

2685-2695 NW 10th St. & 1081 NW 27th Ave Ocala, Florida 34475

Property Highlights

- Outstanding location just east of I-75 on US Hwy 27 at intersection of NW 27th Avenue
- Site has great daytime population due to several industrial parks in immediate vicinity
- Property is ideal for retail, fast food, gas station or sit-down restaurant
- Great visibility with ingress/egress from both 10th Street (US Hwy 27) and 27th Avenue
- · Established and growing retail trade area
- Good traffic counts: 22,000 on 10th Street & 19,600 on 27th Ave



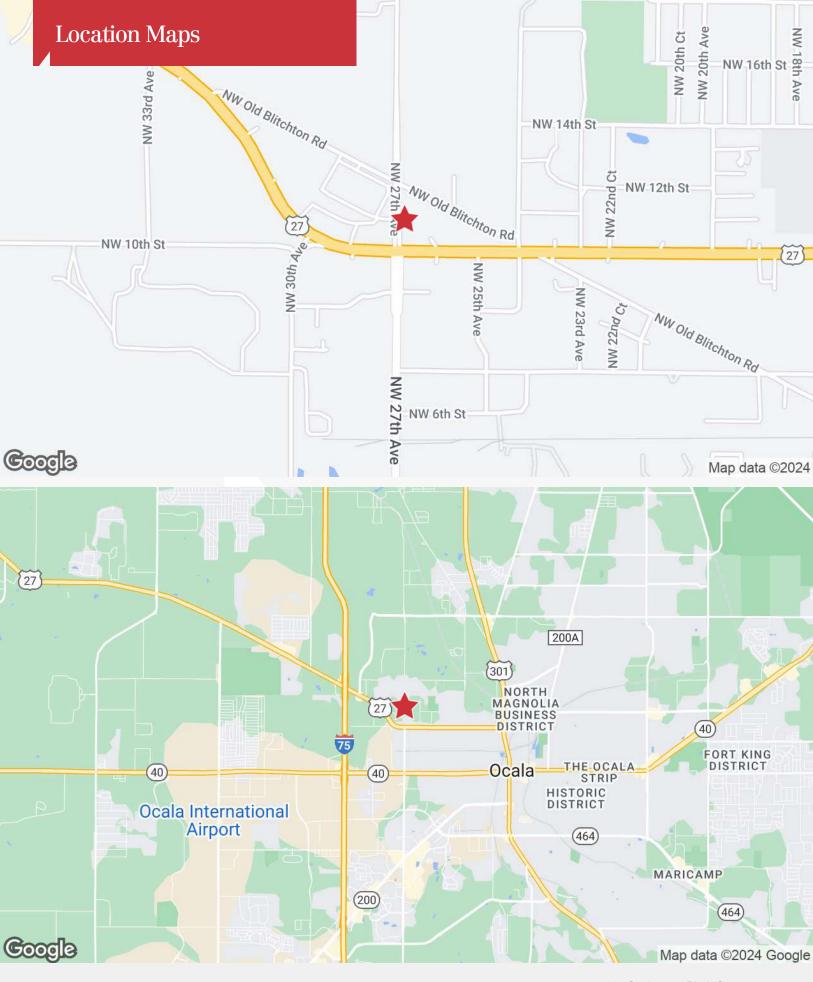
Sale Price: \$2,500,000 Lease Rate: \$100,000/Acre NNN

For more information

Brad Gifford

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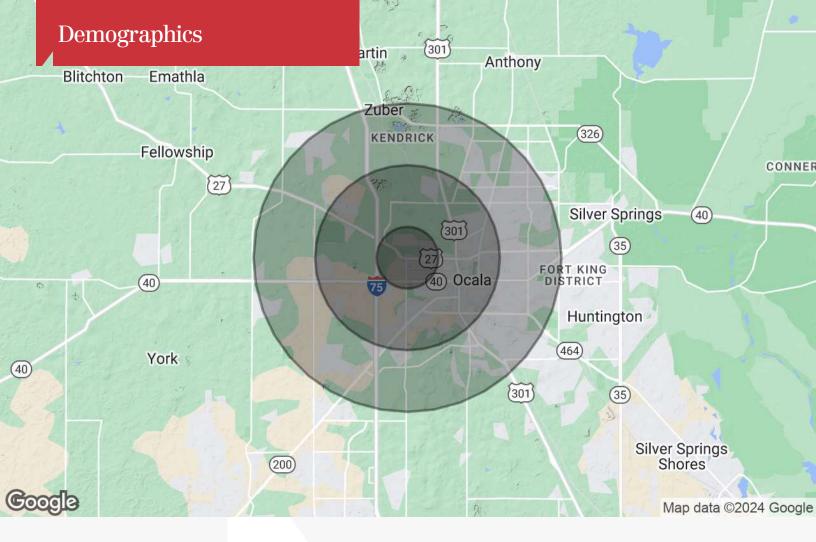
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.





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444 Seabreeze Blvd, Suite 1000 Daytona Beach, FL 32118 386 238 3600 tel



Population	1 Mile	3 Miles	5 Miles	
TOTAL POPULATION	4,553	31,803	86,175	
MEDIAN AGE	39	43	43	
MEDIAN AGE (MALE)	38	41	42	
MEDIAN AGE (FEMALE)	40	44	44	
Households & Income	1 Mile	3 Miles	5 Miles	
Households & Income TOTAL HOUSEHOLDS	1 Mile 1,366	3 Miles 13,006	5 Miles 35,029	
TOTAL HOUSEHOLDS	1,366	13,006	35,029	
TOTAL HOUSEHOLDS # OF PERSONS PER HH	1,366 3.3	13,006 2.4	35,029 2.5	

^{*} Demographic data derived from 2020 ACS - US Census

