

**.34 acre Commercial Service Pad Available on US HWY 441 for \$250,000**



**Ideal location with 100ft of frontage on US HWY 441 N!**

This commercial pad located on 441 N off of 326 W is perfect for a variety of businesses from drive-thru restaurant to law office.

The pad has parking in the Ocala Springs Shopping Center, which is anchored by a Winn-Dixie. The SW Corner of the intersection has CVS and SE Circle K gas & convenience.

Traffic Count:	20,404
3 mile Population:	11,464
5 mile Population:	43,387

**Call today!**





**OM636261 0 N US-441, OCALA, FL 34475**

**County:** Marion  
**Subdiv:** COMM NONSUB  
**Style:** Commercial  
**On Market Date:** 03/22/2022  
**Total Acreage:** 1/4 to less than 1/2  
**Price Per Acre:** \$735,294.00  
**For Lease:** No  
**Flood Zone Code:** x

**Status:** Active  
**List Price:** \$250,000  
**Special Sale:** None  
**ADOM:** 358  
**CDOM:** 358  
**Pets:**

Here's your chance to build the restaurant or retail shopping you've been planning! This commercial service pad is located at Ocala Springs Shopping Center at the intersection of 326 and US 441, providing great visibility with 100ft of frontage directly on 441. Site is 150' x 100' with access to shopping center parking and is ready for building. DRA in place. With set backs, building area is 80' x 85', accommodating 2,000-5,000 sf subject to permit. Ocala Springs Shopping Center is anchored by Winn Dixie with easy access onto 441, with a CVS on the SW corner of the intersection. This is an exciting demographic area for national or local businesses. Fast food, coffee shops, law offices, vision center, cell phone company, the pad is usable for a variety of business types. Traffic count & demographics, site plan, and more information available. See photos to see surrounding retailers such as Tractor Supply, CVS, Dollar Tree, Winn Dixie, and more. Call now for details for this high visibility location!

**Land, Site, and Tax Information**

**Legal Desc:** Sec 19 Twp 14 Rge 22 PB 007 Page 183 Ocala Springs shopping center lot 1  
**SE/TP/RG:** 19-14-22E  
**Subdivision #:**  
**Tax ID:** [14710-001-00](#)  
**Taxes:** \$1,150  
**Homestead:**  
**AG Exemption YN:**  
**Add Parcel:** No  
**Ownership:** Fee Simple  
**Book/Page:** 007-183  
**Lot Dimensions:** 100x150x100x150  
**Water Frontage:** No  
**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Phone Available, Sewer Available, Water Available  
**Water:** Private  
**Sewer:** Private Sewer  
**Farm Type:**  
**Horse Amenities:**

**Zoning:** PUD PLANNED UNIT DEVELOPM  
**Future Land Use:**  
**Zoning Comp:**  
**Tax Year:** 2022  
**Annual CDD Fee:**

**Block/Parcel:** NA  
**Front Footage:** 100  
**Front Exposure:**  
**Lot #:** 1  
**Other Exemptions:**

**CDD:**  
**# of Parcels:**  
**Additional Tax IDs:**  
**Complex/Comm Name:**  
**Land Lease Fee:**  
**Lot Size Acres:** 0.34  
**Waterfront Ft:** 0  
**Lot Size:** 14,810 SqFt / 1,376 SqM

**Barn Features:** None  
**Road Surface Type:** Paved

**Community Information**

**HOA / Comm Assn:** No  
**HOA Fee:**  
**HOA Pmt Sched:**  
**Mo Maint\$(add HOA):**

**Realtor Information**

**List Agent:** [Lori Busch](#)  
**E-mail:** [ljbusch@ocalaproperty.net](mailto:ljbusch@ocalaproperty.net)  
**Office:** [BUSCH REALTY](#)  
**Original Price:** \$250,000  
**Previous Price:**  
**Owner:** OCALA SPRINGS SHOPPING CTR LC  
**Listing Service Type:** Full Service  
**Single Agent:** 3%  
**Dual Variable Compensation YN:** No  
**Realtor Info:** Sign  
**Confidential Info:** Go To Site  
**Showing Instructions:** Call Listing Agent, Go Direct  
**Driving Directions:** Hwy 441 North. See Intersection of CR 326 stop light. See Ocala Springs Shopping Center. Continue north. Property on right before Auto Parts and Tractor Supply. Traffic Count 24,000 daily 441/301. Hwy 326 14,876 ADT Over 145,705 Population 2022 with projected \$161,771 in 2027. Plat and Covenants available.  
**Realtor Remarks:** Call Listing Agent for Details. Can go to site. Part of Ocala Springs Shopping Center by Tractor Supply and Advance Auto

**List Agent ID:** 271510115  
**List Agent Fax:** 352-690-1908  
**Office Fax:** 352-690-1908  
**Price Change:**  
**Owner Phone:**  
**Bonus:**  
**Non-Rep:** 0%

**List Agent Direct:** 352-804-5544  
**List Agent Cell:** 352-804-5544  
**Office ID:** 271500128  
**Office Phone:** 352-690-1909  
**Expiration Date:** 09/23/2023  
**Listing Type:** Exclusive Right To Sell  
**Bonus Exp Date:**  
**Trans Broker:** 3%

**Seller's Preferred Closing Agent**

**Closing Agent Name:**  
**Email:**  
**Address:** , Florida  
**Closing Company Name:**

**Phone:**  
**Fax:**

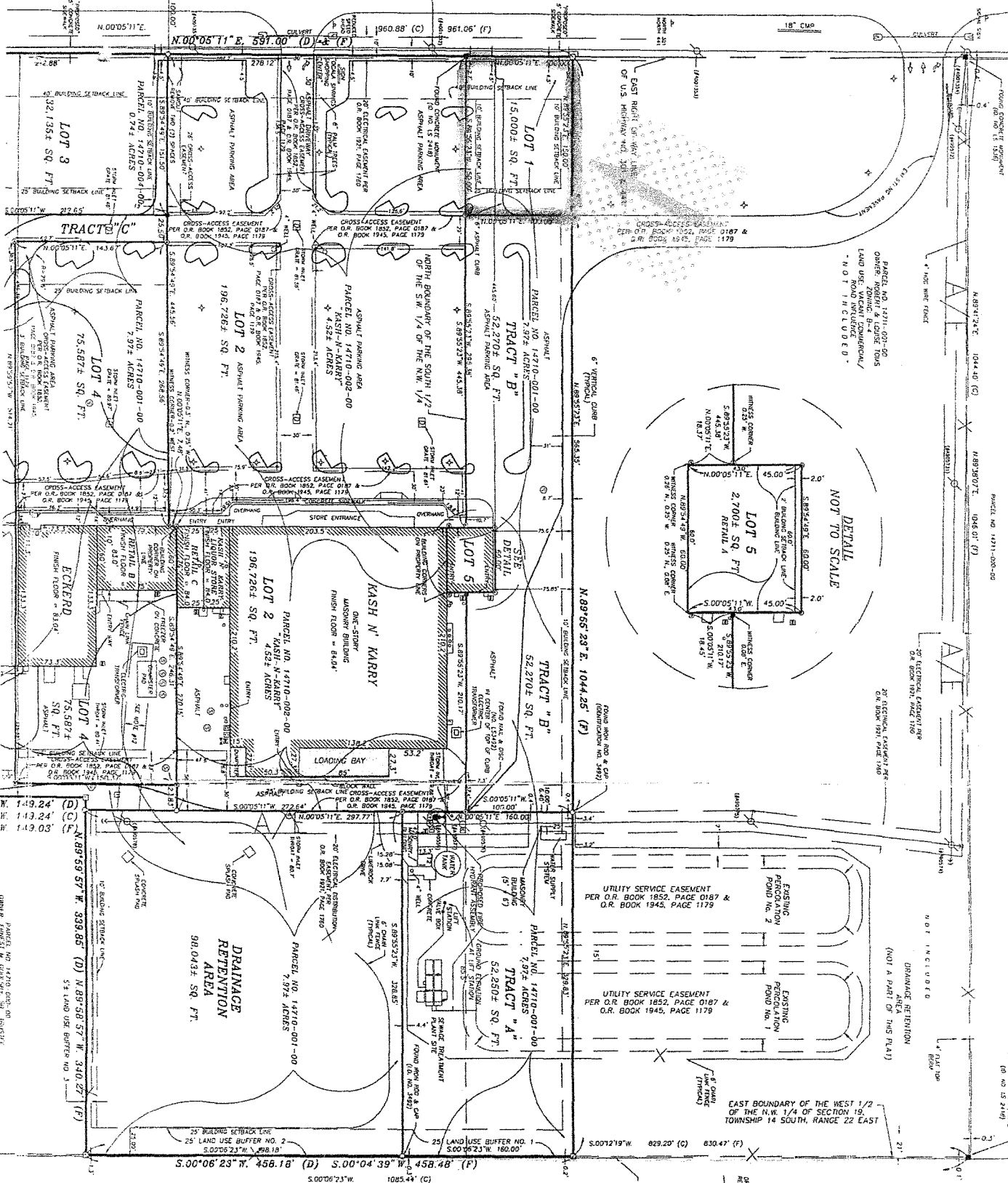
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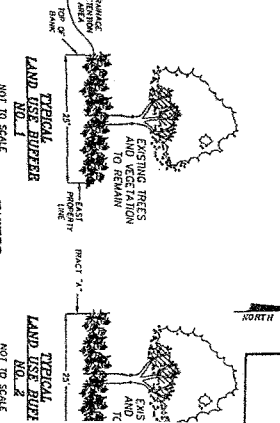
# OCCALA SPRINGS SHOPPING CENTER

SECTION 19, TOWNSHIP 14 SOUTH, RANGE 22 EAST  
MARION COUNTY, FLORIDA



**SETBACKS:**

LOT 1 & 2	FRONT = 40'
	SIDES = 10'
	REAR = 25'
LOT 3	FRONT = 40'
	SIDES = 10'
	REAR = 25'
LOT 4	FRONT = 40'
	SIDES = 10'
	REAR = 25'
LOT 5	FRONT = 0'
	SIDES = 10'
	REAR = 25'
LOT 6	FRONT = 0'
	SIDES = 10'
	REAR = 25'



**UTILITIES:**

NO.	DATE OF SURVEY	REVISION
1	JULY 22, 2002	1
2		2
3		3
4		4
5		5
6		6
7		7
8		8
9		9
10		10
11		11
12		12
13		13
14		14
15		15
16		16
17		17
18		18
19		19
20		20
21		21
22		22

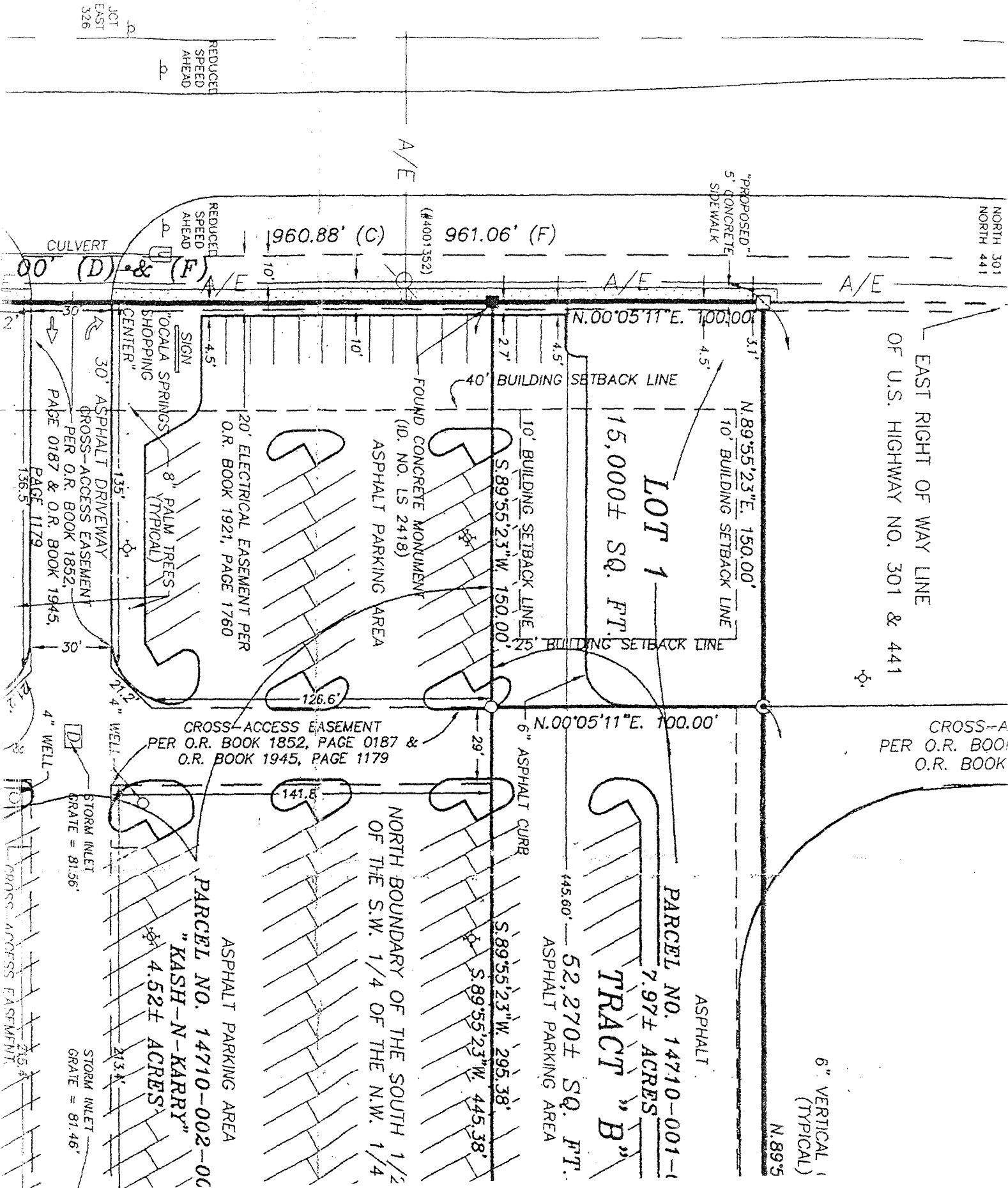
PARCEL NO. 14689-000-07  
OWNER: M. J. STAVOLA FARMS, INC.  
ZONING: COMMERCIAL LAND CLASS 4 025/  
MINING/LIMESTONE 100/  
ROAD INFLUENCE  
SERVICE STRIP PARCEL 1  
NOT INCLUDED

1. DATE OF SURVEY: JULY 22, 2002  
2. SUBJECT PROPERTY IS ZONED PLU 10  
3. THIS PLAT CONTAINS 5 LOTS AND  
11. THERE ARE 420 EXISTING REGULAR  
LOCATED IN THE SHOPPING CENTER  
1000 FEET EACH SIDE OF ALL EX  
12. THE NOT LOCATED.  
13. THE NOT LOCATED.  
14. TRACTS 'B' & 'C' ARE RESERVED  
AND PARKING, TOGETHER WITH UT  
15. THE RIGHTS TO USE THE EXISTING  
BY OCCALA SPRINGS SHOPPING CE  
16. SEE APPROVED DRAINAGE PLAN  
SHOPPING CENTER PARCELS 1005 &  
17. LOTS 1 & 3 SHALL BE RESTRICT  
18. ALL VEHICLE ORDINARY ACCESS FOR  
PARALLEL ACCESS EASEMENTS NINE  
STREET ANY OTHER DIRECT VEHIC  
19. PARKING CROSS ACCESS AND DRIVE  
AND GRANT OF EASEMENTS IS PROH  
20. ALL COMMON AREAS SHALL BE IN  
21. FIRE FLOW FOR EXISTING BUILDIN  
HAS PROVIDED FIRE FLOW FOR LI  
DRAINAGE PLAN LOT 1 SHALL PRO  
22. THE TIME, THE PLAN IS REQUIRED

LOT 3 AND THAT PORTION OF L  
(PER LANDON ENGINEERING AS-  
DATED 4/13/03), HAVE 55% OF  
LOTS 1 AND 3 SHALL NOT BE

THIS PROPOSED SUBDIVISION HAS X  
RESERVED ANY PUBLIC FACILITY CAP  
PROPERTY ARE SUBJECT TO A PROB  
CONDITIONS, REVENUE AND/OR NOT  
BEING DETAIL HEREIN.

# U.S. HIGHWAY 441 (200' RIGHT OF WAY)



**Jimmy H. Cowan, Jr., CFA**  
 Marion County Property Appraiser



## 2023 Property Record Card

**14710-001-00**

Prime Key: 2668237

[Beta MAP IT+](#)

Current as of 3/13/2023

### Property Information

OCALA SPRINGS SHOPPING CTR  
 LC  
 PO BOX 810154  
 BOCA RATON FL 33481-0154

Taxes / Assessments:  
 Map ID: 176  
Millage: 9001 -  
 UNINCORPORATED

M.S.T.U.  
PC: 10  
 Acres: .34

### 2022 Certified Value

Land Just Value	\$88,860		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$88,860	Impact	
Total Assessed Value	\$64,887	<u>Ex Codes:</u>	(\$23,973)
Exemptions	\$0		
Total Taxable	\$64,887		
School Taxable	\$88,860		

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$88,860	\$0	\$0	\$88,860	\$64,887	\$0	\$64,887
2021	\$88,860	\$0	\$0	\$88,860	\$58,988	\$0	\$58,988
2020	\$88,860	\$0	\$0	\$88,860	\$53,625	\$0	\$53,625

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">3255/0970</a>	09/2002	05 QUIT CLAIM	0	U	I	\$100
<a href="#">2515/0676</a>	06/1998	07 WARRANTY	9 UNVERIFIED	U	V	\$1,350,000
<a href="#">2123/1402</a>	11/1994	43 R-O-W	0	U	V	\$500
<a href="#">PT93/0164</a>	01/1994	EI E I	0	U	V	\$451,390
<a href="#">1771/1840</a>	10/1991	07 WARRANTY	9 UNVERIFIED	U	V	\$595,000

### Property Description

SEC 19 TWP 14 RGE 22  
 PLAT BOOK 007 PAGE 183

OCALA SPRINGS SHOPPING CENTER  
 LOT 1

**Parent Parcel:** 14710-000-00

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCPD	1000	100.0	150.0	PUD	14,810.00	SF							

Neighborhood 9939 - COMM US 441- CR329 TO CR326  
 Mkt: 2 70

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)

[Planning and Building](#)

[\\*\\* Permit Search \\*\\*](#)

Permit Number	Issued Date	Complete Date	Description
2020050918	5/27/2020	6/26/2020	TEMP TENT FOR SALE OF FIREWORKS 6/15/20 TO 7/5/20
2019042274	6/28/2019	6/28/2019	TEMP TENT FOR THE SALE OF FIREWORKS UP 6/14/19 DOWN 7/6/19
2018110840	12/28/2018	12/27/2018	TEMP TENT FOR THE SALE OF FIREWORKS UP 12/13/18 - DOWN 1/3/2
M050101	5/1/2002	6/1/2002	CMRA 7119
M110677	2/1/2001	1/1/1900	INT. ALT.
M120270	3/1/2000	1/1/1900	INT. ALT.
MA63898	5/1/1993	1/1/1900	CRHO
MA60306	2/1/1993	1/1/1900	FIRE ALARM
MA58425	12/1/1992	1/1/1900	COM REFRIGERATION
MA52485	6/1/1992	1/1/1900	COM FOUNDATION ONLY

7123 N US Hwy 441 - Ocala Springs Shopping Center Outparcel



Land - Outlying Marion County  
Submarket  
Ocala, FL 34475

0.34 AC Lot  
15,000 SF Lot  
B-2 Zoning

Summary Population **Housing** Daytime Employment Consumer Spending Traffic Data

Currency: USD (\$) Radius

2 mile, 5 mile, 10 mile

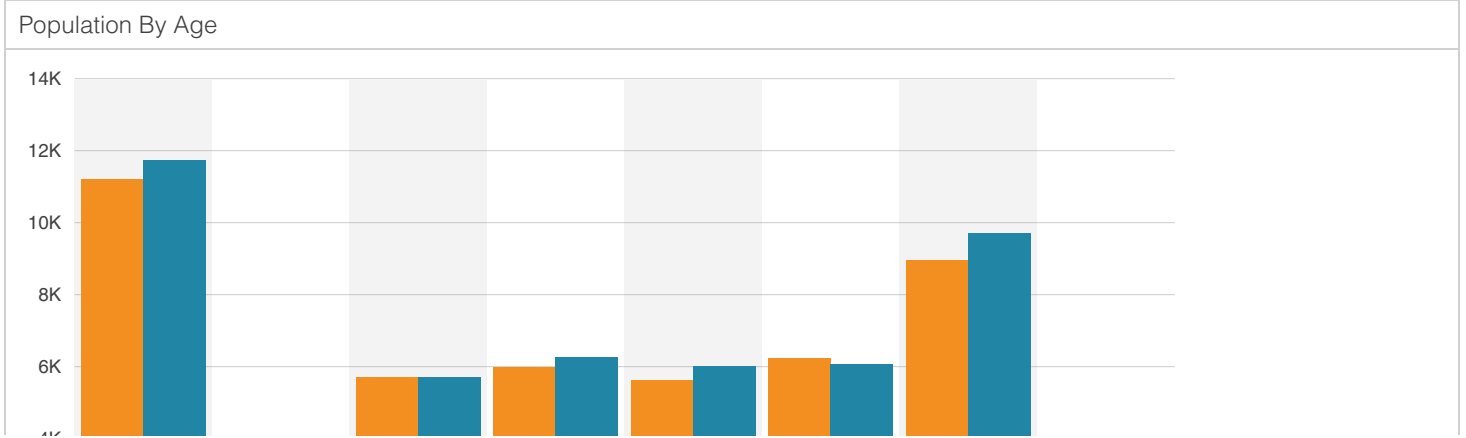
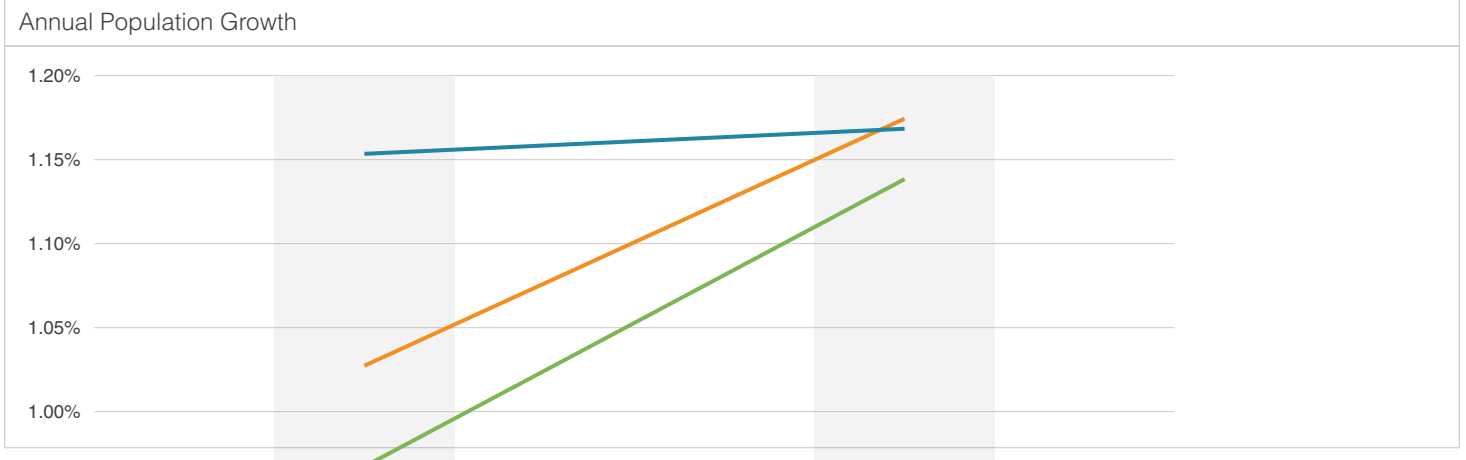
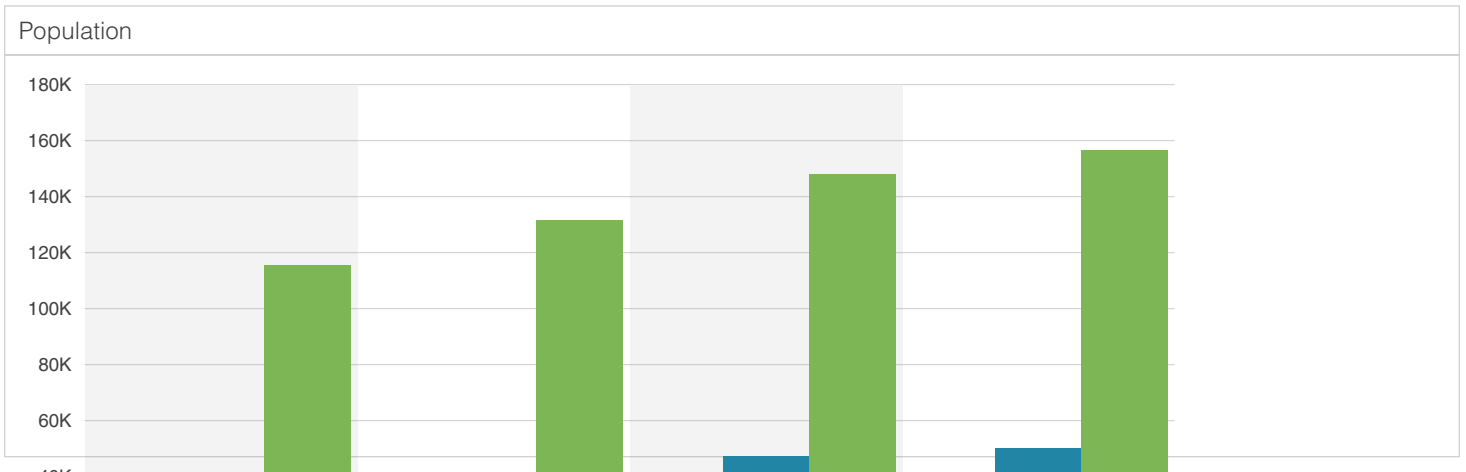
Population			
	2 mile	5 mile	10 mile
2010 Population	4,134	40,867	131,195
2023 Population	4,686	46,994	147,691
2028 Population Projection	4,961	49,738	156,096
Annual Growth 2010-2023	1.0%	1.2%	1.0%
Annual Growth 2023-2028	1.2%	1.2%	1.1%
Median Age	40	41.9	42.3
Bachelor's Degree or Higher	22%	15%	20%
U.S. Armed Forces	7	29	48

Population By Race			
	2 mile	5 mile	10 mile
White	3,194	31,921	111,407
Black	1,321	13,354	28,747
American Indian/Alaskan Native	23	205	749
Asian	36	505	3,460
Hawaiian & Pacific Islander	0	23	102
Two or More Races	113	986	3,225
Hispanic Origin	523	5,781	20,974

Housing			
	2 mile	5 mile	10 mile
Median Home Value	\$164,705	\$134,034	\$166,872
Median Year Built	1986	1984	1986

Households			
	2 mile	5 mile	10 mile
2010 Households	1,606	15,129	51,723
2023 Households	1,825	17,563	58,418
2028 Household Projection	1,934	18,666	61,853
Annual Growth 2010-2023	0.7%	0.9%	0.8%
Annual Growth 2023-2028	1.2%	1.3%	1.2%
Owner Occupied Households	1,352	13,016	40,503
Renter Occupied Households	582	5,650	21,350
Avg Household Size	2.6	2.4	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$47M	\$437.3M	\$1.5B

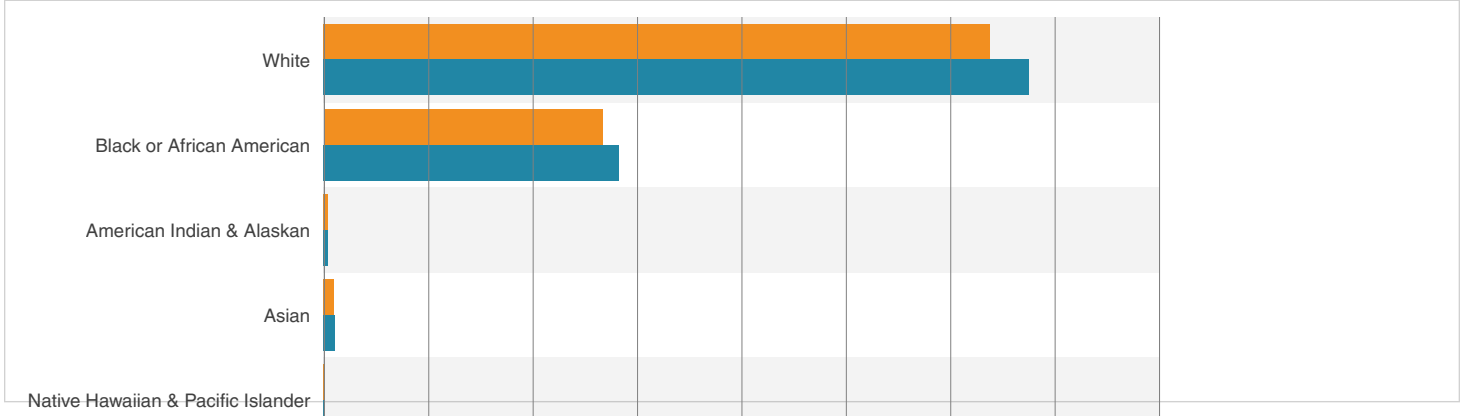
Income	2 mile	5 mile	10 mile
Avg Household Income	\$63,305	\$58,337	\$67,505
Median Household Income	\$41,264	\$41,869	\$46,273
< \$25,000	619	5,645	15,792
\$25,000 - 50,000	475	4,516	14,643
\$50,000 - 75,000	296	3,133	10,977
\$75,000 - 100,000	126	1,835	5,784
\$100,000 - 125,000	104	813	3,644
\$125,000 - 150,000	48	627	2,648
\$150,000 - 200,000	48	451	2,349
\$200,000+	107	544	2,582



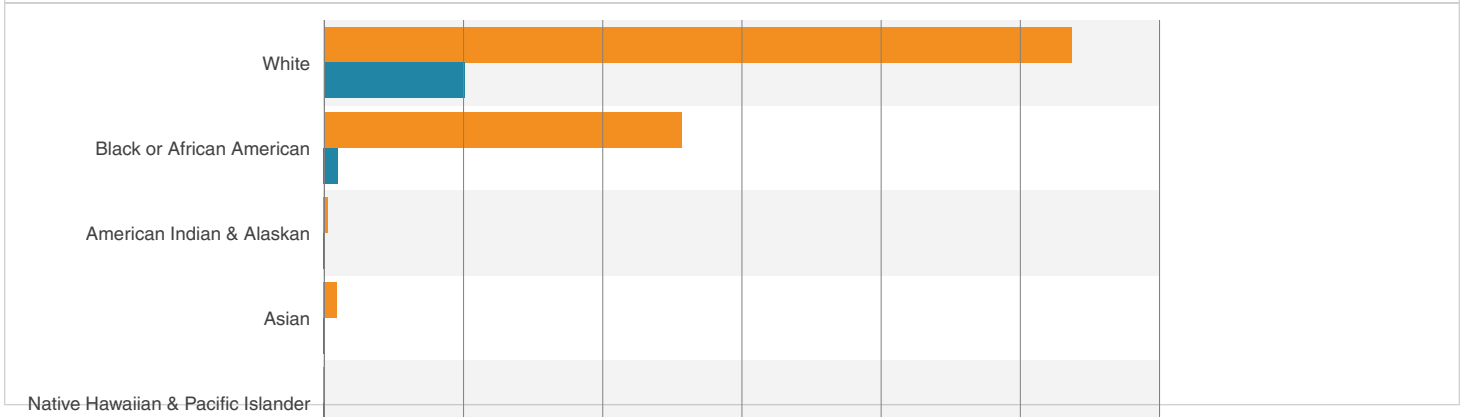




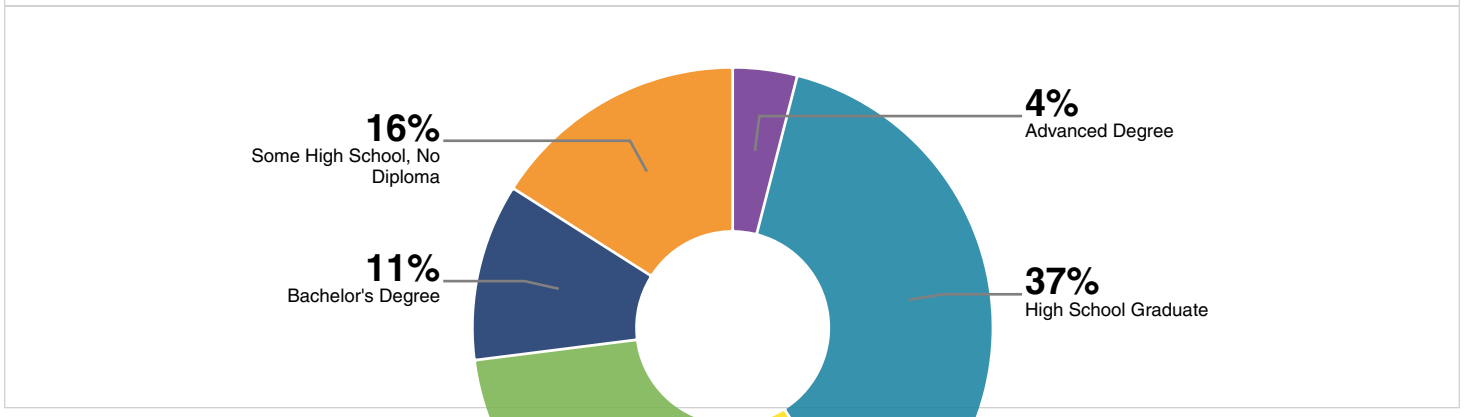
Population By Race



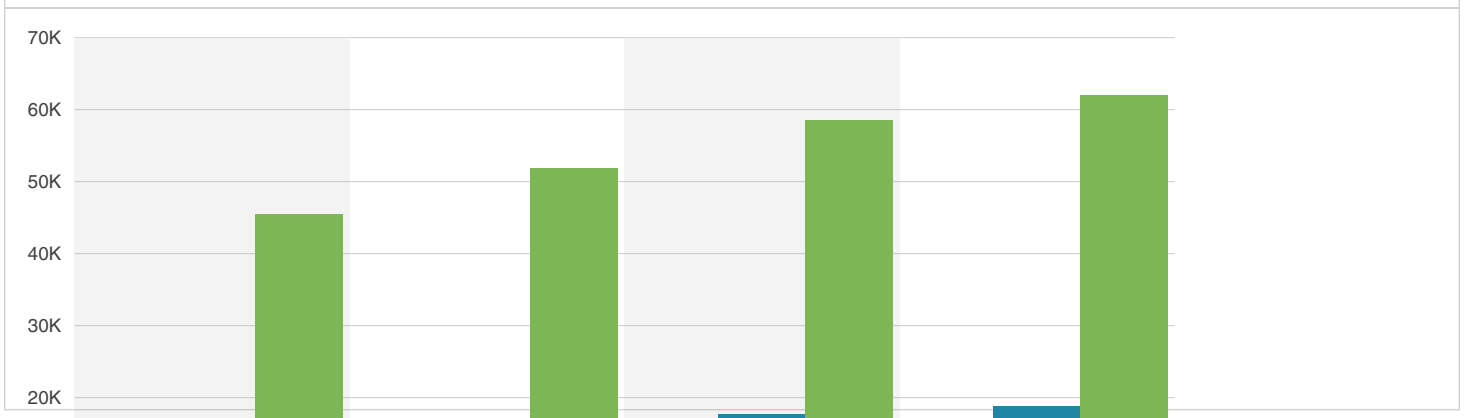
Population By Race & Hispanic Origin



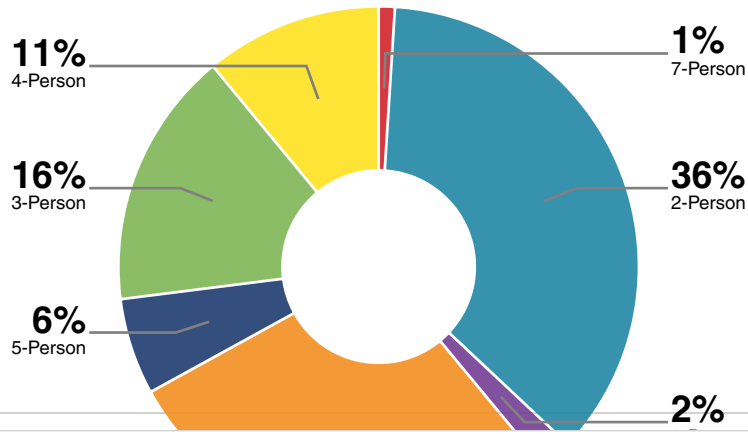
Educational Attainment



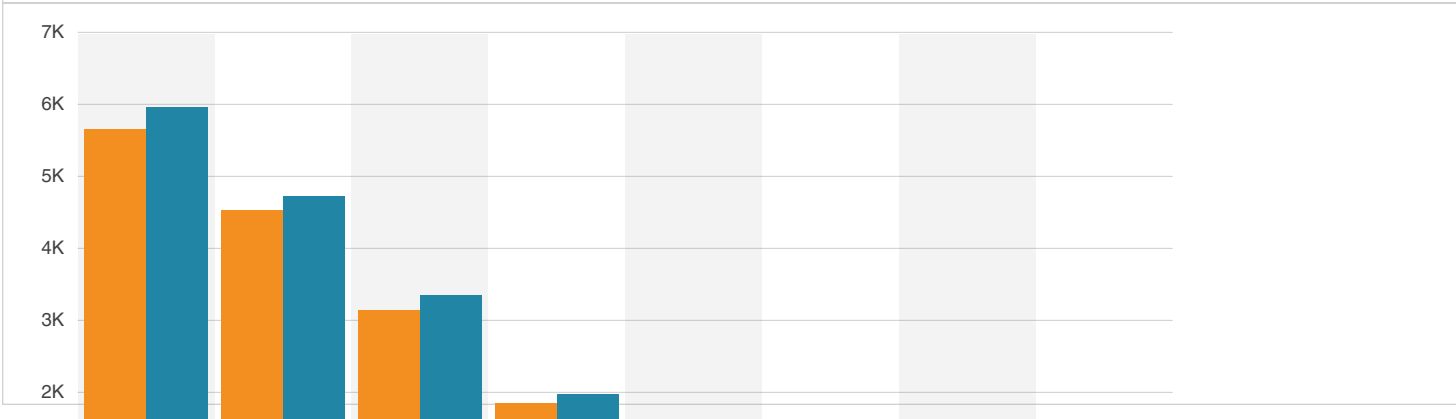
Households



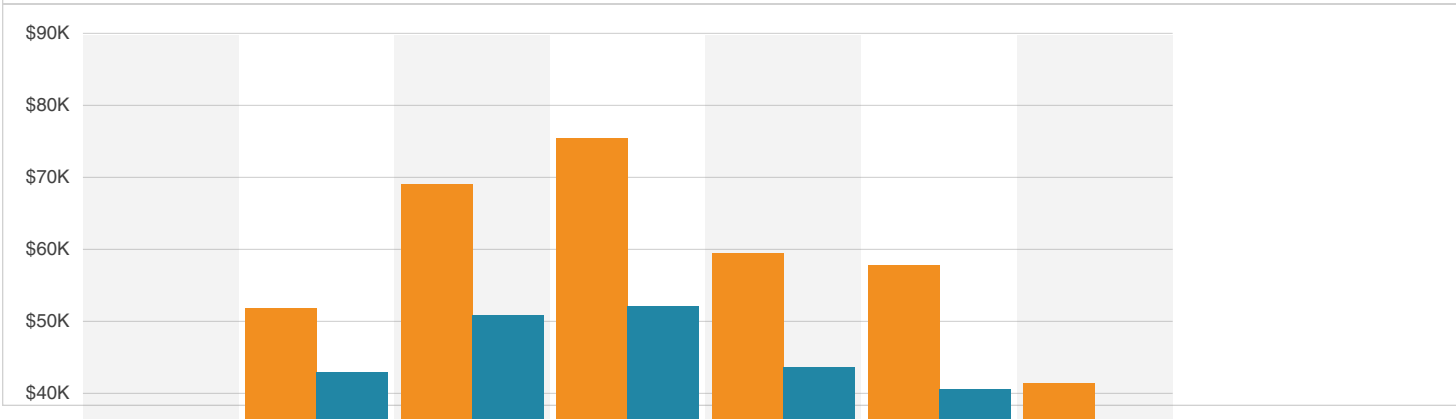
Household Size



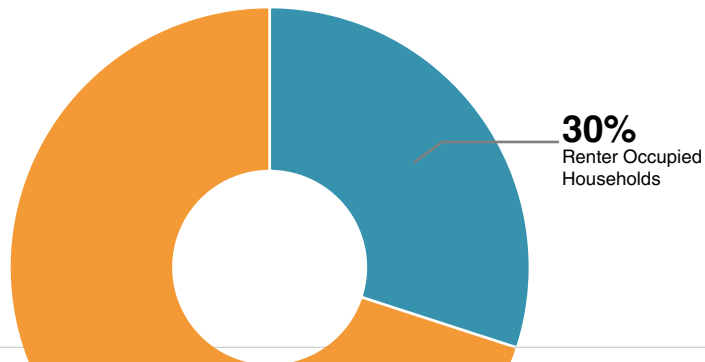
Household Income



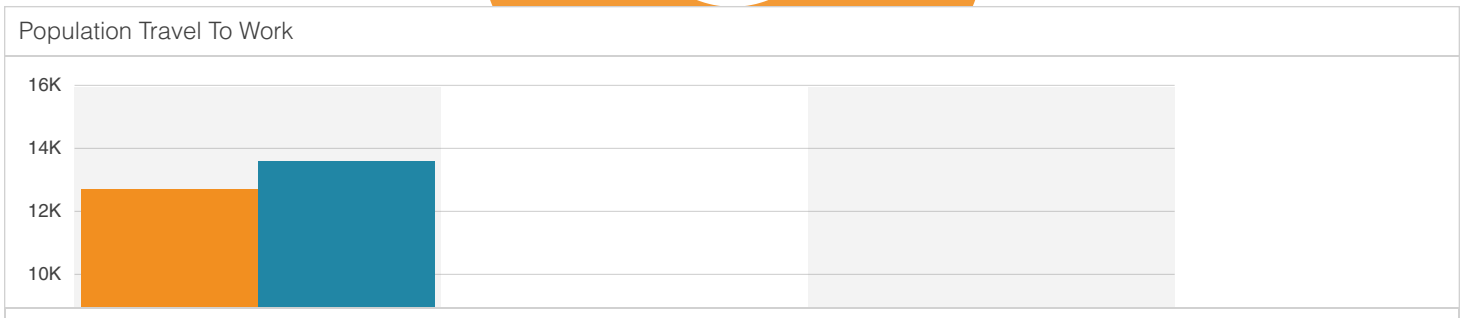
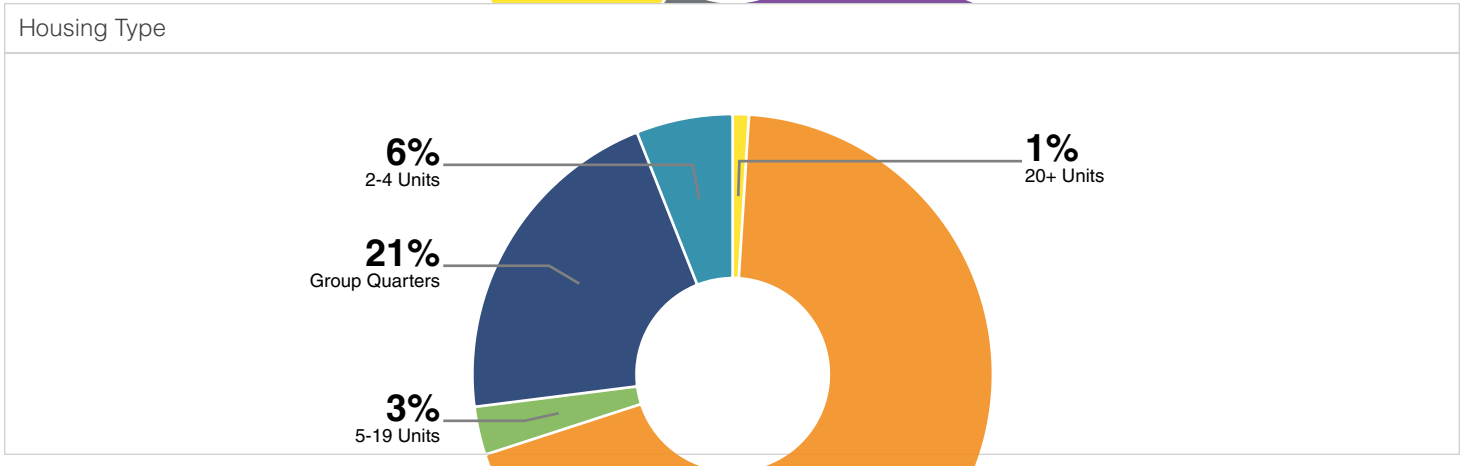
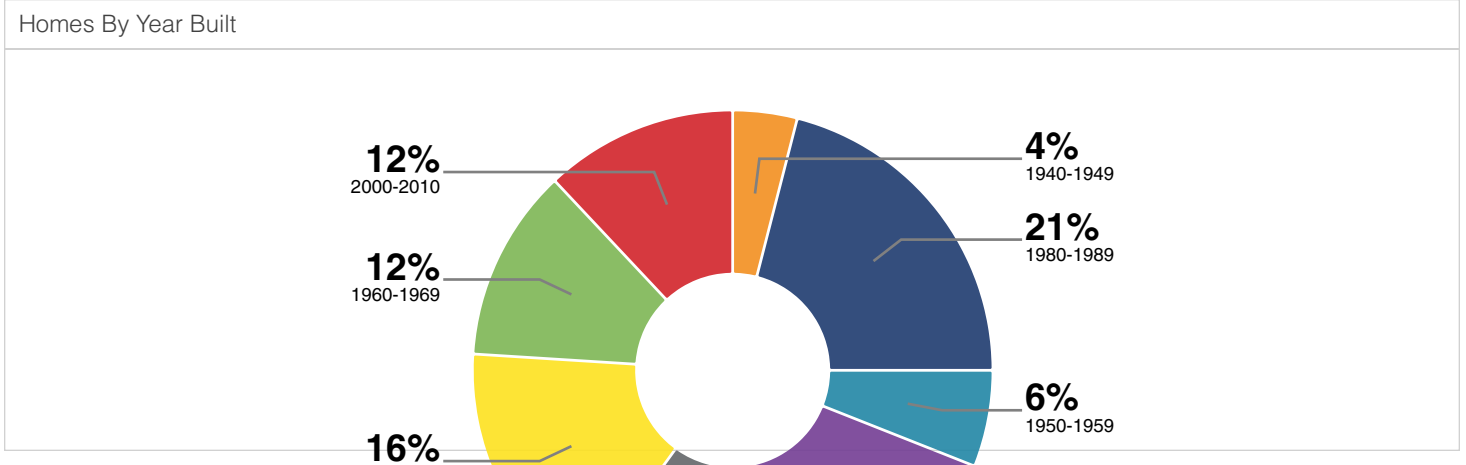
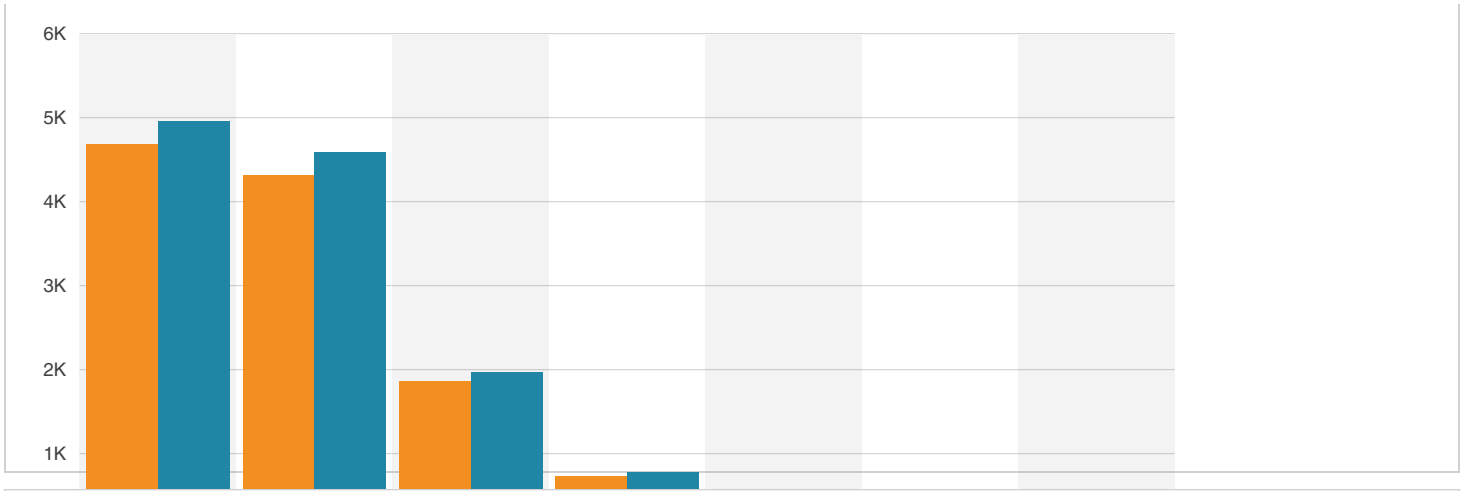
Household Income By Age



Housing Occupancy



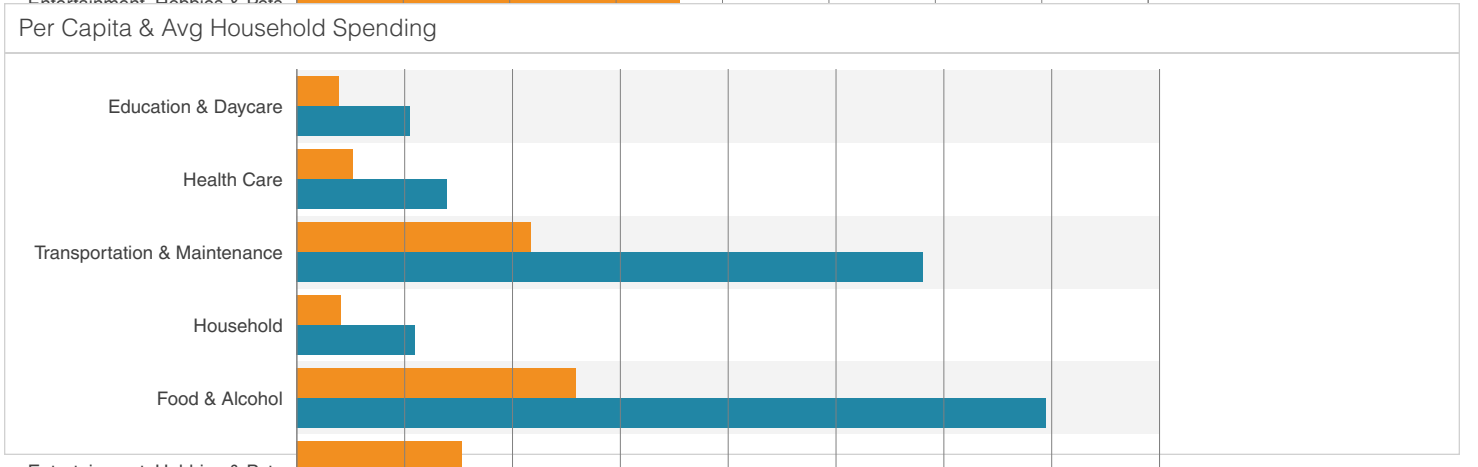
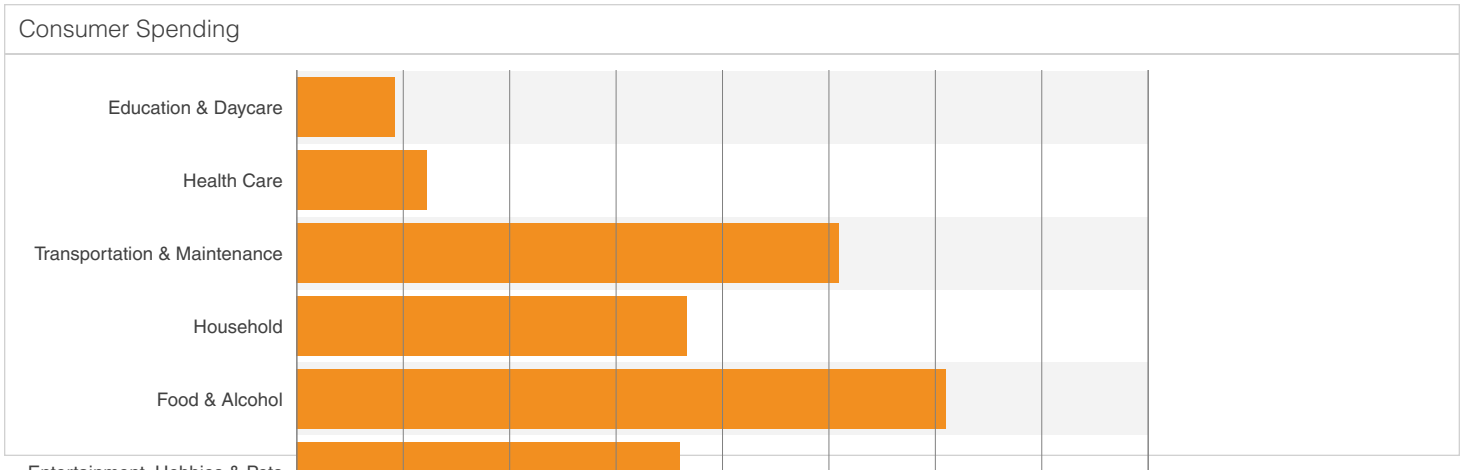
Home Values



### Daytime Employment

Radius	2 mile			5 mile			10 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Service-Producing Industries</b>	1,038	136	8	16,279	1,570	10	74,129	8,657	9
Trade Transportation & Utilities	543	52	10	5,670	463	12	17,728	1,526	12

Radius	2 mile			5 mile			10 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Information	15	3	5	196	25	8	1,274	154	8
Financial Activities	85	20	4	902	221	4	6,020	1,139	5
Professional & Business Services	68	16	4	1,500	269	6	8,245	1,352	6
Education & Health Services	116	12	10	1,637	119	14	19,654	2,623	7
Leisure & Hospitality	81	6	14	1,395	133	10	9,598	678	14
Other Services	58	22	3	1,375	291	5	4,596	988	5
Public Administration	72	5	14	3,604	49	74	7,014	197	36
<b>Goods-Producing Industries</b>	<b>361</b>	<b>35</b>	<b>10</b>	<b>2,787</b>	<b>318</b>	<b>9</b>	<b>12,498</b>	<b>1,001</b>	<b>12</b>
Natural Resources & Mining	43	5	9	89	20	4	665	113	6
Construction	256	26	10	1,819	211	9	4,612	656	7
Manufacturing	62	4	16	879	87	10	7,221	232	31
<b>Total</b>	<b>1,399</b>	<b>171</b>	<b>8</b>	<b>19,066</b>	<b>1,888</b>	<b>10</b>	<b>86,627</b>	<b>9,658</b>	<b>9</b>



### Consumer Spending Details

2023
2028

Radius	2 mile			5 mile			10 mile		
	Total Sp...	Avg House...	Per Capita	Total Sp...	Avg House...	Per Capita	Total Sp...	Avg House...	Per Capita
<a href="#">Expand All</a>									
Apparel	\$2,628,652	\$1,440	\$561	\$25,066,...	\$1,427	\$533	\$83,955,...	\$1,437	\$568
Entertainment, Hobbies & Pets	\$7,639,971	\$4,186	\$1,630	\$71,982,...	\$4,099	\$1,532	\$249,722,...	\$4,275	\$1,691
Food & Alcohol	\$12,822,...	\$7,026	\$2,736	\$122,003,...	\$6,947	\$2,596	\$426,831,...	\$7,307	\$2,890



Radius	2 mile			5 mile			10 mile		
	Total Sp...	Avg House...	Per Capita	Total Sp...	Avg House...	Per Capita	Total Sp...	Avg House...	Per Capita
Expand All									
Household	\$7,861,088	\$4,307	\$1,678	\$73,388,...	\$4,179	\$1,562	\$256,444...	\$4,390	\$1,736
Transportation & Maintenance	\$11,338,...	\$6,213	\$2,420	\$101,994...	\$5,807	\$2,170	\$371,094...	\$6,352	\$2,513
Health Care	\$2,493,260	\$1,366	\$532	\$24,471,...	\$1,393	\$521	\$84,708,...	\$1,450	\$574
Education & Daycare	\$2,228,896	\$1,221	\$476	\$18,435,...	\$1,050	\$392	\$74,196,...	\$1,270	\$502
Total Specified Consumer Spend...	\$47,012,...	\$25,760	\$10,033	\$437,342...	\$24,901	\$9,306	\$1,546,9...	\$26,481	\$10,474

Traffic			
Collection Street	Cross Street	Traffic Volume	Co
US Hwy 301	NW 74th Pl N	22,486	
Oak Rd	NW 12th Ave E	11,144	
US Hwy 301	Oak Rd N	18,532	
US 31	W Hwy 326 N	21,500	
US Hwy 301	W Hwy 326 N	24,561	
W Hwy 326	Hwy 301 E	14,876	
US Hwy 301	W Hwy 326 S	26,318	
NW 77th Street	NW 17th Cir NE	11,900	
Northwest 70th Street	NW 24th Ave SE	11,837	
State Highway 25	NW 58th Ln N	18,758	