

PRIME B4-ZONED OUTPARCEL AT BELLEVIEW'S BUSIEST CORNER

6041 SE ABSHIER BLVD BELLEVIEW, FL 34420

EXECUTIVE SUMMARY

OFFICE BUILDING FOR LEASE



OFFERING SUMMARY

| | |
|-----------------------|---------------------------------------|
| Available SF: | 1.18 Acres |
| Lease Rate: | Negotiable |
| Lot Size: | 1.18 Acres |
| Year Built: | 1977 |
| Building Size: | 2,843 SF |
| Zoning: | B-4 |
| Market: | Commercial Investment, Development |
| Traffic Count Street: | 29,500 AADT |

PROPERTY OVERVIEW

An exceptional opportunity awaits with this 1.18-acre B4-zoned outparcel prominently positioned at the highly visible signalized intersection of Hwy 27/441 and Hwy 301 and the —one of the most desirable corners in Belleview. With excellent frontage, strong traffic counts, and established surrounding commercial activity, this parcel is ideal for national or regional retailers, service providers, or medical/professional offices. The owner prefers a ground lease arrangement but is open to discussing a potential sale.

Ocala Metro Growth Highlights

Located just minutes from Ocala, this site benefits from the region's dynamic economic expansion. The Ocala Metro has consistently ranked among the top areas in the nation for job and population growth, including being named one of the Top 10 Fastest Growing Metros in the U.S. by the U.S. Census Bureau. Ocala has also been recognized by Forbes and U.S. News & World Report for its strong business climate, affordability, and quality of life. The area is a magnet for distribution, logistics, and healthcare industries, with major employers like Amazon, FedEx, and AdventHealth driving demand. Belleview, nestled within this flourishing region, offers strategic positioning and long-term upside for investors and users alike.

FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

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

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ADDITIONAL PHOTOS

OFFICE BUILDING FOR LEASE



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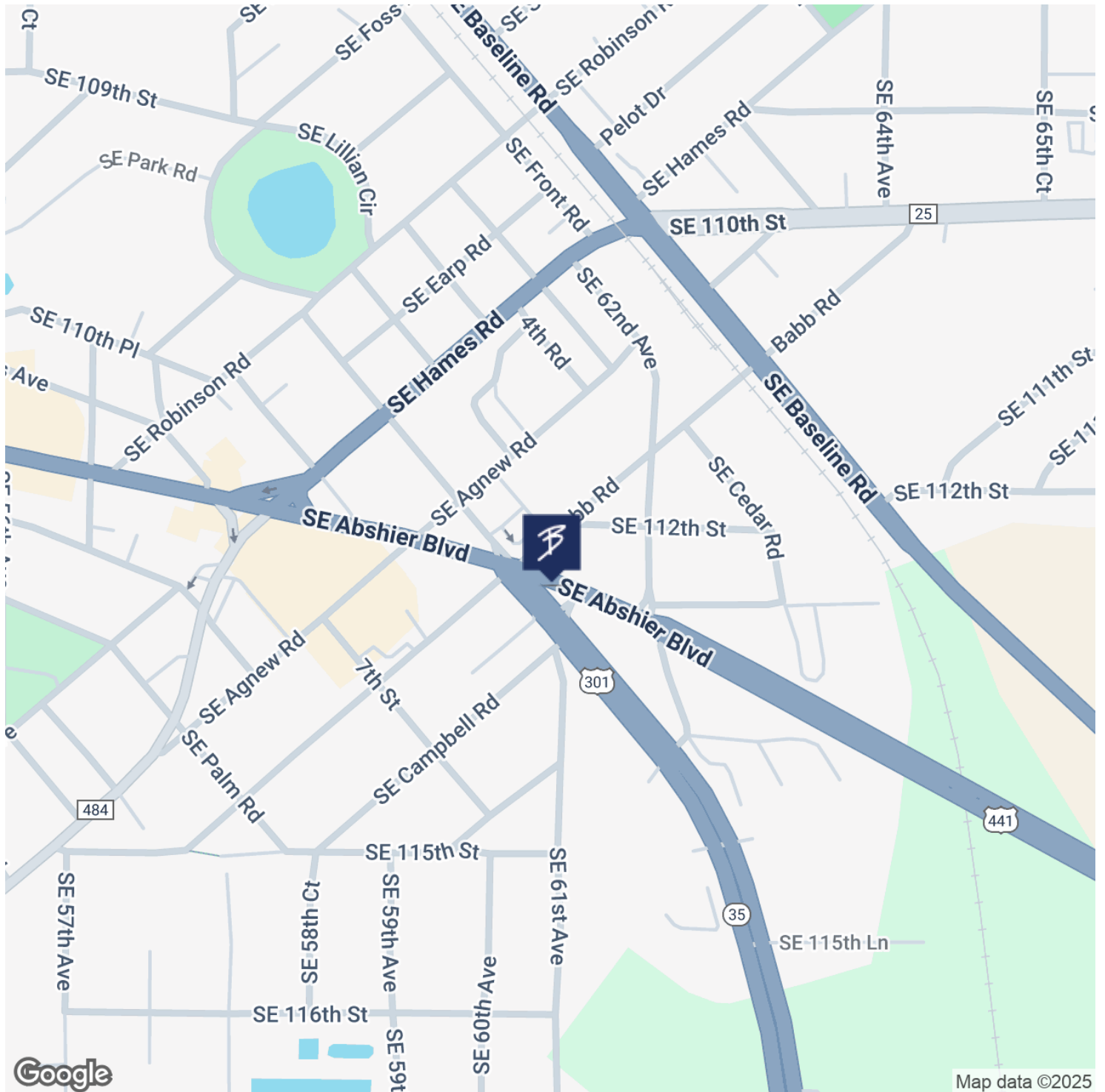


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LOCATION MAP

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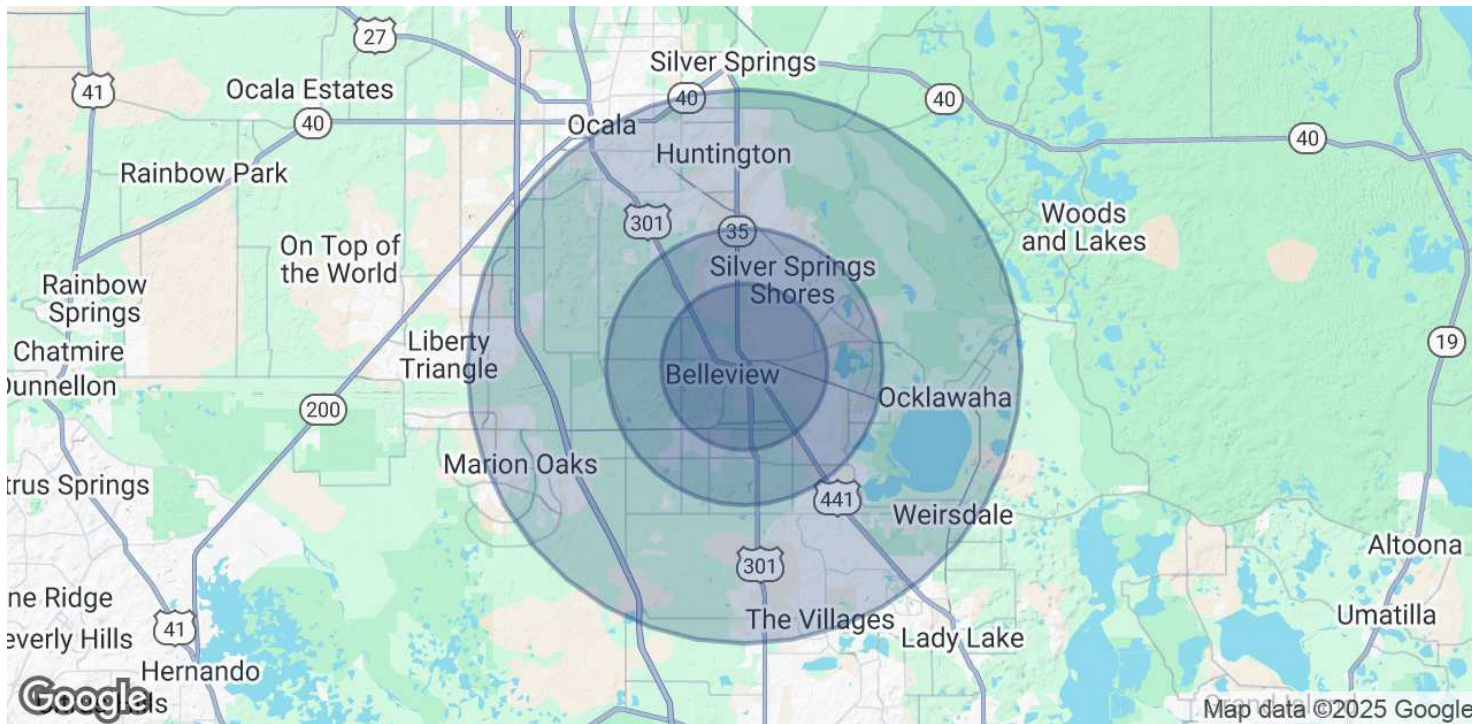


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DEMOGRAPHICS MAP & REPORT

OFFICE BUILDING FOR LEASE



| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population | 21,703 | 64,272 | 239,431 |
| Average Age | 44 | 45 | 49 |
| Average Age (Male) | 42 | 44 | 48 |
| Average Age (Female) | 45 | 46 | 50 |

| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 8,796 | 25,948 | 102,580 |
| # of Persons per HH | 2.5 | 2.5 | 2.3 |
| Average HH Income | \$73,847 | \$74,039 | \$85,590 |
| Average House Value | \$237,188 | \$241,730 | \$288,912 |

Demographics data derived from AlphaMap

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