



# 26.68 Acres Monroe's Corner

13290 S Hwy 475, Ocala, FL 34480

*Offered at: \$2,500,000*



*Exclusively Listed By:*



**FRAN DANN-AKIN, SIOR**

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**VAN AKIN, SIOR**

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# *Executive Summary*

## **PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY 26.68 Acres, Monroe's Corner**

Marion County, Florida, Exceptional Investment Property with Location, Location, Location!

### Key Features:

- Large hard corner 26.68-acre parcel
- Two miles south of the Florida Horse Park and Florida Greenways and Trails System (FGTS)
- Zoned A1 with 6+ acres designated for Rural Activity Center (RAC)
- Strategic highway frontage on CR 484 at lighted intersection with CR 475, two miles from Exit 341 on I-75.
- Prime location for high-volume retail development
- Combined traffic count of Hwy 484 and CR 475 of 21,800 vehicles
- Existing residential well on property

**Location Highlights:** Situated at the crossroads of CR 484 and CR 475, this property offers maximum visibility and accessibility. The high traffic count and strategic zoning make this an ideal site for commercial expansion, retail centers, or mixed-use development.

**Zoning Advantages:** The A1 zoning with RAC future land use provides flexible development opportunities, making this a versatile investment for forward-thinking developers and businesses.

### Perfect for:

- Retail Centers
- Commercial Complexes
- Mixed-Use Developments
- Large-Scale Business Ventures

Don't miss this rare opportunity to secure a prime commercial real estate investment in a desirable location!

Utilities: SECO Energy,

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(352) 266-7795

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(352) 804-2446





# Aerial with Amenities nearby

**AKIN** Realty Company





# Topographic Map



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## Demographic and Income Profile

13290 S Highway 475, Ocala, Florida, 34480  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 29.02924  
Longitude: -82.12166

Summary	Census 2010		Census 2020		2024		2029	
Population	33,043		38,256		41,990		43,813	
Households	12,592		14,761		16,306		17,187	
Families	9,027		10,202		11,055		11,627	
Average Household Size	2.62		2.58		2.57		2.54	
Owner Occupied Housing Units	9,327		10,926		12,397		13,632	
Renter Occupied Housing Units	3,266		3,835		3,909		3,554	
Median Age	41.1		43.7		43.2		43.6	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.85%		0.93%		0.38%			
Households	1.06%		1.15%		0.64%			
Families	1.01%		1.12%		0.56%			
Owner HHs	1.92%		1.66%		0.97%			
Median Household Income	3.49%		3.25%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			1,425	8.7%	1,218	7.1%		
\$15,000 - \$24,999			998	6.1%	716	4.2%		
\$25,000 - \$34,999			1,386	8.5%	1,037	6.0%		
\$35,000 - \$49,999			1,911	11.7%	1,564	9.1%		
\$50,000 - \$74,999			3,179	19.5%	3,407	19.8%		
\$75,000 - \$99,999			2,329	14.3%	2,644	15.4%		
\$100,000 - \$149,999			2,929	18.0%	3,551	20.7%		
\$150,000 - \$199,999			1,423	8.7%	2,138	12.4%		
\$200,000+			725	4.4%	910	5.3%		
Median Household Income			\$67,253		\$79,822			
Average Household Income			\$87,131		\$102,148			
Per Capita Income			\$33,852		\$40,086			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,027	6.1%	2,063	5.4%	2,295	5.5%	2,392	5.5%
5 - 9	2,124	6.4%	2,200	5.8%	2,440	5.8%	2,408	5.5%
10 - 14	2,254	6.8%	2,559	6.7%	2,533	6.0%	2,540	5.8%
15 - 19	2,396	7.3%	2,351	6.1%	2,601	6.2%	2,395	5.5%
20 - 24	1,821	5.5%	1,964	5.1%	2,364	5.6%	2,441	5.6%
25 - 34	3,551	10.7%	4,312	11.3%	4,730	11.3%	5,230	11.9%
35 - 44	4,031	12.2%	4,196	11.0%	4,941	11.8%	5,228	11.9%
45 - 54	4,897	14.8%	4,632	12.1%	4,794	11.4%	4,904	11.2%
55 - 64	4,243	12.8%	5,491	14.4%	5,619	13.4%	5,332	12.2%
65 - 74	3,321	10.1%	5,023	13.1%	5,494	13.1%	5,975	13.6%
75 - 84	1,813	5.5%	2,740	7.2%	3,307	7.9%	3,883	8.9%
85+	564	1.7%	725	1.9%	870	2.1%	1,085	2.5%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	25,734	77.9%	24,569	64.2%	25,609	61.0%	25,531	58.3%
Black Alone	4,014	12.1%	4,489	11.7%	5,154	12.3%	5,656	12.9%
American Indian Alone	178	0.5%	212	0.6%	252	0.6%	271	0.6%
Asian Alone	350	1.1%	399	1.0%	464	1.1%	485	1.1%
Pacific Islander Alone	25	0.1%	23	0.1%	27	0.1%	30	0.1%
Some Other Race Alone	1,723	5.2%	3,121	8.2%	3,849	9.2%	4,361	10.0%
Two or More Races	1,018	3.1%	5,444	14.2%	6,636	15.8%	7,480	17.1%
Hispanic Origin (Any Race)	7,079	21.4%	9,770	25.5%	12,194	29.0%	13,868	31.7%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

December 16, 2024

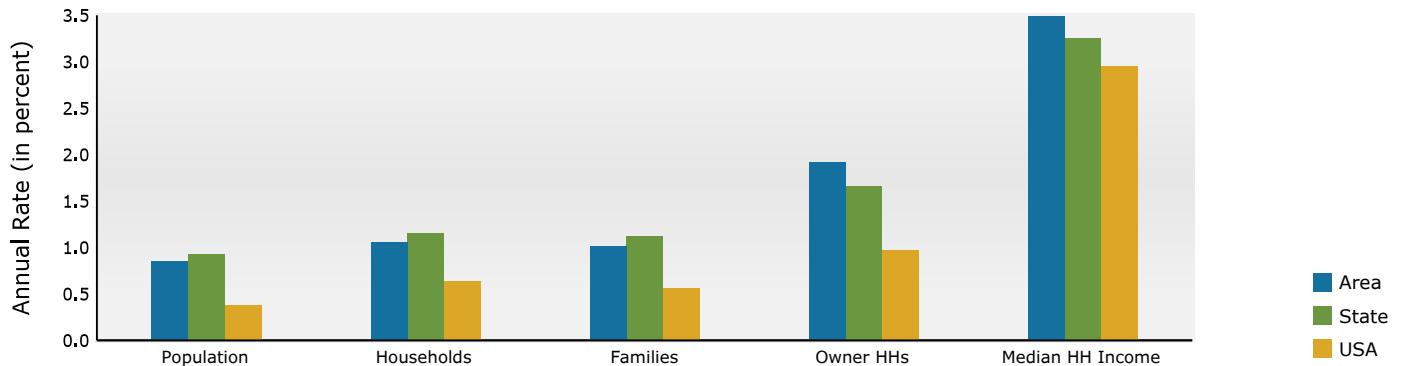


## Demographic and Income Profile

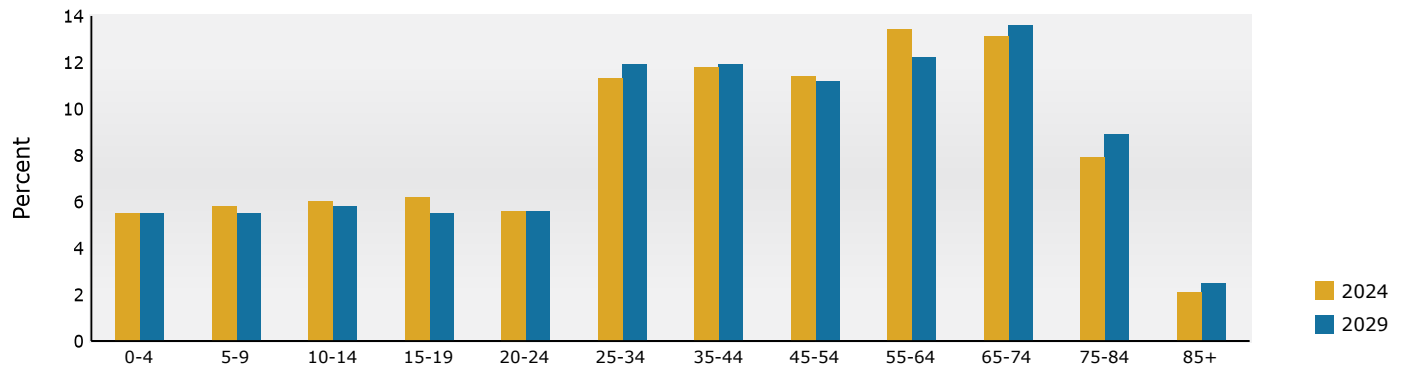
13290 S Highway 475, Ocala, Florida, 34480  
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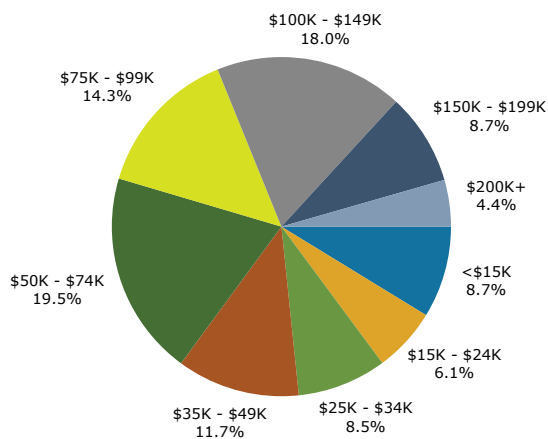
### Trends 2024-2029



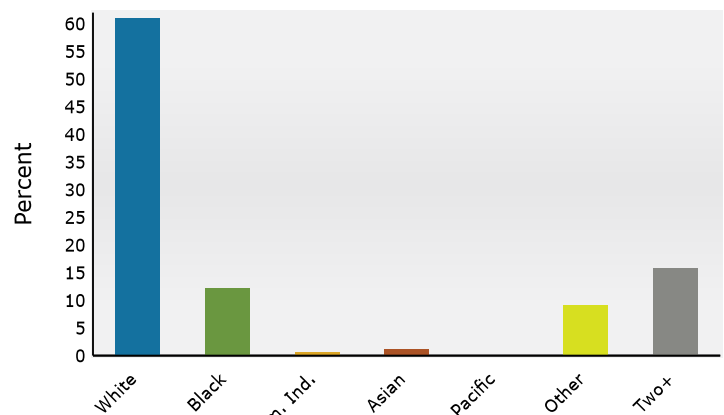
### Population by Age



### 2024 Household Income



### 2024 Population by Race



2024 Percent Hispanic Origin: 29.0%



# Retail Goods and Services Expenditures



## Retail Goods and Services Expenditures

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Top Tapestry Segments	Percent	Demographic Summary	2024	2029
Down the Road (10D)	27.8%	Population	41,990	43,813
Senior Escapes (9D)	26.6%	Households	16,306	17,187
Southern Satellites (10A)	11.4%	Families	11,055	11,627
The Great Outdoors (6C)	10.7%	Median Age	43.2	43.6
Rural Bypasses (10E)	7.6%	Median Household Income	\$67,253	\$79,822
		Spending Potential Index	Average Amount Spent	Total
<b>Apparel and Services</b>				
Men's		76	\$1,800.06	\$29,351,833
Women's		75	\$331.30	\$5,402,258
Children's		78	\$626.04	\$10,208,285
Footwear		78	\$285.98	\$4,663,136
Footwear		76	\$377.32	\$6,152,619
Watches & Jewelry		63	\$143.46	\$2,339,291
Apparel Products and Services (1)		74	\$35.95	\$586,244
<b>Computer</b>				
Computers and Hardware for Home Use		73	\$197.74	\$3,224,304
Portable Memory		69	\$2.80	\$45,686
Computer Software		70	\$11.01	\$179,459
Computer Accessories		74	\$17.54	\$285,974
<b>Entertainment &amp; Recreation</b>				
Fees and Admissions		79	\$3,217.99	\$52,472,588
Membership Fees for Clubs (2)		70	\$574.28	\$9,364,209
Fees for Participant Sports, excl. Trips		70	\$211.98	\$3,456,512
Fees for Participant Sports, excl. Trips		74	\$99.25	\$1,618,380
Tickets to Theatre/Operas/Concerts		69	\$52.52	\$856,448
Tickets to Movies		71	\$17.42	\$284,045
Tickets to Parks or Museums		73	\$27.31	\$445,246
Admission to Sporting Events, excl. Trips		71	\$56.25	\$917,242
Fees for Recreational Lessons		63	\$108.92	\$1,776,027
Dating Services		80	\$0.63	\$10,309
TV/Video/Audio		84	\$1,112.11	\$18,134,082
Cable and Satellite Television Services		88	\$664.96	\$10,842,801
Televisions		80	\$122.70	\$2,000,702
Satellite Dishes		90	\$1.12	\$18,278
VCRs, Video Cameras, and DVD Players		78	\$3.86	\$62,982
Miscellaneous Video Equipment		98	\$22.21	\$362,234
Video Cassettes and DVDs		75	\$4.34	\$70,773
Video Game Hardware/Accessories		75	\$34.93	\$569,610
Video Game Software		71	\$14.29	\$232,992
Rental/Streaming/Downloaded Video		77	\$132.60	\$2,162,211
Installation of Televisions		63	\$1.07	\$17,401
Audio (3)		76	\$108.78	\$1,773,763
Rental and Repair of TV/Radio/Sound Equipment		78	\$1.25	\$20,336
Pets		81	\$818.06	\$13,339,313
Toys/Games/Crafts/Hobbies (4)		77	\$140.99	\$2,298,998
Recreational Vehicles and Fees (5)		78	\$153.82	\$2,508,258
Sports/Recreation/Exercise Equipment (6)		81	\$247.31	\$4,032,558
Photo Equipment and Supplies (7)		68	\$41.52	\$677,089
Reading (8)		73	\$102.24	\$1,667,181
Catered Affairs (9)		70	\$27.65	\$450,899
<b>Food</b>				
Food at Home		80	\$8,909.62	\$145,280,259
Bakery and Cereal Products		80	\$5,839.88	\$95,225,045
Meats, Poultry, Fish, and Eggs		80	\$745.78	\$12,160,713
Meats, Poultry, Fish, and Eggs		81	\$1,267.75	\$20,671,997
Dairy Products		80	\$550.80	\$8,981,358
Fruits and Vegetables		77	\$1,116.79	\$18,210,458
Snacks and Other Food at Home (10)		81	\$2,158.75	\$35,200,518
Food Away from Home		79	\$3,069.74	\$50,055,214
Alcoholic Beverages		73	\$474.27	\$7,733,481

**Data Note:** The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

**Source:** Esri forecasts for 2024 and 2029; Consumer Spending data are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics.

December 16, 2024

# Retail Goods and Services Expenditures



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	Spending Potential Index	Average Amount Spent	Total
<b>Financial</b>			
Value of Stocks/Bonds/Mutual Funds	75	\$34,771.66	\$566,986,628
Value of Retirement Plans	77	\$124,740.04	\$2,034,011,078
Value of Other Financial Assets	79	\$7,151.03	\$116,604,647
Vehicle Loan Amount excluding Interest	86	\$3,048.42	\$49,707,562
Value of Credit Card Debt	76	\$2,203.13	\$35,924,317
<b>Health</b>			
Nonprescription Drugs	90	\$159.72	\$2,604,353
Prescription Drugs	90	\$370.66	\$6,043,940
Eyeglasses and Contact Lenses	79	\$100.08	\$1,631,894
<b>Home</b>			
Mortgage Payment and Basics (11)	78	\$10,518.94	\$171,521,792
Maintenance and Remodeling Services	80	\$3,758.81	\$61,291,159
Maintenance and Remodeling Materials (12)	87	\$755.76	\$12,323,351
Utilities, Fuel, and Public Services	85	\$5,087.03	\$82,949,045
<b>Household Furnishings and Equipment</b>			
Household Textiles (13)	78	\$102.61	\$1,673,199
Furniture	79	\$785.82	\$12,813,646
Rugs	73	\$33.09	\$539,554
Major Appliances (14)	85	\$499.15	\$8,139,218
Housewares (15)	82	\$87.37	\$1,424,575
Small Appliances	77	\$61.98	\$1,010,586
Luggage	73	\$15.15	\$247,089
Telephones and Accessories	88	\$89.55	\$1,460,132
<b>Household Operations</b>			
Child Care	67	\$372.32	\$6,071,110
Lawn and Garden (16)	85	\$595.47	\$9,709,808
Moving/Storage/Freight Express	70	\$85.42	\$1,392,934
Housekeeping Supplies (17)	84	\$756.07	\$12,328,442
<b>Insurance</b>			
Owners and Renters Insurance	89	\$734.48	\$11,976,495
Vehicle Insurance	86	\$1,814.83	\$29,592,666
Life/Other Insurance	81	\$546.29	\$8,907,737
Health Insurance	86	\$4,281.21	\$69,809,362
Personal Care Products (18)	78	\$438.53	\$7,150,651
School Books (19)	74	\$31.50	\$513,716
Smoking Products	96	\$448.30	\$7,309,912
<b>Transportation</b>			
Payments on Vehicles excluding Leases	86	\$2,606.95	\$42,508,922
Gasoline and Motor Oil	87	\$2,906.00	\$47,385,299
Vehicle Maintenance and Repairs	82	\$1,217.97	\$19,860,197
<b>Travel</b>			
Airline Fares	70	\$441.49	\$7,198,888
Lodging on Trips	76	\$750.81	\$12,242,674
Auto/Truck Rental on Trips	72	\$83.80	\$1,366,471
Food and Drink on Trips	75	\$558.84	\$9,112,450

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- (1) **Apparel Products and Services** includes shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) **Membership Fees for Clubs** includes membership fees for social, recreational, and health clubs.
- (3) **Audio** includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.
- (4) **Toys and Games** includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.
- (5) **Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.
- (6) **Sports/Recreation/Exercise Equipment** includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) **Photo Equipment** includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) **Reading** includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers.
- (9) **Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) **Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fats and oils, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips and other snacks, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) **Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent on owned dwellings.
- (12) **Maintenance and Remodeling Materials** includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) **Household Textiles** includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers and decorative pillows.
- (14) **Major Appliances** includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) **Housewares** includes flatware, dishes, cups glasses, serving pieces, nonelectric cookware, and tableware.
- (16) **Lawn and Garden** includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) **Housekeeping Supplies** includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
- (18) **Personal Care Products** includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, other miscellaneous care products and personal care appliances.
- (19) **School Books** includes school books for college, elementary school, high school, vocational/technical school, preschool and other schools.

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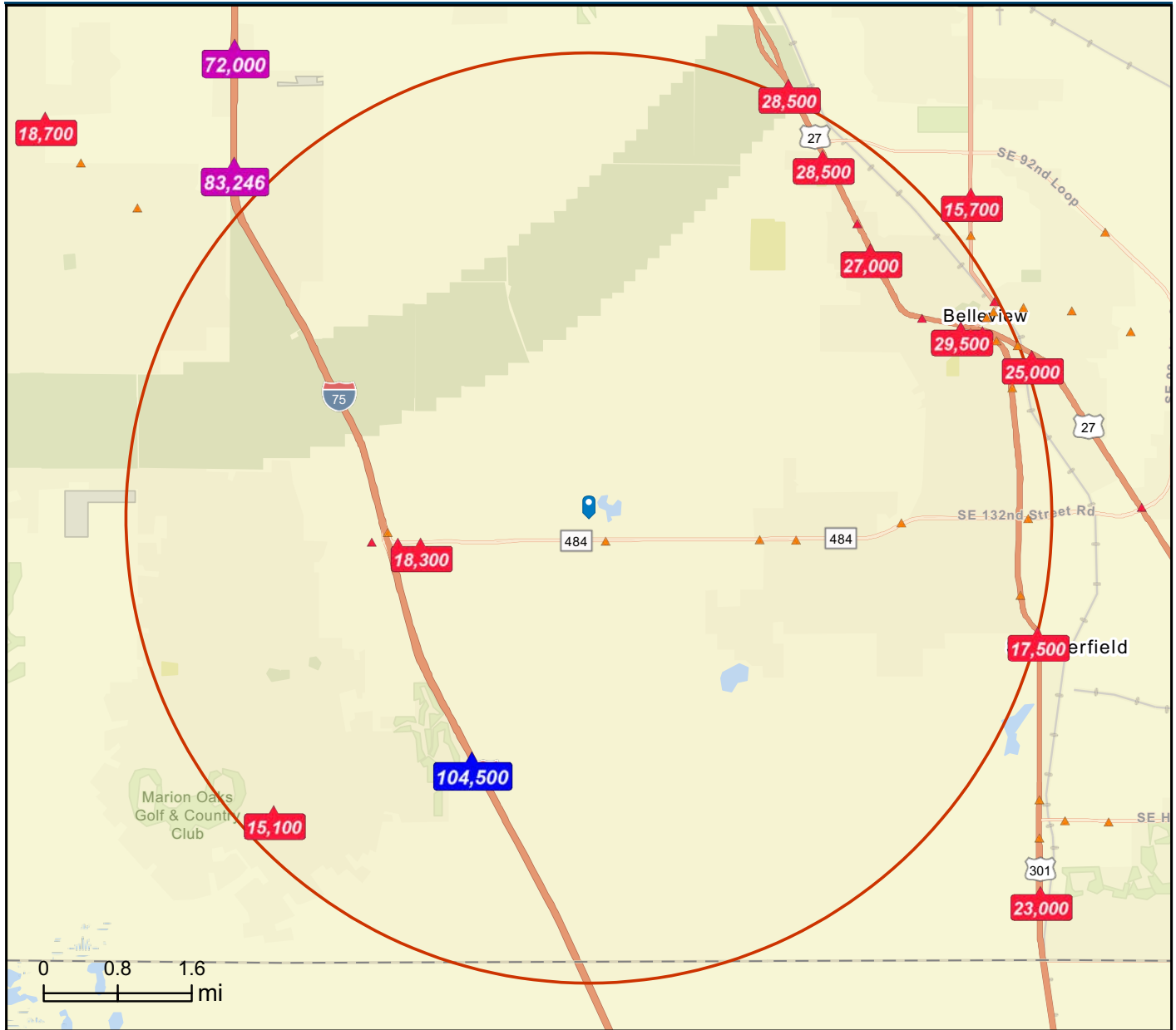
# Traffic Count



## Traffic Count Map

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