

Additional Photos



Property Description

PROPERTY DESCRIPTION

This 1.51± acre site offers an excellent opportunity for commercial development with great visibility and 210± feet of frontage on SE 58th Ave (County Road 35). Zoned B-2 (Community Business) with a Future Land Use designation of COM (Commercial), the property is well-positioned for a variety of retail, office, or service-oriented uses.

LOCATION DESCRIPTION

Located in Ocala, FL, within Marion County, this property sits along SE 58th Ave (County Road 35) at the intersection of Cherry Road. The surrounding area is experiencing steady growth, with increasing commercial and residential development, reinforcing the site's long-term value as a prime business location.

MUNICIPALITY

Marion County

PROPERTY SIZE

1.51 Acres

ZONING

B-2 (Community Business)

FUTURE LAND USE

COM (Commercial)

PARCEL ID

9023-0477-01, 9023-0477-02, 9023-0477-33, 9023-0477-34, 9023-0477-35

PRICE

\$1,500,000

BROKER CONTACT INFO

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Additional Photos



Demographics Map & Report

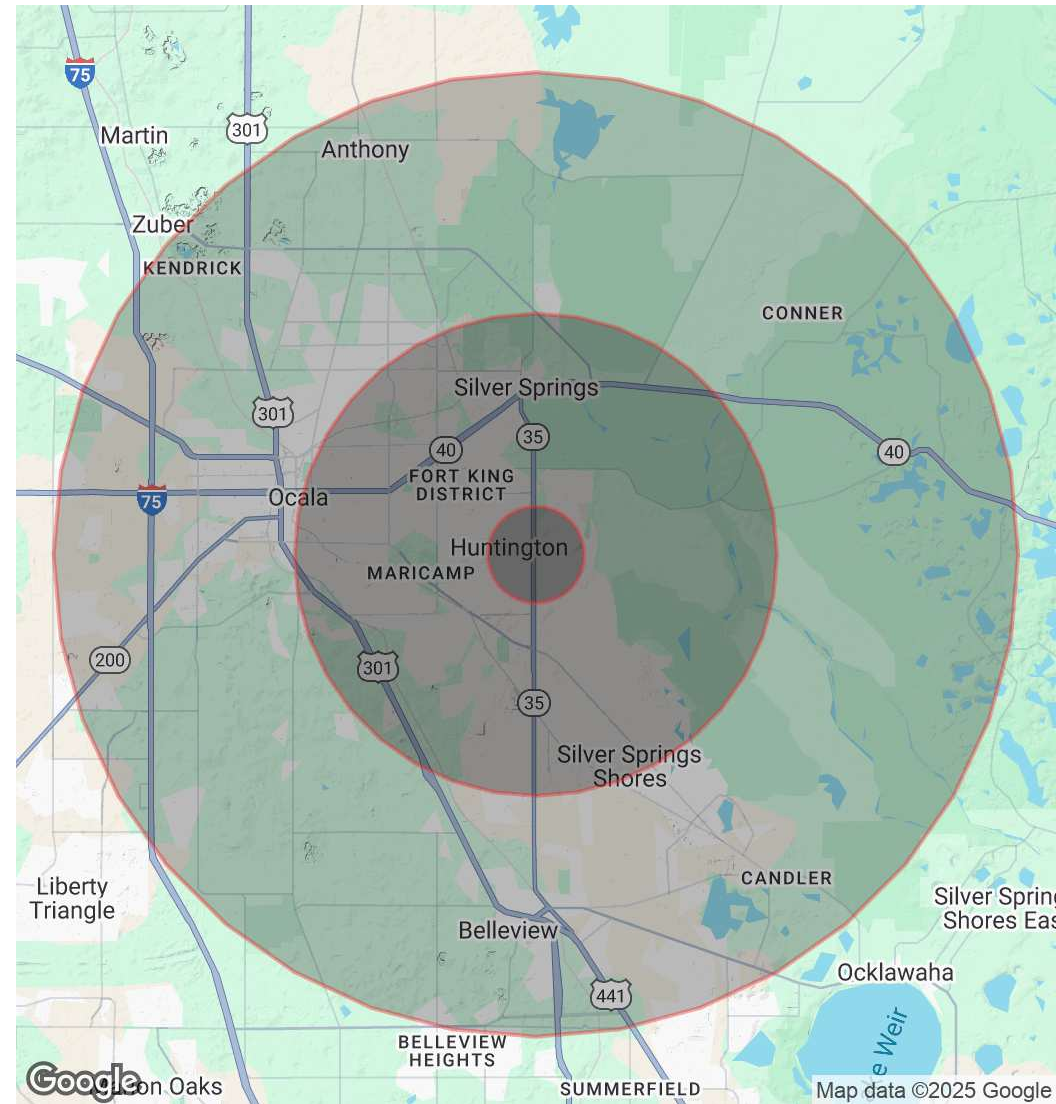
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,079	94,634	205,073
Average Age	46	43	43
Average Age (Male)	44	41	42
Average Age (Female)	47	44	45

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,909	37,934	82,245
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$96,723	\$87,521	\$83,434
Average House Value	\$247,391	\$256,452	\$259,162

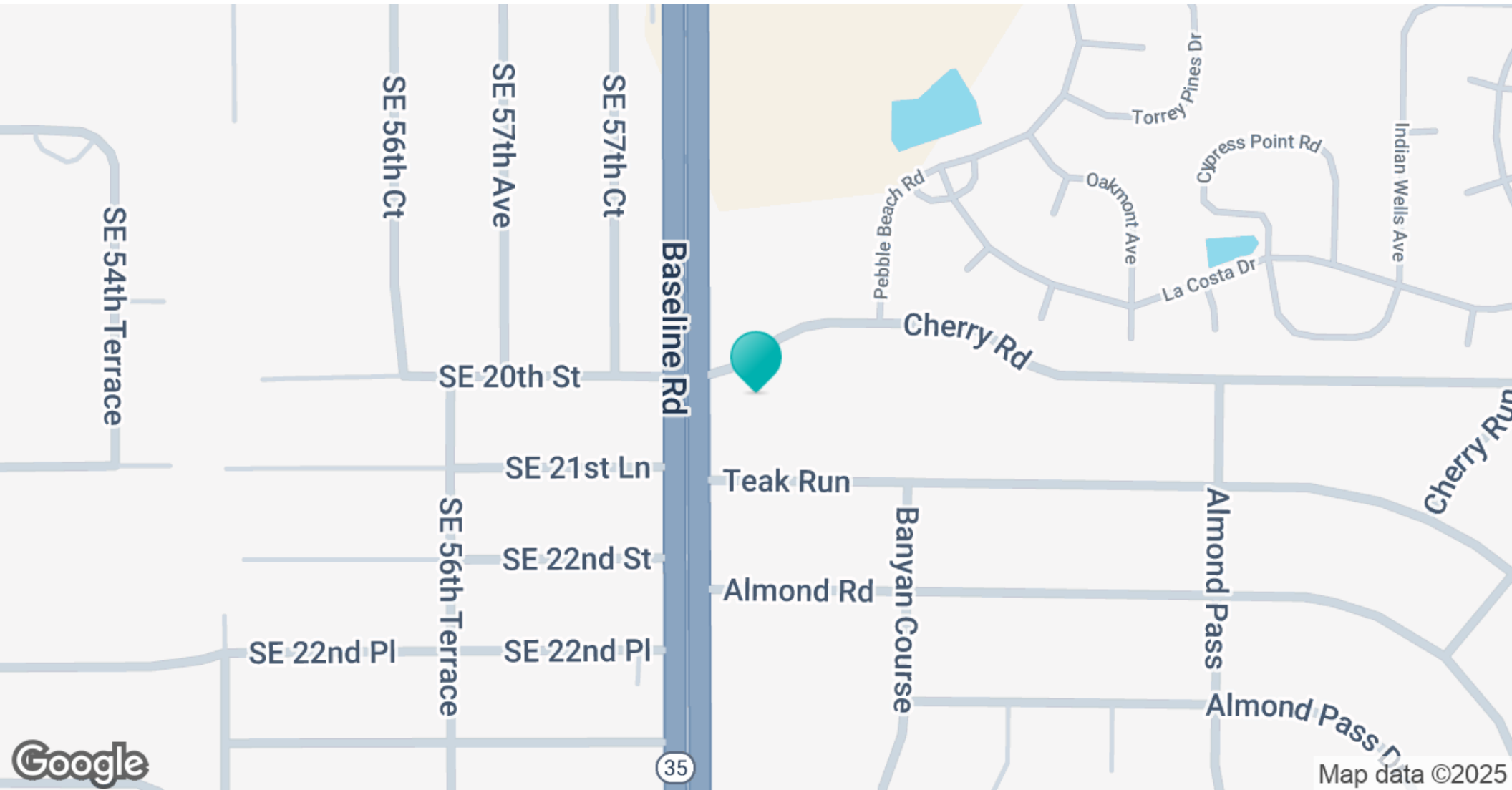
Demographics data derived from AlphaMap



Regional Map



Location Map



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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.

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