

Sale / Lease

9th St Service Station

20700 9 Street McIntosh, FL 32664



OFFERING SUMMARY

Sale Price:	\$299,000
Lease Rate:	\$14 SF/yr (NNN)
Building Size:	2,504 SF
Available SF:	2,504 SF
Lot Size:	0.2 Acres
Number of Units:	1
Price / SF:	\$119.41
Year Built:	1980
Zoning:	C1
Market:	Ocala
Submarket:	Outlying Marion County

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 approximately 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 property is also recognized by Marion County as a historic building, creating a unique opportunity for revitalization. Grant funding may be available to support improvements and redevelopment efforts that preserve and enhance the site and surrounding community. The site features a fully permitted auto repair shop and automobile sales/service facility, a use that has become increasingly difficult to obtain in Marion County. The property received its Certificate of Occupancy on July 6, 2020. The seller is willing to discuss the sale of existing repair shop inventory and is also open to seller financing, subject to mutually agreeable terms. Zoned C-1 (Commercial - Neighborhood Support), the property offers a broad range of permitted retail and service opportunities, including convenience stores, banks, bakeries, beauty salons, gas stations, small gyms, laundromats, restaurants, professional offices, and limited residential units for owners or employees. Its location along US Highway 441 provides excellent visibility and convenient access, with nearby businesses ranging from local service providers to national retailers such as Dollar General, Circle K, and Chevron.

Elvis A Amor, PA MSIRE
(754) 248-8979



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PROPERTY DESCRIPTION

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The broader McIntosh-Micanopy corridor benefits from continued commercial activity, population growth, and a diverse economic base supported by healthcare, education, logistics, manufacturing, and agriculture. These factors contribute to a stable and growing consumer base for automotive, retail, and service-oriented businesses.

The area is also positioned to benefit from significant regional investment and tourism-driven development. Camp Margaritaville Orange Lake in nearby Citra is expected to

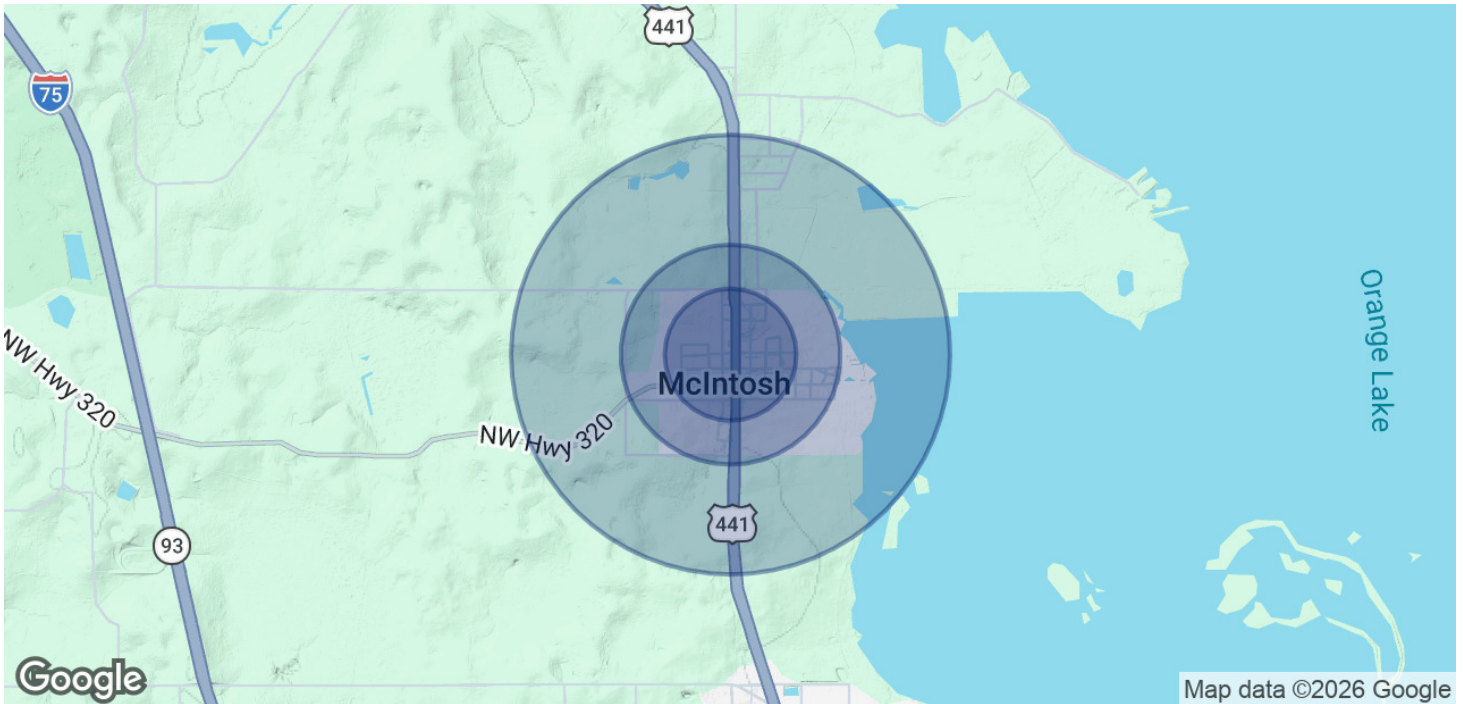
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	145	471	668
Average Age	50	50	50
Average Age (Male)	49	49	49
Average Age (Female)	51	52	51

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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LOCATION DESCRIPTION

Discover the vibrant commercial potential of McIntosh, FL. Nestled in the heart of the Ocala market, the area offers a perfect blend of small-town charm and growing retail opportunities. With easy access to major roadways and a strong local economy, this location is ideal for retail and street retail investors looking to capitalize on the area's increasing foot traffic and consumer demand. Nearby, explore the historic charm of downtown Ocala, or take advantage of the area's renowned equestrian facilities. Embrace the dynamic possibilities of this thriving location, surrounded by the natural beauty and commercial energy of Ocala.

LOCATION DETAILS

Market	Ocala
Sub Market	Outlying Marion County
County	Marion
Cross Streets	Avenue E & Avenue F

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ELVIS A AMOR, PA MSIRE

Commercial Real Estate Investment Sales

elvis.amor@cbcnrt.com

Direct: (754) 248-8979 | Cell: (754) 248-8979

FL #SL3468786

PROFESSIONAL BACKGROUND

Elvis A. Amor is a Commercial Real Estate Investment Sales Advisor at Coldwell Banker Commercial Realty, dedicated to helping corporations, investors, and developers maximize returns through strategic acquisitions, dispositions, and leasing.

With a Master of International Real Estate from Florida International University and a proven record of success, Elvis leverages data-driven strategies, underwriting expertise, and deep market insight to help clients build wealth and long-term legacy through commercial real estate investments.

As a trusted Commercial Advisor, Elvis focuses on identifying high-performing opportunities, analyzing market trends, and negotiating deals that deliver exceptional results. His mission goes beyond transactions; he partners with clients to expand portfolios, preserve capital, and achieve sustainable growth.

Elvis approaches every relationship with transparency, insight, and a commitment to helping clients make informed, profitable decisions in today's competitive commercial real estate market.

EDUCATION

His educational foundation includes a Master of International Real Estate from Florida International University, where he specialized in leasing, acquisition, valuation, and disposition strategies. During his academic career, Elvis actively participated in industry-leading organizations such as the International Council of Shopping Centers (ICSC) and CoreNet Global. He also had the opportunity to be mentored by John Harmon of the Publix Real Estate Department, gaining invaluable real-world insights into corporate real estate practices.

Elvis A. Amor's dedication, knowledge, and holistic experience make him a trusted and invaluable resource for commercial real estate investors seeking a knowledgeable and results-driven advisor.

Coldwell Banker Commercial Realty

3319 Sheridan St
Hollywood, FL 33021
555.555.5555

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