

PRIME RESTAURANT DEVELOPMENT OPPORTUNITY — GROUND LEASE

±1.21 ACRES | B2 ZONING | NEAR I-75 | HOTEL & RETAIL ADJACENCY | 10 MINUTES TO WEC

EXECUTIVE SUMMARY

LAND FOR LEASE



OFFERING SUMMARY

Lease Rate: \$75,000.00 per year
(Ground)

Lot Size: 1.21 Acres

Zoning: B2

Market: Hospitality

Submarket: Restaurant

Traffic Count Street: 21,000 AADT

PROPERTY OVERVIEW

±1.21 Acres | B2 Zoning | Near I-75 | Hotel & Retail Adjacency | 10 Minutes to WEC

Rare opportunity in one of Ocala's fastest-growing commercial corridors — an exceptional restaurant-oriented development site strategically positioned immediately adjacent to the newly opened Staybridge Suites Ocala Near Equestrian Aquatics, an IHG Hotel (currently experiencing near-100% nightly occupancy), offering enhanced built-in pedestrian and vehicular demand. This 1.21 acre, B2 zoned cleared, development-ready parcel includes utilities to the site, excellent ingress and egress, and strong potential for Hwy 27 signage exposure.

Located approximately ½ mile from Interstate 75, the site benefits from highly accessible regional connectivity and a densely traveled corridor with significant passerby traffic. Combined with limited full-service dining options in the immediate trade area, this site is poised to capture strong restaurant demand from both local residents and visitors drawn to nearby amenities and attractions.

Less than 10 minutes from the new I-75 interchange and the 80,000 SF Buc-ee's travel center, the Florida Aquatic Center and the World Equestrian Center (WEC). WEC attracts hundreds of thousands of visitors annually, significantly increasing dining demand throughout the area. This location benefits from year-round tourism, national equestrian events, corporate travel, and strong regional draw.

FOR MORE INFORMATION CONTACT:

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ADDITIONAL PHOTOS

LAND FOR LEASE



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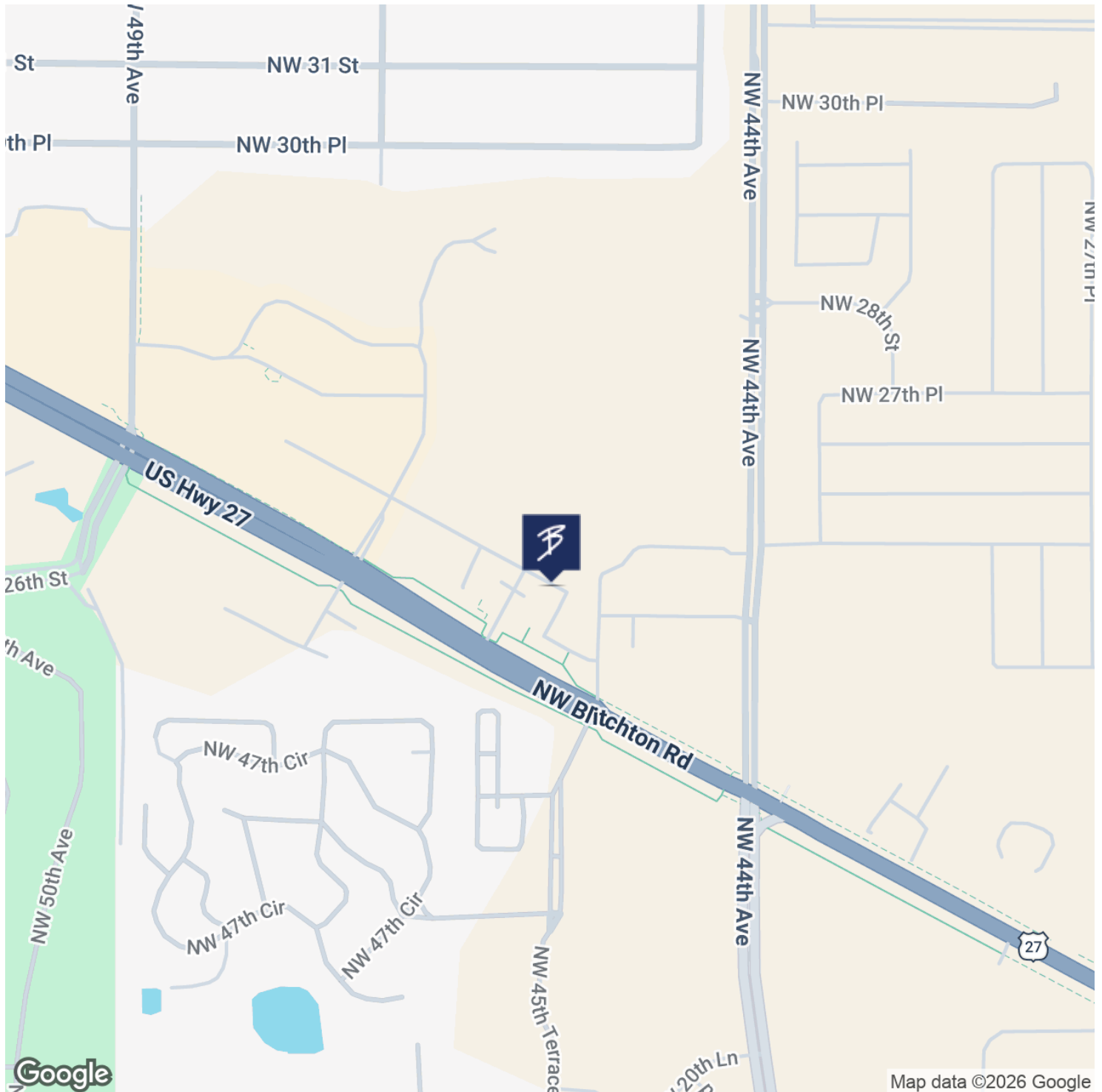


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LOCATION MAP

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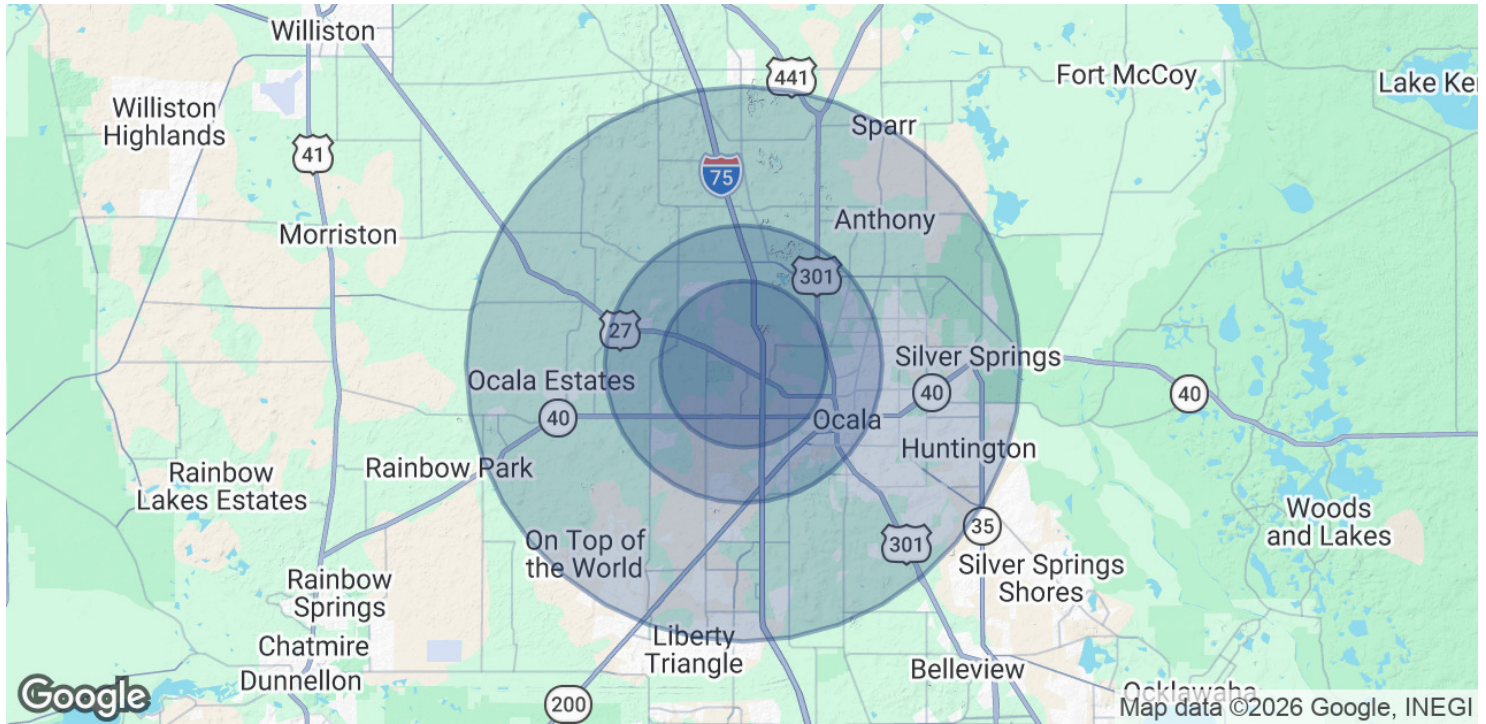


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DEMOGRAPHICS MAP & REPORT

LAND FOR LEASE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	18,436	55,272	174,994
Average Age	44.2	40.6	45.0
Average Age (Male)	42.0	39.0	43.3
Average Age (Female)	45.8	42.4	46.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,778	22,321	71,575
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$75,760	\$73,389	\$82,624
Average House Value	\$258,863	\$239,079	\$261,274

2023 American Community Survey (ACS)

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