

## .46 Acre Retail Redevelopment Corner

1255 E Silver Springs Blvd, Ocala, FL 34470

**FOR SALE**  
\$550,000

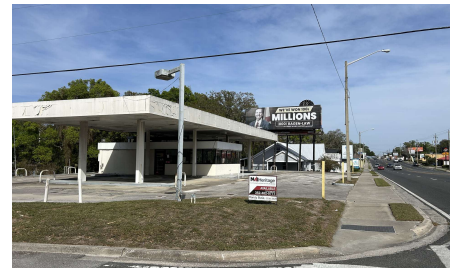


### Property Highlights

- .46 Acres B2 Zoned corner, ready to redevelop
- Outstanding exposure to Silver Springs Blvd
- Located next to Checkers burgers
- Former 911sf Hess gas station
- Site in a State Early Detection Incentive (EDI) Program for cleanup with minimal impact on redevelopment
- Prior approved plans for drive thru redevelopment
- 27,500 FDOT 2023 traffic count
- Locate your high exposure business HERE!

**Randy Buss, CCIM, SIOR**  
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Demographics	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	3,035	21,743	40,934
<b>Total Population</b>	7,140	52,579	101,723
<b>Average HH Income</b>	\$90,739	\$81,348	\$87,661



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### Property Description

A prime high visibility redevelopment opportunity in this .46 acres on bustling Silver Springs Boulevard. A former Hess Mart gas station and convenient store of 911sf with extra large 2906sf canopy above the building. The City supports redevelopment of this site and seller can provide prior approved redevelopment plans of a drive thru concept.

The seller provides the following understanding from the State of Florida Department of Environmental Protection: "The site has 4 closed-in-place underground storage tanks in 2013 and the state accepted the site into the Early Detection Incentive (EDI) program and performing test and clean up on a prior fuel discharge [Hess Station, FL DEP Facility ID# 42/8511379, Discharge Date 12/28/88]. Current testing and treatment are performed at the expense of the State via monitoring and treatment injection wells. Treatment continues by the State and if property owner decides to remove the building structure at owner's expense, the State will pay to remove those tanks and contaminated soil and bring the land up to its existing shape and give the Owner a permanent clean status. If the Owner decides to keep the building in place, those treatments will continue at the State expense until it is remediated." The environmental condition has a minimal impact on redevelopment and the seller will provide latest reports and help put buyer in touch with appropriate state agency contacts for further information.

### Location Description

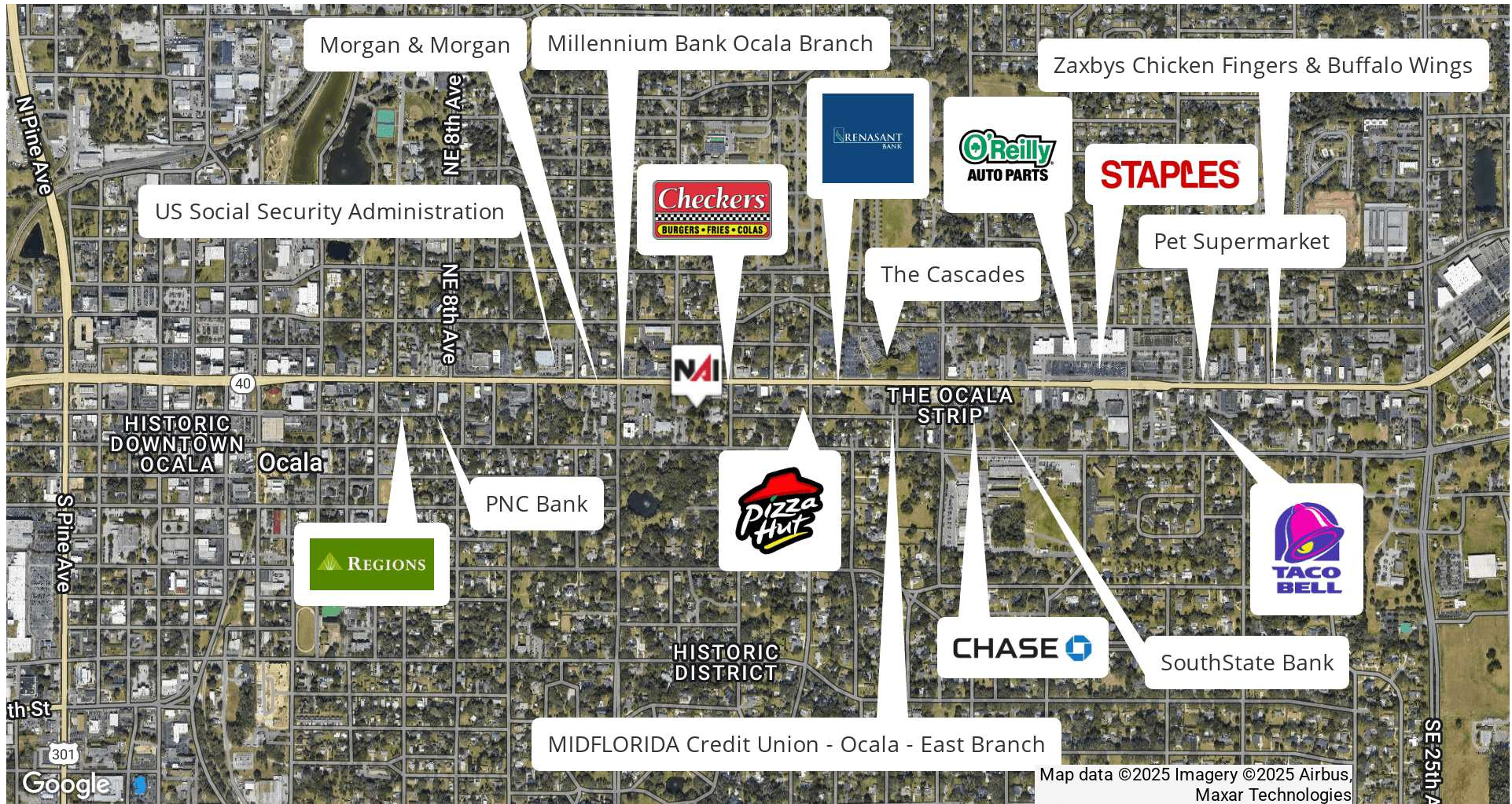
On State Road 40, aka E. Silver Springs Blvd, 1 mile east of Hwy 441. Located on north side of Silver Springs Blvd on opposite corner of Checkers burgers at NE 12th Terrace.

Population Ocala MSA 2023 409,959. ~269 people a week moving into the Ocala Metro. The Ocala Metro had one of the 10 Fastest Growing Economies in the nation from 2019 to 2021, doubling the average Florida growth and tripling the average US growth rates. [2023]

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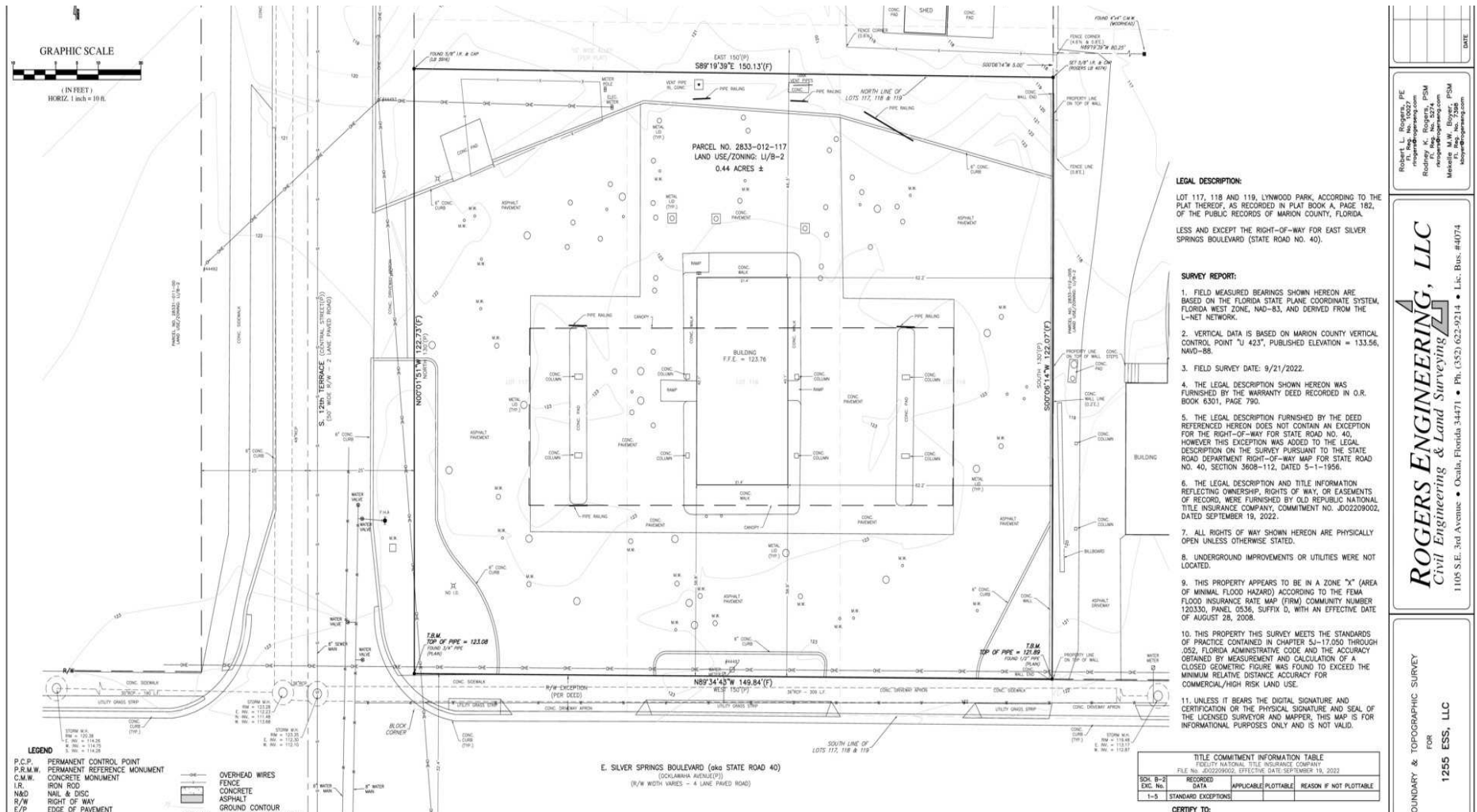




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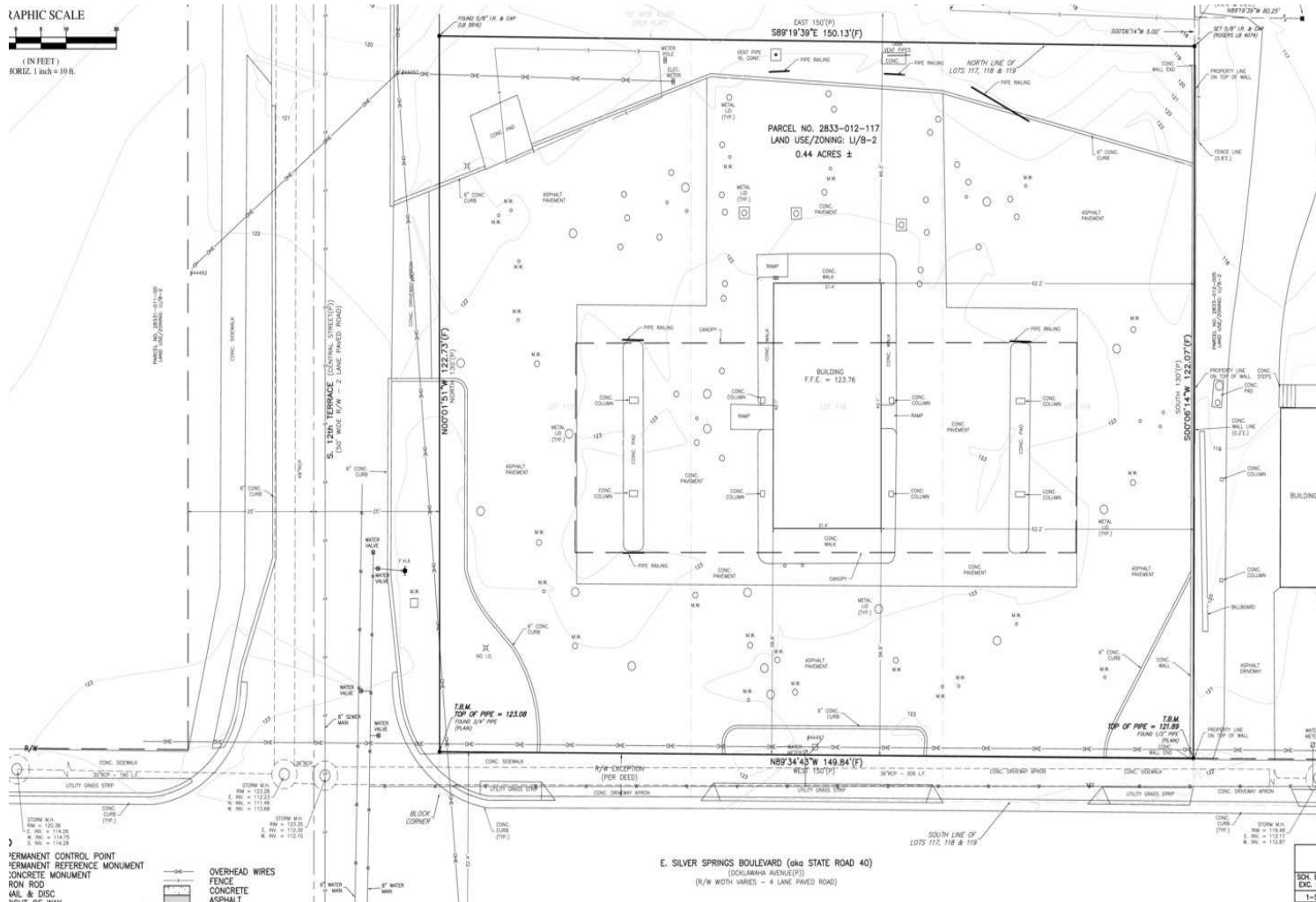




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GRAPHIC SCALE  
(IN FEET)  
HORIZ. 1 inch = 10 ft.



### LEGAL DESCRIPTION:

LOT 117, 118 AND 119, LYNWOOD PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 182, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LESS AND EXCEPT THE RIGHT-OF-WAY FOR EAST SILVER SPRINGS BOULEVARD (STATE ROAD NO. 40).

### SURVEY REPORT:

1. FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
2. VERTICAL DATA IS BASED ON MARION COUNTY VERTICAL CONTROL POINT "U 423", PUBLISHED ELEVATION = 133.56, NAVD-88.
3. FIELD SURVEY DATE: 9/21/2022.
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS FURNISHED BY THE WARRANTY DEED RECORDED IN O.R. BOOK 6301, PAGE 790.
5. THE LEGAL DESCRIPTION FURNISHED BY THE DEED REFERENCED HEREON DOES NOT CONTAIN AN EXCEPTION FOR THE RIGHT-OF-WAY FOR STATE ROAD NO. 40. HOWEVER THIS EXCEPTION WAS ADDED TO THE LEGAL DESCRIPTION ON THE SURVEY PURSUANT TO THE STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP FOR STATE ROAD NO. 40, SECTION 3608-112, DATED 5-1-1956.
6. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING OWNERSHIP, RIGHTS OF WAY, OR EASEMENTS OF RECORD, WERE FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. J002209002, DATED SEPTEMBER 19, 2022.
7. ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
8. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
9. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120330, PANEL 0506, SUFFIX D, WITH AN EFFECTIVE DATE OF AUGUST 28, 2008.
10. THIS PROPERTY THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK LAND USE.
11. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

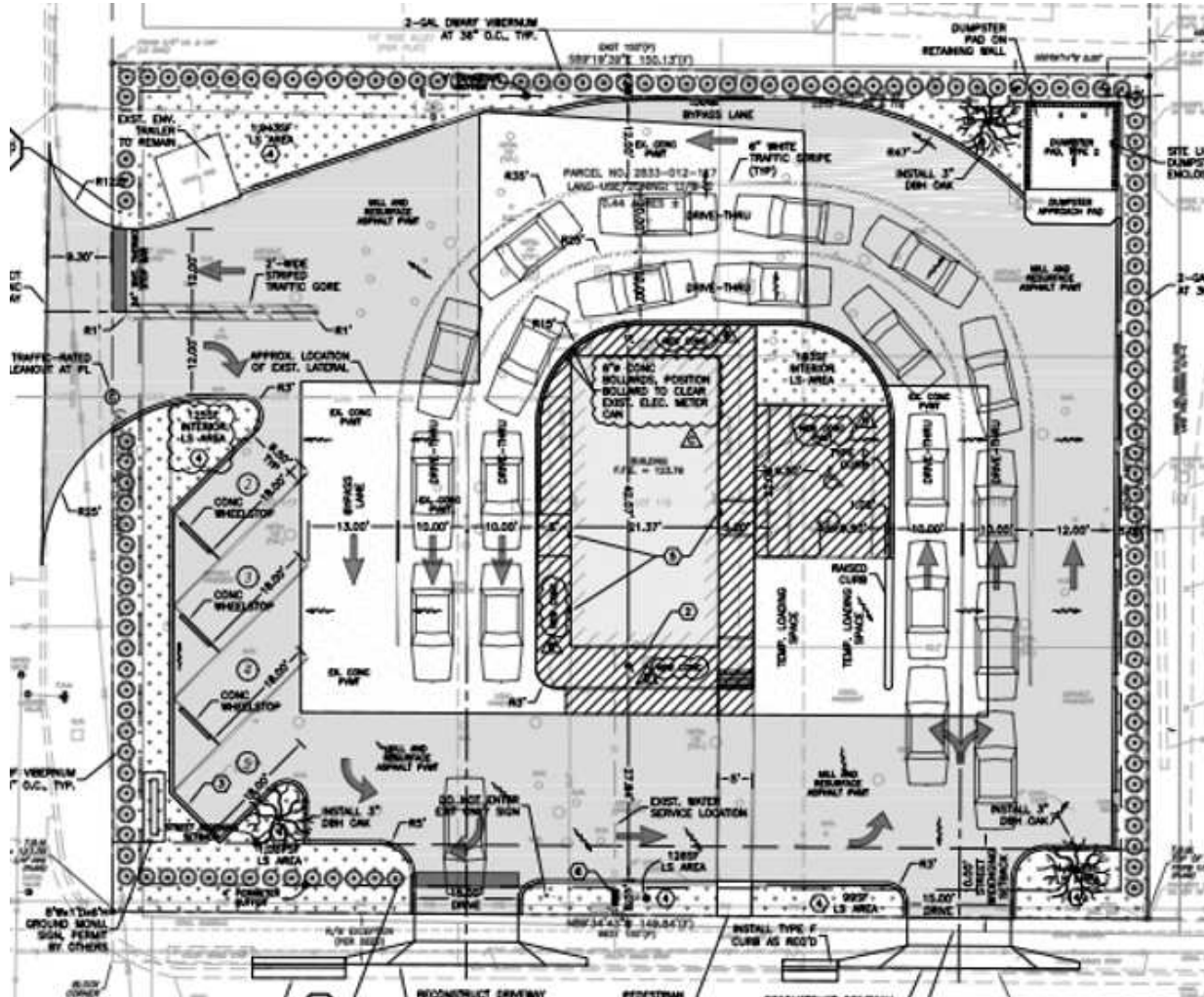
### TITLE COMMITMENT INFORMATION TABLE

FILE NO.	RECORDED	APPLICABLE	REASON IF NOT APPLICABLE
FILE NO. J002209002, EFFECTIVE DATE: SEPTEMBER 19, 2022			
EXC. NO.			
1-5	STANDARD EXCEPTIONS		

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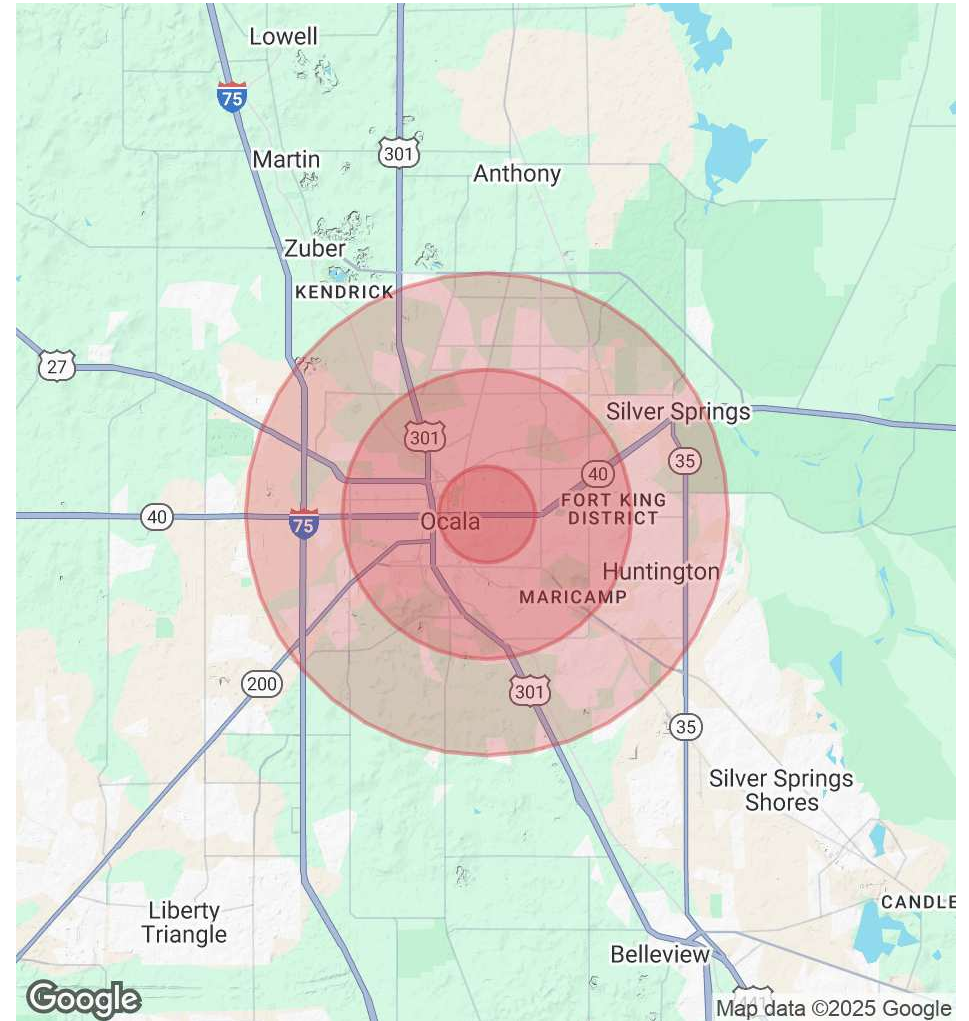
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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	7,140	52,579	101,723
<b>Average Age</b>	41	42	43
<b>Average Age (Male)</b>	39	40	41
<b>Average Age (Female)</b>	42	44	44

Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	3,035	21,743	40,934
<b># of Persons per HH</b>	2.4	2.4	2.5
<b>Average HH Income</b>	\$90,739	\$81,348	\$87,661
<b>Average House Value</b>	\$324,558	\$249,477	\$256,725

Demographics data derived from AlphaMap



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## Professional Background

### Scope of Service Experience

Landlord / Seller Representation Tenant / Buyer Representation Investment Services, Commercial Property Management via alliance provider Heritage Management LLC, Construction Management, Receivership & Special Asset Disposition.

### Background & Experience

Procter & Gamble Products Company 1991 - 2004 in Georgia, Manchester England, and Pennsylvania: Engineering and Manufacturing Management including capacity increases, domestic & international plant start-up leadership and expansions, management of site construction contractors, and converting/packaging technology and personnel. Plants ranged in size from 350 to 3,000ppl and ran 24hrs/day 7 days per week. Heritage Management 2004 - Present: The leading and largest commercial property management company in Ocala, FL and surrounding counties since 1979. During this time I have managed a portfolio of commercial income producing properties of all types including office, industrial and retail. Conducted all lease administration and negotiations. Over the years increased company market share by forming a department for non-managed Seller/Landlord Lease & Sale Representation. This evolved into Tenant/Buyer Representation. As the Client base grew more diverse and the market changed, it became necessary to keep the management capabilities within Heritage Management and create a separate entity with new tools, reach and capability named NAI Heritage. NAI Heritage 1/1/11 - Present. NAI Heritage provides brokerage services to the public and is the alliance brokerage service provider for properties managed by Heritage Management LLC.

NAI Heritage  
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