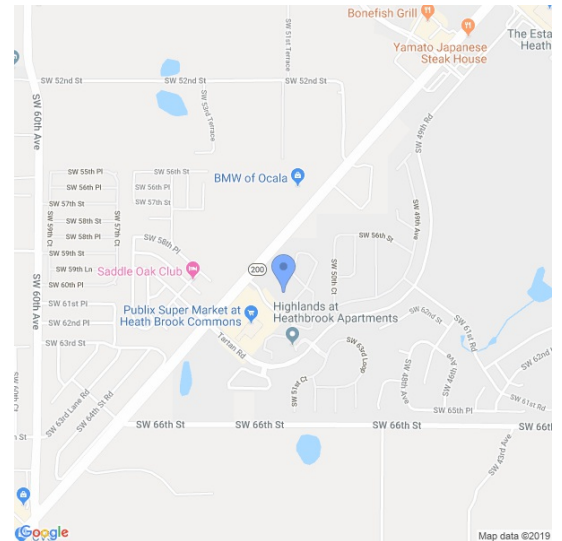


5.2 Acres Commercial Hwy 200

5350 SW COLLEGE ROAD, OCALA, FLORIDA 34474



COMMERCIAL • LAND • FOR SALE



SALE PRICE **\$1,698,840**
SALE TYPE **OWNER USER**
YEAR BUILT **1996**

GROSS BLDG **8,000 SQFT**
LAND AREA **5.2 ACRES**
MARKET **NORTH CENTRAL FLORIDA**
SUB-MARKET **OCALA**

- Excellent For Retail or Office Development
- Up to 52,000sf Building
- 44,000 Dailey trips
- Next to Publix
- Fully Vested

5.2 commercial acres next to Heathbrook Publix Shopping Center on Hwy 200 in Ocala, FL. Right across the street from new BMW, Audi, Volkswagon dealership and next door to Publix. Excellent location for retail, professional or medical office development. Update 25,000sf of food retail or grocery allowed. This pad ready site is fully vest for up to 52,000sf. Signage available on Hwy 200.

Located along Interstate 75 in North Central Florida, Ocala is a one-hour drive North of Orlando. Residents and businesses alike enjoy a high quality of life and a relatively low cost of living. Quality healthcare and one of Florida's lowest housing cost make Marion County a great place to live. The scenic landscape is graced by the pastoral beauty of more than 900 horse farms with plenty of green space for all to enjoy. If the beach is your pleasure, both coasts are within a one-hour drive. The Ocala National Forest provides residents and visitors with thousands of acres of forest, trails, lakes, and rivers. Marion County is home to a diverse economy, blending horse farms and agricultural interests with a variety of business sectors.



Bartow McDonald
Managing Director
SVN

SL3143865
☎ (352) 274-3800
☎ (352) 274-3800
✉ bartow.mcdonald@svn.com

