

Project: U.S. Hwy 441 & S.E. 73rd Street Ocala, Florida (Marion County)

SITE PROSPECTUS

<u>SITE LOCATION:</u>	Westside US Hwy 441 approximately 150 feet north of SE 73 rd Street, Ocala, Marion County, Florida
<u>SITE SIZE:</u>	8.02 acres, more or less
<u>SITE TOPO:</u>	gentle sloping up from SE Hwy # 441) to rear of property
<u>ZONED:</u>	Currently zoned B-2 – Commercial. Note: the Marion County Comprehensive Land Use Plan is in harmony with current zoning designation.
<u>MAX FAR:</u>	Generally, 0.70 FAR in commercial districts
<u>UTILITIES:</u>	No municipal Water and sewer is available to site
<u>AREA POULATION:</u>	(Est. 2007) 1,161 (1-mile) 12,503 (3-mile) 52,794 (5-mile) (Proj.2012) 1,265 (1-mile) 13,753 (3-mile) 58,626 (5-mile)
<u>TRAFFIC COUNTS:</u>	ADDT 30,000 (US Hwy 441 & SE 39 th Terrace) ADDT 33,500 (US Hwy 441 & SR 464A)
<u>SITE FEATURES:</u>	This spectacularly located parcel fronts a major transportation corridor and is located in close proximity to a dual traffic light intersection at SE 80 th Street. Ideal site for gas station with C-Store, neighborhood retail center, strip commercial, etc.
<u>MAJOR AREA COMMERCIAL:</u>	<p><u>(WITHIN 3.5 MILES OF THE SITE IS THE FOLLOWING AREA FEATURES)</u></p> <p><u>BELLEVIEW COMMONS SHOPPING CENTER</u> – Tenants include Publix Market, Movie Gallery, Little Caesars, Community Bank & Trust & more...</p> <p><u>BELLEVIEW REGIONAL CENTER</u> – Tenants include Big K-Mart, Winn-Dixie Marketplace, Bealls, Blockbuster Video, Radio Shack, Dollar Tree & more ...</p> <p><u>BELLEVIEW SQUARE CENTER</u> – Tenants include Regions Bank, Babcock Furniture, Save a Lot Food and Grocery & more ...</p> <p>Stand alone Retailers: Ford of Ocala (Automotive Dealership), Walgreen's (with drive thru), Advance Auto, and various smaller strip centers fronting Hwy # 441</p> <p>Area Restaurants incl: Taco Bell, Long John Silvers, Pizza Hut, KFC, Wendy's, Sonny's BBQ</p>
<u>SALE TERMS:</u>	\$ 1,300,000. (\$162,100. per acre or \$3.72 per sq. ft.)

**Contact David Harden, Lic. Real Estate Broker
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