



QSR OUTPARCEL GROUND LEASE

4465 - 4475 SW 40TH AVE. OCALA, FL 34474

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For Lease: Inquire For Rate

1.83 Acre Outparcel with Master Retention

Parcel ID: 2390-003-002



\$119,579
AVERAGE HOUSEHOLD
INCOME WITHIN
1 MILE RADIUS



1.83 acre outparcel to Ocala Berkshire Oaks, a 246,890 SF Power Center anchored by Kohl's, Ashley Homestore, and Petco. Other tenants include Guitar Center, Anytime Fitness, Davita Medical, Gators Dockside, Tijuana Flats and more

Positioned in the heart of Ocala's Primary Retail Corridor just off of I-75 (95,500 AADT)

Outparcel curb-in ready for up to 4,500 SF QSR with drive-thru capabilities

Owner may divide parcel for two operators

Located 0.5 miles from Market Street at Heath Brook

Over 2,250 rooftops under development within 2 mile radius

Florida Department of Transportation recently completed the \$7.7M project enhancing State Road 200 / SW College Road with new turn lanes, resurfacing, in addition to extending and widening the I-75 ramps increasing ease of access to subject property

187 feet of frontage on SW College Road (42,733 AADT)

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 Fax: 407.426.8542

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SITE



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SITE MAP



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THE NEIGHBORHOOD



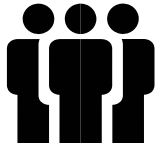
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LOCATION



1 minute
(0.4 miles)



**EMPLOYMENT
POPULATION**
± 28,288
(3 mile radius)



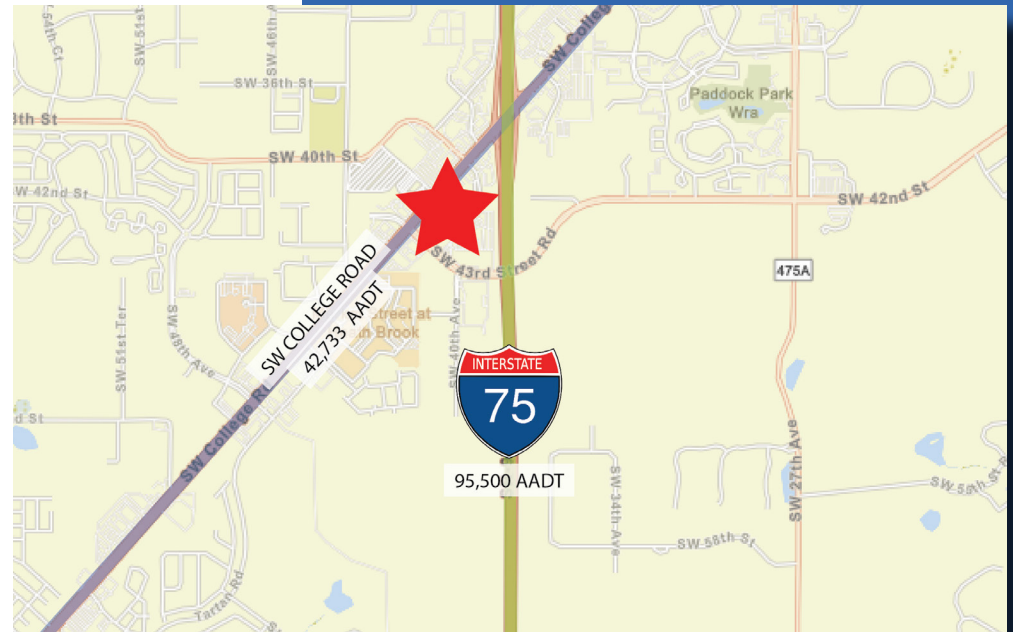
**DAYTIME
POPULATION**
± 42,582
(3 mile radius)



MEDIAN AGE
41.2
(3 mile radius)



**POPULATION
GROWTH**
4.22%
(5 mile radius)



Average Annual Daily Trips

2023

I-75	95,500
SW College Road (SR 200)	42,733

Surrounding Businesses

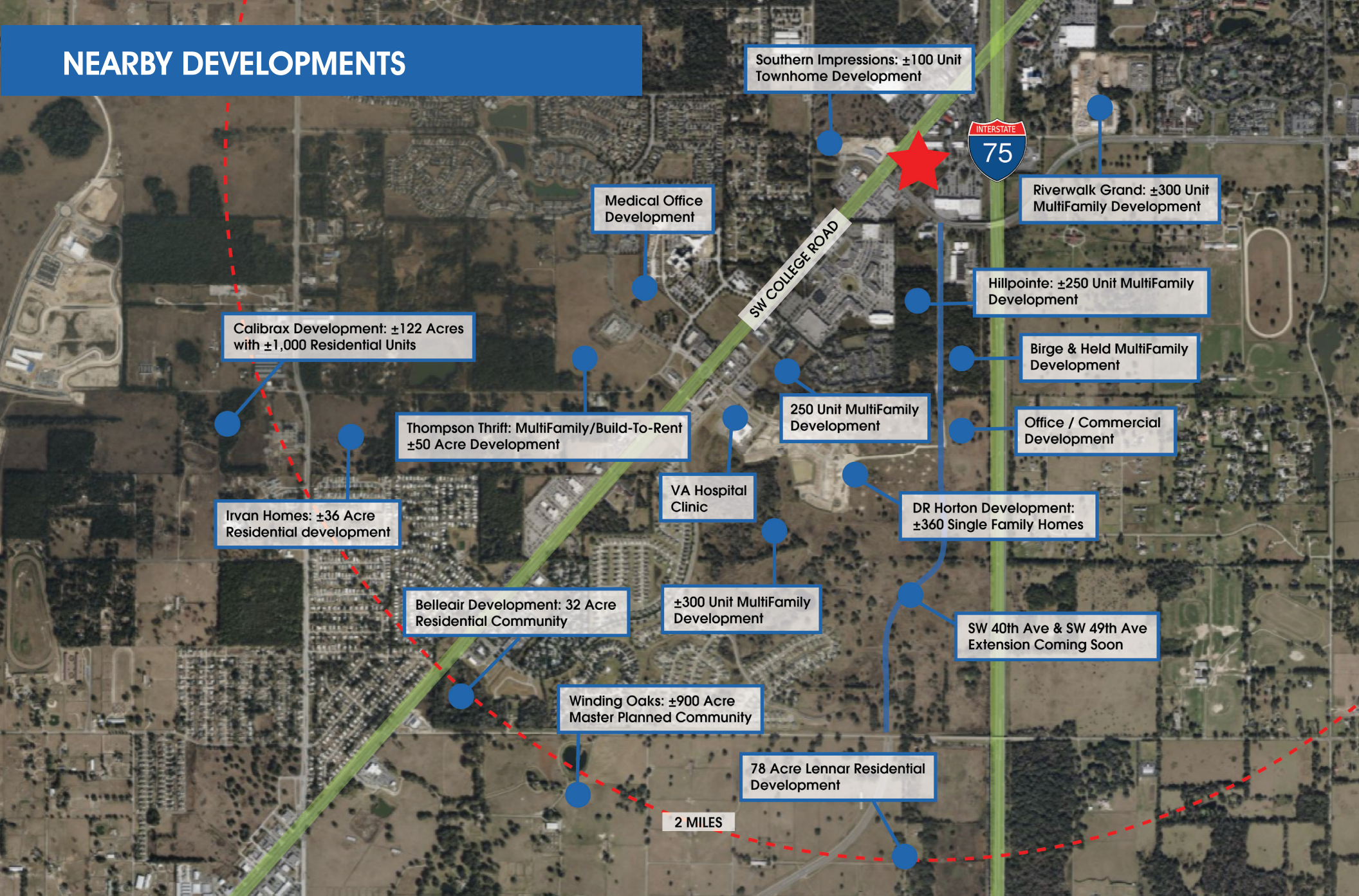
2024	1 mile	3 miles	5 miles
Retail Businesses	79	486	971
Food & Drink Businesses	25	138	262

		Total Population	Total Families	Total Households	Average Income
1 mile	2024	2,839	635	1,020	\$119,579
3 miles	2024	24,409	5,968	10,241	\$88,269
5 miles	2024	72,726	18,746	30,477	\$85,909

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NEARBY DEVELOPMENTS



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