



Build-To-Suit/Ground Lease

+/- 6.01 Acres

NEC SW 60th Ave & SW 95th St, Ocala, FL

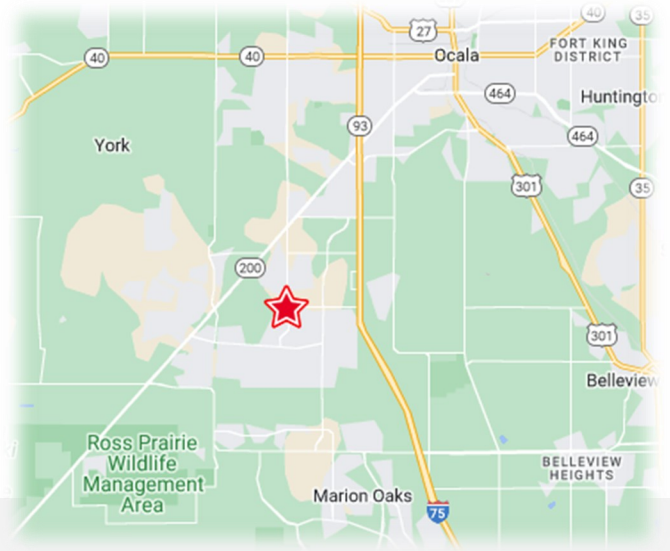


Property Highlights

- ◆ Site is 6 acres made up of 3 lots for BTS or GL
- ◆ Over 28,200 cars per day
- ◆ Publix Market at Cherrywood Now Open
- ◆ Site is equal distance between I-75 and SR 200 via SW 95th Street
- ◆ Florida Crossroads Commerce Park is south of site which includes existing manufacturers as Amazon, Chewy, Fedex, Autozone & Winco

	1 Mile	3 Miles	5 Miles
Population	4,467	32,813	61,802
Average HH Income:	\$88,305	\$78,481	\$82,399
Daytime Population:	236	5,686	12,804

Nearby Retailers



CONTACT

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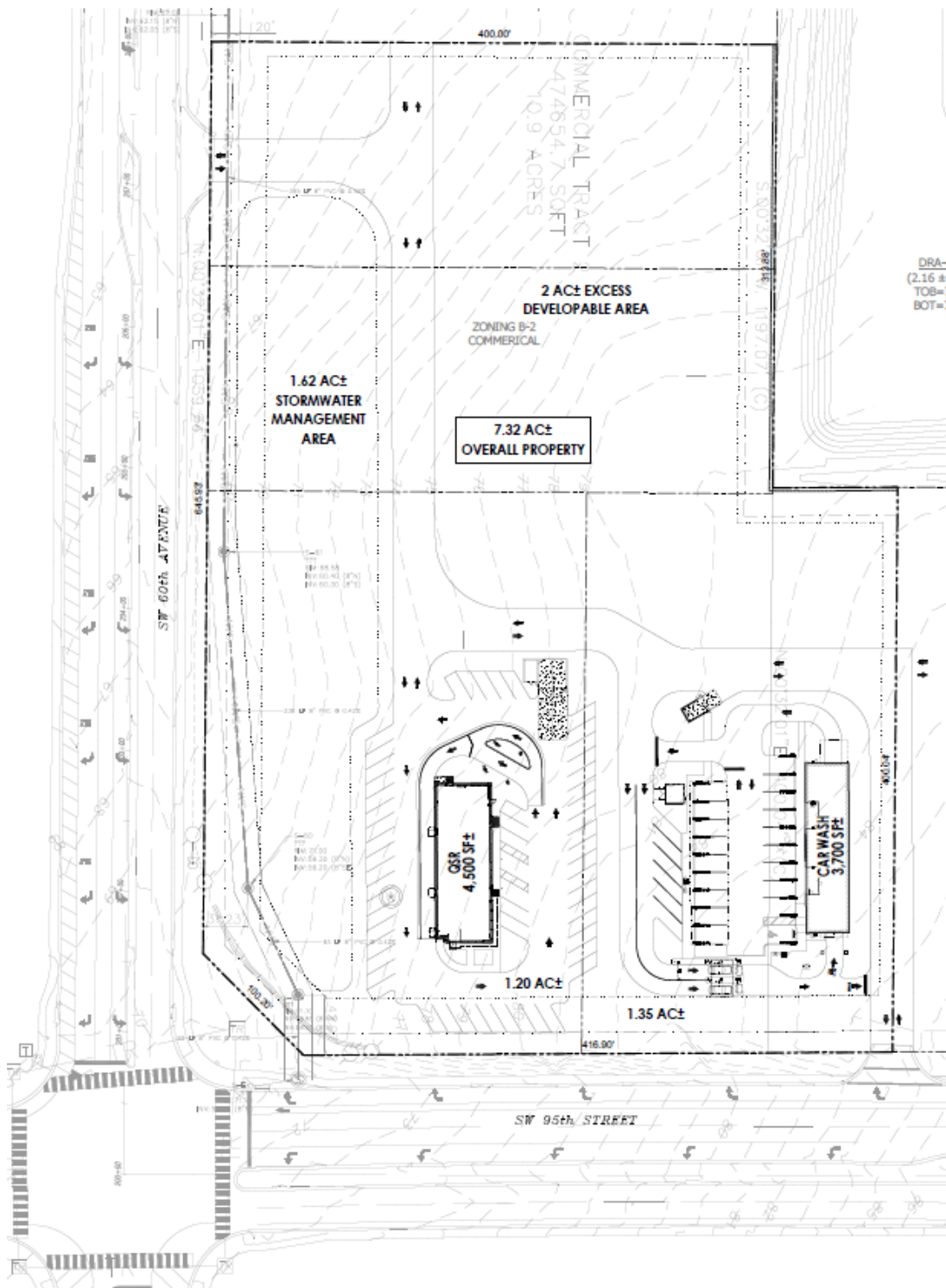


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Site Plan



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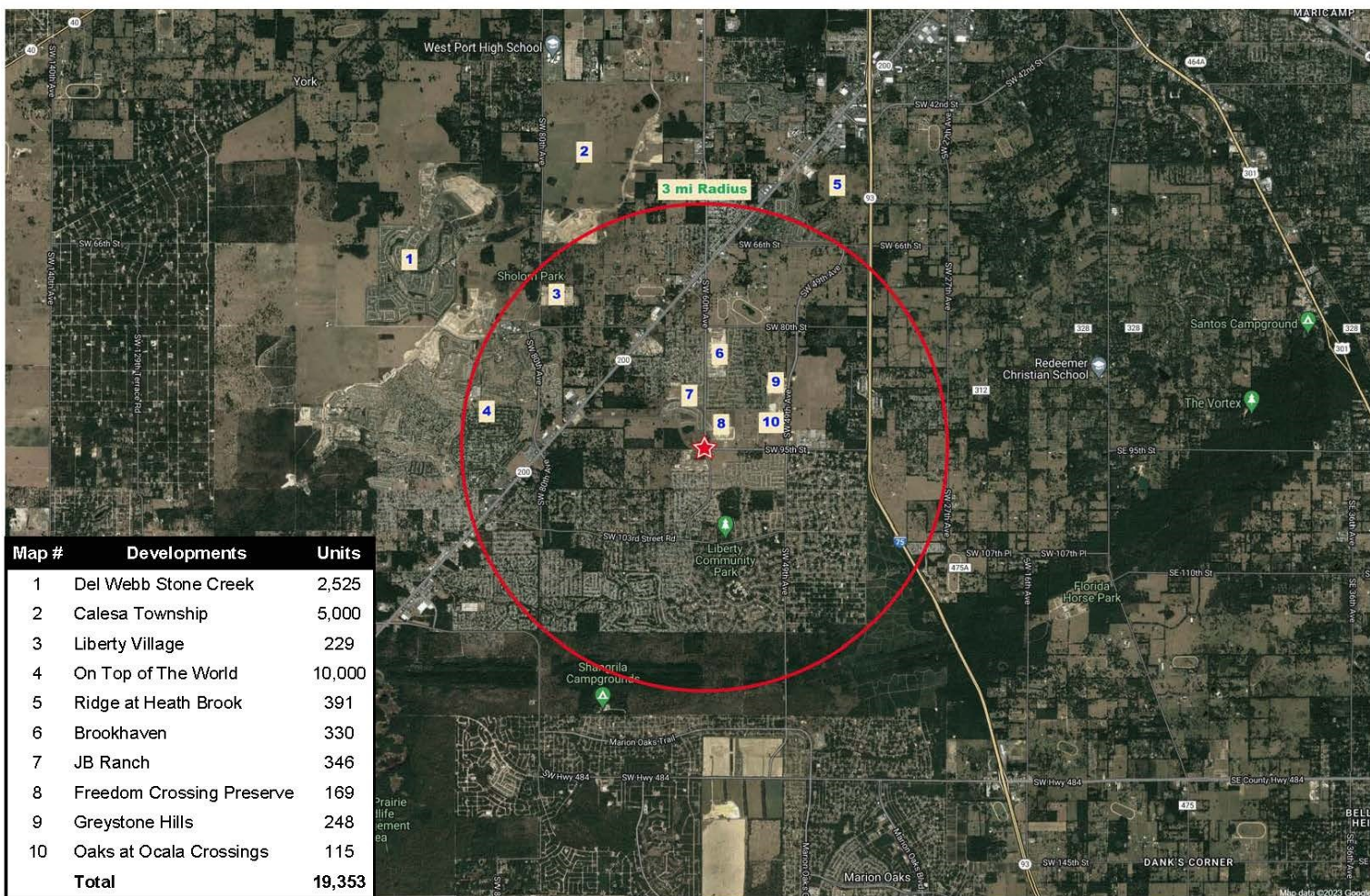
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Housing Growth

- * Historical Annual Household Growth 3.1% within 1 mile (2010-2023)
- * Projected Population Growth 2.3% within 1 mile (2023-2028)
- * More than 50,000 residential units have been approved throughout Marion County in the past 5 years, with majority located in Southwest Marion County.
- * CEP Ocala Metro Chamber & Economic Partnership reports, Ocala Metro ranked #2 nationally in new single family home construction per capita and Top 25 Fastest Growing population rate.



**Residential Growth: 3 miles
SW 95th St & SW 60th Ave, Ocala, FL**



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