

Offering Memorandum



SW 90TH & 200

SW HWY 200, OCALA, FL 34476

Eshenbaugh
LAND COMPANY

The Dirt Dog

www.thedirtdog.com



Property Description

PROPERTY DESCRIPTION

The subject property consists of 0.48± acres of commercial land located at the intersection of SW 90th Street and Hwy 200 in Ocala, Florida. The site is effectively pad-ready, with parking improvements already in place and utilities available to the site, making it well suited for a variety of retail, restaurant, service, or other commercial uses. The property is immediately north of a planned 128,000± square-foot Target store.

LOCATION DESCRIPTION

The property is located along the highly active Hwy 200 commercial corridor in southwest Ocala, near On Top of the World, which continues to expand with significant additional residential development planned, along with a strong concentration of national retailers and growing residential communities. The site is immediately north of the planned 128,000± square-foot Target and near a future 134,000± square-foot Home Depot further south along Hwy 200.

PROPERTY SIZE

0.48 Acres

ZONING

B-4

PARCEL ID

35694-007-00

PRICE

\$925,000

BROKER CONTACT INFO

Tyler Woody, ALC

Advisor

813.287.8787 x111

tyler@TheDirtDog.com

Surrounding Retail



Aerial Overview



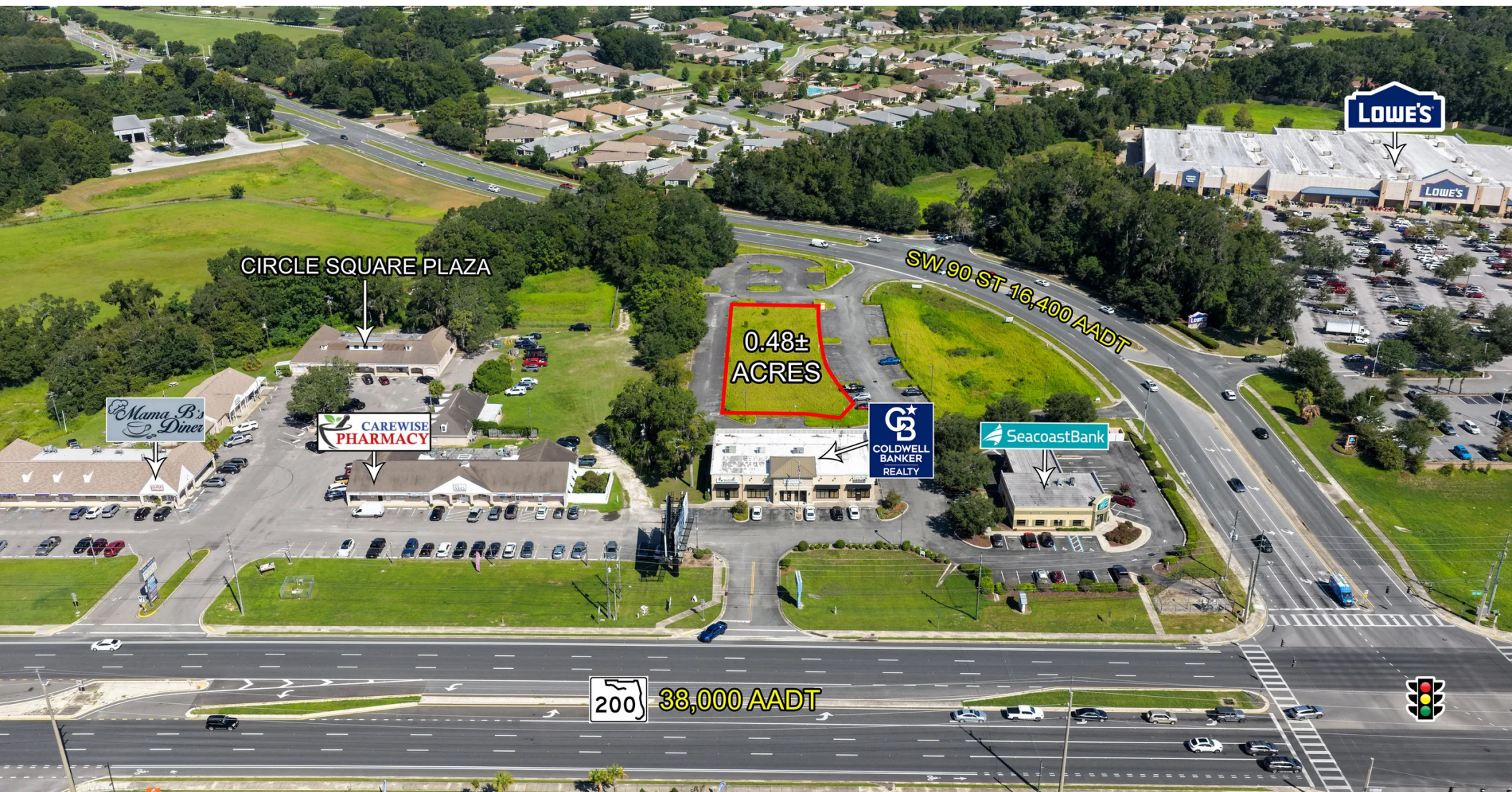
Aerial Facing South



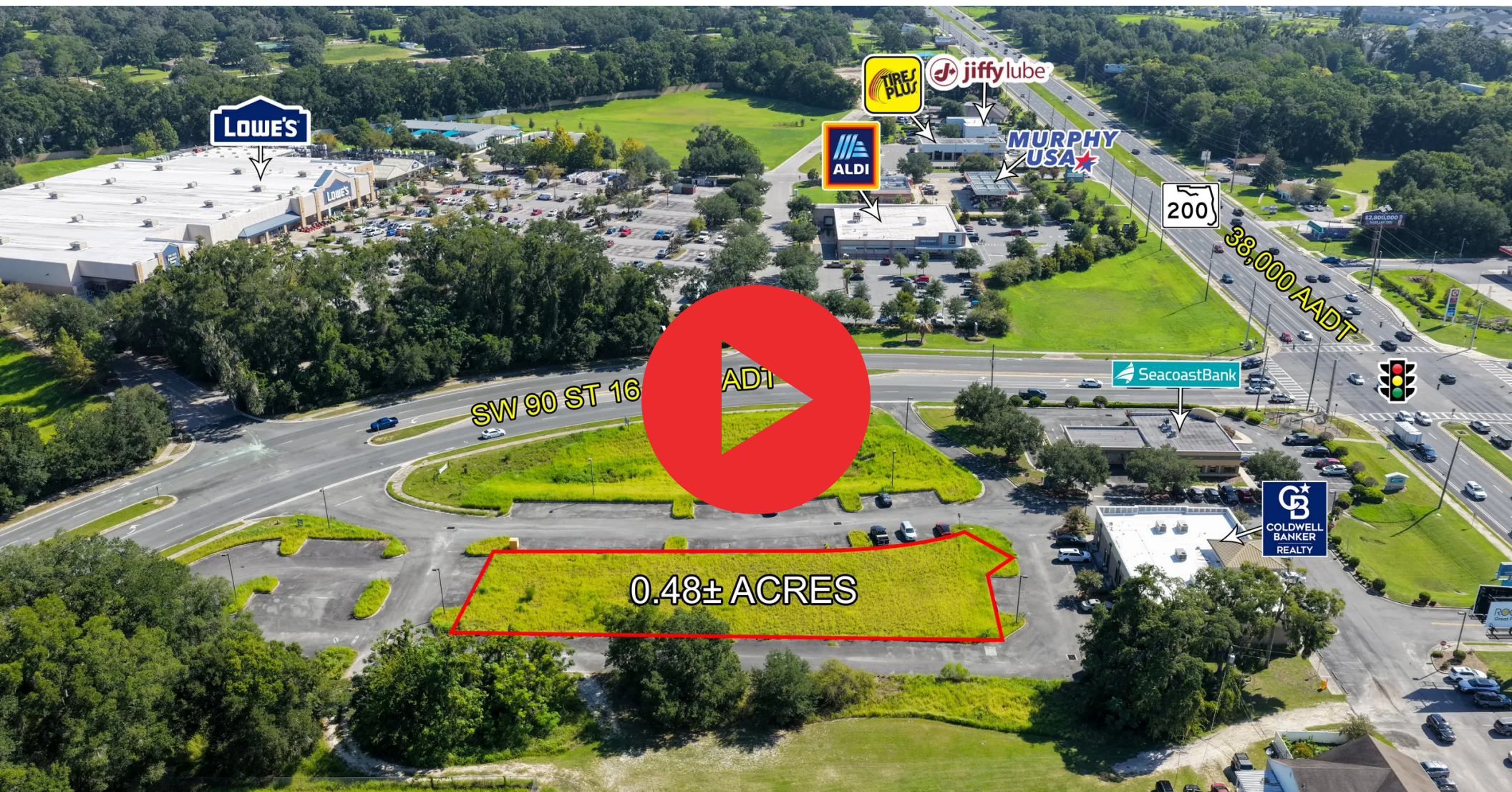
Aerial Facing West



Aerial Facing North



360 Virtual Tour



Demographics Map & Report

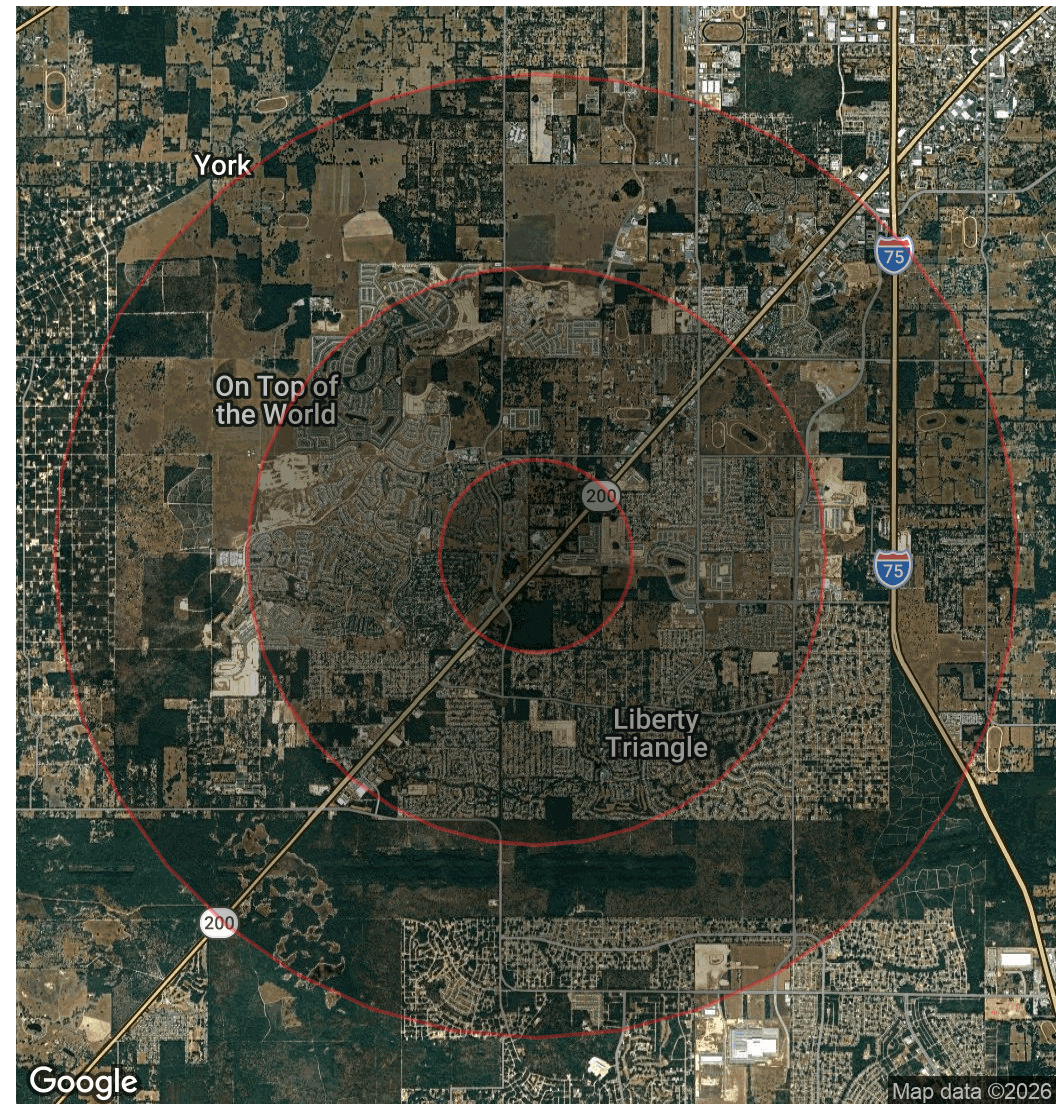
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,856	30,406	61,716
Average Age	58.9	59.0	55.9
Average Age (Male)	53.7	57.7	55.3
Average Age (Female)	62.2	60.1	56.7

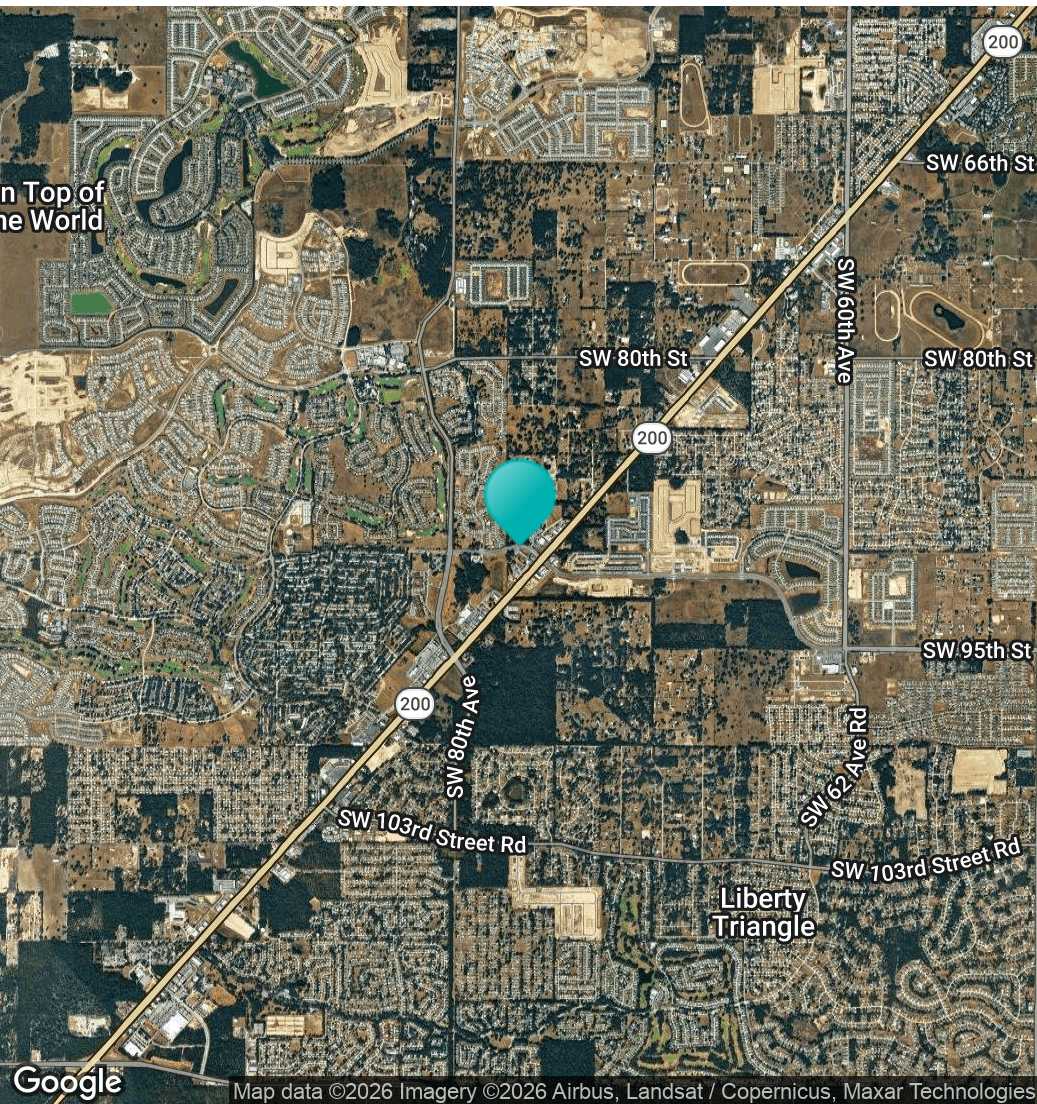
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,374	15,025	29,134
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$78,375	\$79,197	\$81,543
Average House Value	\$233,774	\$238,538	\$256,736

2023 American Community Survey (ACS)



Location Maps



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



Your Advisor



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Questions | Give us a call or drop us an email

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