



# Build-To-Suit/Ground Lease

**+/- 2.42**

**NEC NW Blitchton Rd & NW 34th Ave, Ocala, FL**



## Property Highlights

- ◆ 2.42 acres can be divided
- ◆ Over 24,000 cars per day
- ◆ Only 1/3 mile from Exit #354 & I-75
- ◆ Near future 100,000sf UF Health Ocala Hospital Complex
- ◆ Strong Daytime Population with Fedex, Chewy, Auto Zone & Amazon DC and Ocala 489 Commerce Park
- ◆ Seeking Gas, Automotive & QSR

	1 Mile	2 Miles	3 Miles
Population	3,234	10,552	27,110
Average HH Income:	\$38,429	\$43,712	\$46,048
Daytime Population:	3,164	9,218	30,086

## Nearby Retailers



### CONTACT

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### Future UF Ocala Hospital Complex

*The new UF Health Neighborhood Hospital Complex will feature emergency department services, medical offices, and commercial parcels*



**BOHLER //**  
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**CONCEPT PLAN 'A'**  
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