

# SALE / LEASE

## 9TH ST SERVICE STATION

20700 9 Street McIntosh, FL 32664



### OFFERING SUMMARY

Sale Price:	\$599,000
Lease Rate:	\$16.50 SF/yr (NNN)
Building Size:	2,504 SF
Available SF:	2,504 SF
Lot Size:	0.2 Acres
Number of Units:	1
Price / SF:	\$239.22
Year Built:	1980
Zoning:	C1

### PROPERTY OVERVIEW

Coldwell Banker Commercial Realty is pleased to present the 9th St Service Station, located at 20700 9th Street, McIntosh, FL 32664. Situated on an 8,712± SF lot, the property previously operated as a BP gas station and includes 3–4 underground fuel tanks that have been cleaned and foamed by the seller, providing flexibility for future fuel-related operations or alternative redevelopment. The site also features a fully permitted auto repair shop and automobile sales/service facility, a use that can be difficult to obtain in Marion County with a Certificate of Occupancy approved on July 6, 2020 (Alexander). The seller is willing to discuss the sale of existing repair shop inventory and is open to seller financing, subject to terms.

Zoned C-1 (Commercial – Neighborhood Support), the property allows a wide range of retail and service uses, including convenience stores, banks, bakeries, beauty salons, gas stations, small gyms, laundries, restaurants, professional offices, and limited residential units for owners or employees. Positioned along US Highway 441, the site benefits from strong visibility and access, with nearby tenants ranging from neighborhood service businesses to national retailers such as Dollar General, Circle K, and Chevron.

#### Elvis A Amor, PA MSIRE

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### PROPERTY DESCRIPTION

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The site also features a fully permitted auto repair shop and automobile sales/service facility—an increasingly difficult use to obtain in Marion County—with a Certificate of Occupancy approved on July 6, 2020 (Alexander). The seller is willing to discuss the sale of existing repair shop inventory and is open to seller financing, subject to mutually agreeable terms. Zoned C-1 (Commercial – Neighborhood Support), the property allows for a wide range of retail and service uses, including convenience stores, banks, bakeries, beauty salons, gas stations, small gyms, laundromats, restaurants, professional offices, and limited residential units for owners or employees. Positioned along US Highway 441, the site benefits from strong visibility and access, with nearby tenants ranging from neighborhood service providers to national retailers such as Dollar General, Circle K, and Chevron. The broader McIntosh–Micanopy corridor continues to experience steady population growth, rising household incomes, and stable employment across key sectors including healthcare, education, logistics, manufacturing, and agriculture—supporting a reliable consumer base for commercial and automotive users. Additionally, the area is poised for further growth with the planned Camp Margaritaville Orange Lake development, scheduled to open in early 2026 in nearby Citra, Florida. County officials have also indicated that Buc-ee’s is expected to open in conjunction with the I-75 interchange project, which includes new on- and off-ramps connecting I-75 to Northwest 49th Street, providing direct access to the site and surrounding commercial developments.

This offering represents a rare opportunity to acquire a fully permitted service station with flexible redevelopment potential in a growing and dynamic trade area.

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## 9TH ST SERVICE STATION

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	145	471	668
Average Age	50	50	50
Average Age (Male)	49	49	49
Average Age (Female)	51	52	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	65	213	300
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$74,592	\$74,341	\$74,967
Average House Value	\$273,044	\$269,239	\$278,751

2020 American Community Survey (ACS)

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