

4.18 ACRES COMMERCIAL LAND

4020 NW Blitchton Rd Ocala, Florida

HIGH EXPOSURE US 27
1/5 MILE WEST OF I-75 Exit 354

Motel and/or Development Opportunities for National Franchise or Private Names
This location prompts direct access to and from the I-75 interchange Exit 354
First Exit for Ocala from the North

Property Details:

Offered on 4.18 Acres
169 Feet Frontage US 27

Major Ocala Traffic Route:

I-75 Access 2/10 mi East
at Exit 354
NW 44th Avenue 3/10 mi West

Traffic Count:

I-75 83,000 Daily
US 27 22,969 Daily

Population:

3 mile 21,640
5 mile 62,823

Median Household Income:

3 mile \$31,195
5 mile \$34,958

Infrastructure:

Ocala City Limits
Water City of Ocala
Sewer City of Ocala
Electric City of Ocala
Impact Fee Credits Avail

Ideal For:

Hotel, Restaurant, Medical,
Apartments, Storage, Retail

Single Family Developments:

Ocala Palms, Quail Meadow,
Trilogy Ocala Preserve 1400
Units 1/2 mi West,
Golden Ocala 2 mi West

Price: \$ 550,000

Per Acre: \$ 131,579

PSF: \$ 3.02



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