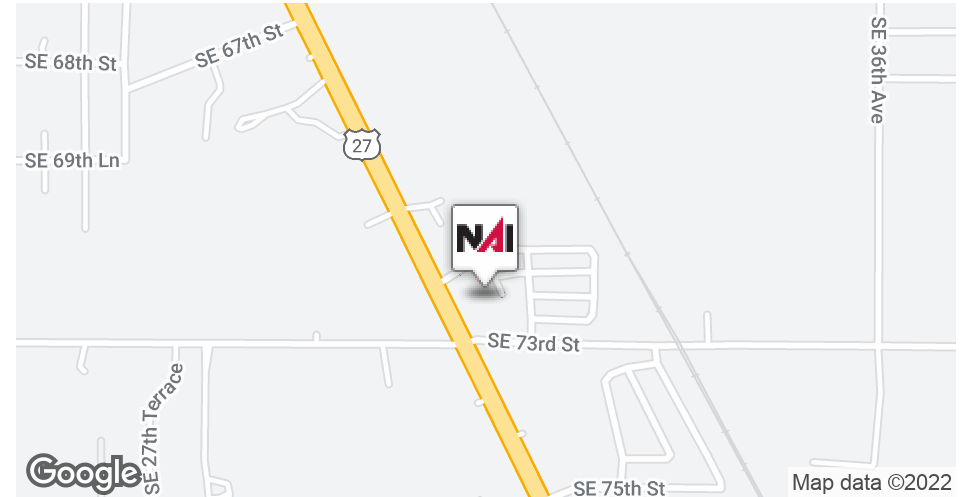


FOR SALE
\$1,425,000



Property Highlights

- 22,690sf Warehouse, 14 bays configured as 12 separate units
- 85% occupied, NOI \$115,000/year
- 10' x 10' truck doors at grade
- Zoned B5, Year Built 1996, 2.15 Acres
- Marion County Parcel ID 36463-000-00
- AADT 30,500 cars per day (FDOT 2022)
- Tri City Business Park is located along US Hwy 441 between Ocala and Belleview just north of the Sheriffs Sub Station.

Demographics	3 Miles	5 Miles	10 Miles
Total Households	6,202	23,506	82,026
Total Population	16,117	60,762	205,741
Average HH Income	\$78,085	\$68,686	\$54,925



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