

# Project: S.R. 200 & S.W. 106th Place Ocala, Florida (Marion County)

## SITE PROSPECTUS

**SITE LOCATION:**

South side SR 200 at SW 106 Place, Ocala, Marion County, Florida

**SITE SIZE:**

84.0 Acres, more or less

**SITE TOPO:**

Flat and level - at grade

**MAX FAR:**

0.70

**UTILITIES:**

Water and sewer is available to site from SR 200

**AREA POPULATION:**

(Est. 2007) 8,931 (1-mile) 24,496 (3-mile) 32,860 (5-mile)

(Proj.2012) 10,689 (1-mile) 29,516 (3-mile) 39,645 (5-mile)

**TRAFFIC COUNTS: (State Road #200)**

33,000 (Location-WAL-MART at SW 95 Place)

44,000 (Location-Heathbrook Publix at SW 60th St.)

**SITE FEATURES:**

The subject site(s) front SR 200 and are located along a major transportation corridor in a growth area of southwest Ocala.

**MAJOR AREA RETAILERS:****NORTHEAST OF THE SITE**

Publix at SR 200 & SW 54th Avenue

Walgreens at SR 200 & SW 60th Avenue

CVS Drugs at SR 200 & SW 60th Avenue

Proposed Lowes at SR 200 & SW 95th Street

Publix at SR 200 & SW 85th Avenue

Walgreens at SR 200 & SW 103rd Street

CVS Drugs at SR 200 & SW 103rd Street

**SOUTHWEST OF THE SITE**

Major Shopping Center on SR 200 at SW 95th Avenue, includes: Banks, WalMart Super Center, Bealls Dept Store, Murphy Oil, Bob Evans Rest. and misc. in-line out parcel tenants such as Subway, Starbucks, etc.

**PURCHASE TERMS:**

Varies, contact Brokerage for details and current price list for sites.

**Contact David Harden, Lic. Real Estate Broker  
American Heritage Land & Investment Corp. of Florida, Inc.**

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