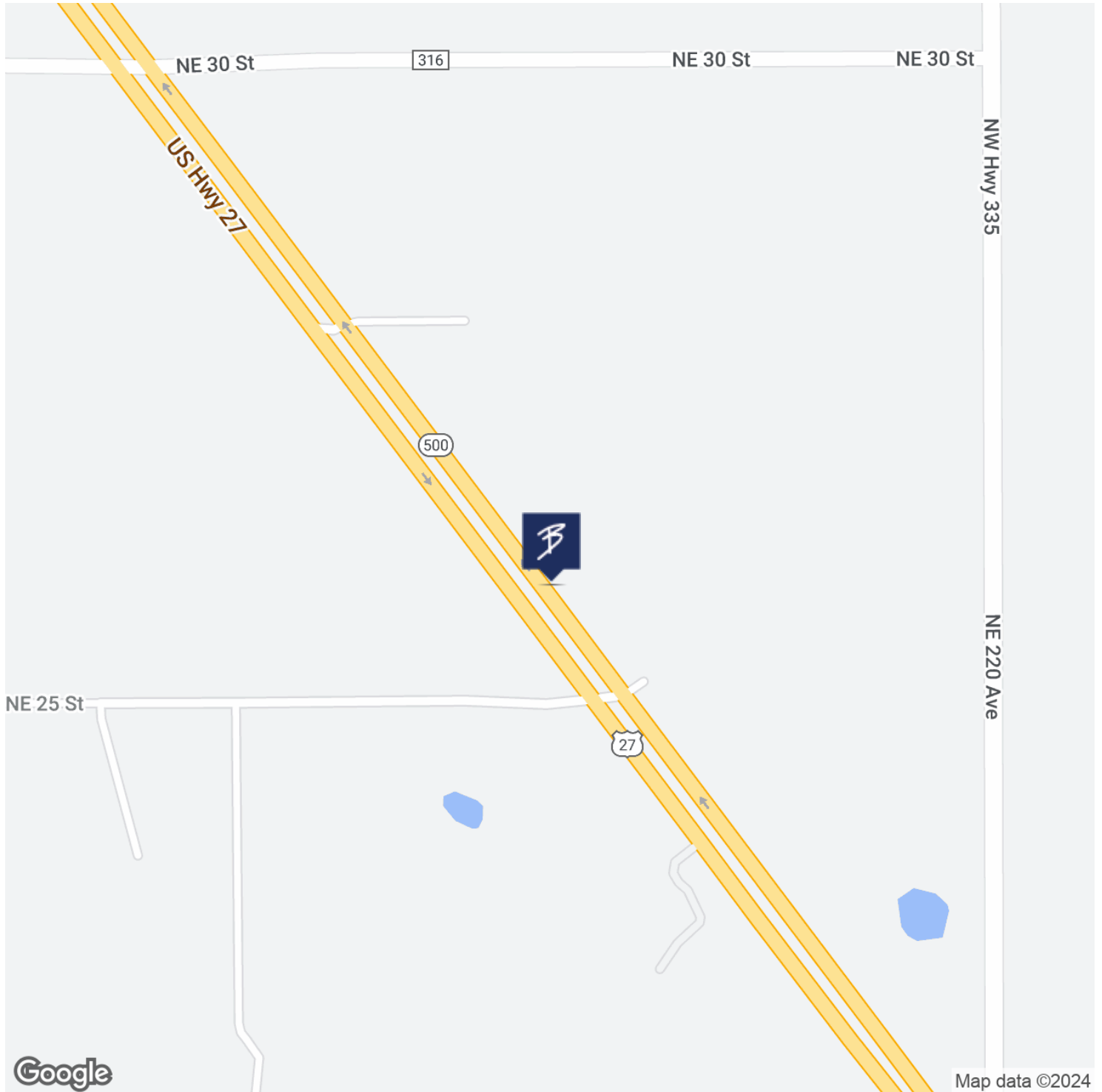


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LOCATION MAP

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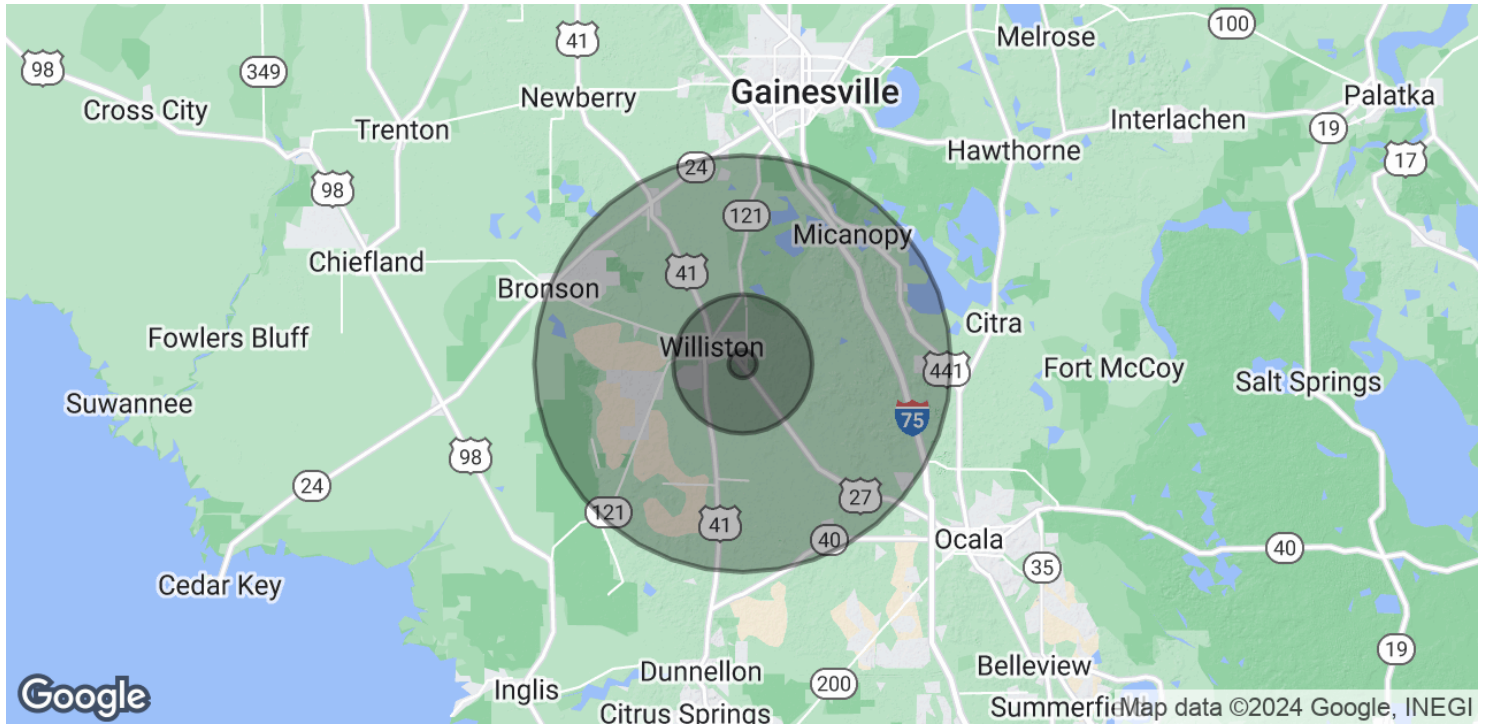


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DEMOGRAPHICS MAP & REPORT

INDUSTRIAL PROPERTY FOR LEASE



POPULATION	1 MILE	5 MILES	15 MILES
Total Population	1,243	8,071	89,374
Average Age	43	44	44
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	15 MILES
Total Households	482	3,248	35,475
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$74,712	\$79,120	\$112,549
Average House Value	\$264,387	\$310,692	\$345,940

Demographics data derived from AlphaMap

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