

# 6.27 Acres Commercial Retail Area

## 4800 NE Silver Springs Blvd (SR 40E)

### Ocala, Florida 34470

*Ideal High Traffic Location for Retail, Service, Restaurants, Medical, Office Park, Apartments, or Mixed Use*

#### Property:

6.27 Acres Corner  
278 Front Feet SR40E  
250 Feet NE 49th Avenue  
Four Lane Hwy Frontage  
Median Cut and Corner

#### Improvements:

888 SF Building Presently Leased

#### Location:

State Road 40E  
Central Florida Highway  
between I-75 and I-95  
Ocala's Central Highway  
Between US 441 and C-35

#### Utilities:

Sanitary	City of Ocala
Water	City of Ocala
Electric	City of Ocala

#### Traffic Count 2014:

27,414 ADT

#### Daytime Population 2015:

1 Mile	6,736
3 mile	32,367
5 mile	91,123

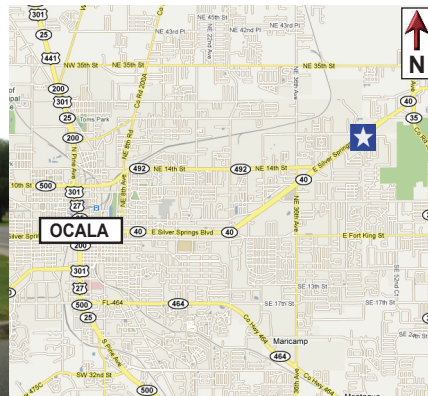
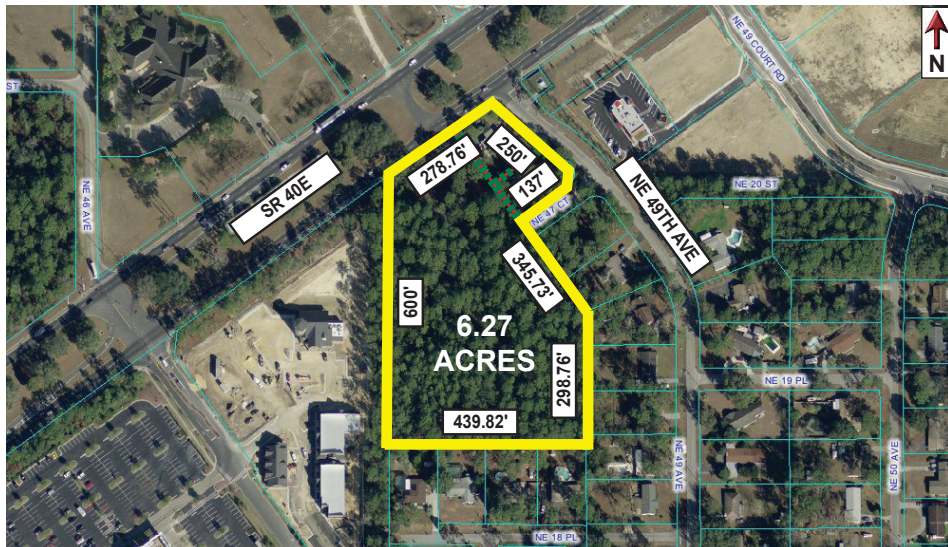
#### Zoning PUD:

13,600 SF Retail  
25,000 SF Office/Medical

Price:	\$ 850,000
Per Acre	\$ 135,566
Per SF	\$ 3.12

*Develop for Multiple Streams  
of Income Here.*

*Restaurants, Drive Through,  
Bank, Multi Retail, Office, Insurance,  
Walk in Clinic, Discount Drug*



## BUSCH REALTY & Development, LLC

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