

1.27 AC COMMERCIAL LAND

254 Marion Oaks Blvd. Ocala FL 34473



1.27 AC COMMERCIAL LAND
ZONED B-2

COMMERCIAL PLAZA
(UNDER CONSTRUCTION)



Walgreens

FOR SALE | \$399,000

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

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PROPERTY OVERVIEW

- Excellent vacant commercial land located in a growing area of Ocala, Florida.
- Site is zoned for B-2 which allows for a wide selection of commercial uses such as sales and services, professional offices, restaurants, and others.
- Immediate surrounding tenants include Walgreens, Dominos Pizza, and a future shopping center development.
- East and West of the property features residential communities, and north of the property are a mixture of national and regional tenants such as Winn-Dixie, Family Dollar, and Dollar General.



PRICE	\$399,000
LAND SIZE	55,321 sq. ft.
ACREAGE	1.27 AC
FRONTAGE	246'
TRAFFIC COUNT	14,300 ADT
ZONING	B-2 (Community Business)
LAND USE	DRI - Development of Regional Impact
PARCEL ID	8002-0001-01

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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	4,597	1 Mile	\$62,242	1 Mile	39.90
3 Mile	18,901	3 Mile	\$71,504	3 Mile	42.30
5 Mile	32,843	5 Mile	\$71,517	5 Mile	43.40

2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	5,188	1 Mile	\$42,436	1 Mile	38.80
3 Mile	21,493	3 Mile	\$57,503	3 Mile	42.10
5 Mile	37,245	5 Mile	\$57,813	5 Mile	44.10

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ZONING INFORMATION

Sec. 4.2.18. - Community Business (B-2) classification.

A. Intent of Classification. The Community Business classification provides for the shopping and limited service needs of several neighborhoods, a community, or a substantial land area. Retail stores are intended to include general merchandise, fashion, durable goods, and personal services. All commercial activity involving retail sales or rentals shall take place in a completely enclosed building.

B. Permitted Uses (including all the permitted uses in B-1):

Advertising specialties

Air-conditioning, heating, ventilation equipment sales, service, repair

Automobile parts, new

Automobile rental

Automobile repair, no paint or body work

Bar, alcohol sales

Bicycle sales, rentals

Boats, marine motors sales, service

Bowling Alley

Church, Places of Worship

Employment office

Food catering

Game arcade, coin-operated

Garden supply

Golf cart, LSV sales

Gun shop

Hotel, motel

Household appliance, furnishings, sales, repair

Lawn mowers, power, sales, repair

Marina

Model home sales lot, model home complex

Nightclub

Office furniture, equipment, sales, service

Package liquor store

Paint and wallpaper

Parking garage, public

Poolroom

Post Office, privately owned, leased

Recreation building

Recreational vehicle rental

Restaurant, including fast food, drive through

Seafood shop

Stores, drug

Tattoo, body-piercing parlor

Taxidermist

Theater

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ZONING INFORMATION

C. Special Uses (requiring permit):

Automobile, truck sales, new, used
Automobile paint and body shop
Bakery, industrial, commercial
Bottling plant (non-alcoholic beverages)
Cemetery, crematory, mausoleum
Construction or contractor yard
Garbage transfer station
Gas, bottled, refill cylinders
Gas meter facility and supply lines, high pressure (except where such permits are pre-empted by state or federal regulations)
Horses or cattle, not a sales operation (See special lot area and number requirements in Sec. 4.2.6.F)
Lumberyards, building material sales
Motorcycle sales, service
Parking of commercial vehicles in excess of 16,000 lbs. not used by permitted business

Pawnshop
Pest control agency, supplies
Plant nursery wholesale
Produce, outside building
Recreational vehicle sales
Sewage treatment plants (inflow exceeding 5,000 gallons per day)
Sprayfields (or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law)
Storage warehouses
Swimming pool supplies
Trailers, sales, and service
Used merchandise, outside building, including flea market
Utility company service yards
Water wellfields

D. Development Standards:

Maximum Density: 1 dwelling unit per shop or store

Minimum Lot Area: None

Minimum Lot Width: None

Maximum Building Height: 50 feet

Maximum Floor Ratio: 1.0

E. Setbacks:

Minimum Front Setback: 40 feet (65 feet w/ gas pump)

Minimum Rear Setback: 25 feet

Minimum Side Setback: 10 feet (65 feet w/ gas pump)

Accessory Structures: 8 feet except for gas pumps or islands require a 25 feet setback; gas pump canopies may protrude 10 feet into a required setback.

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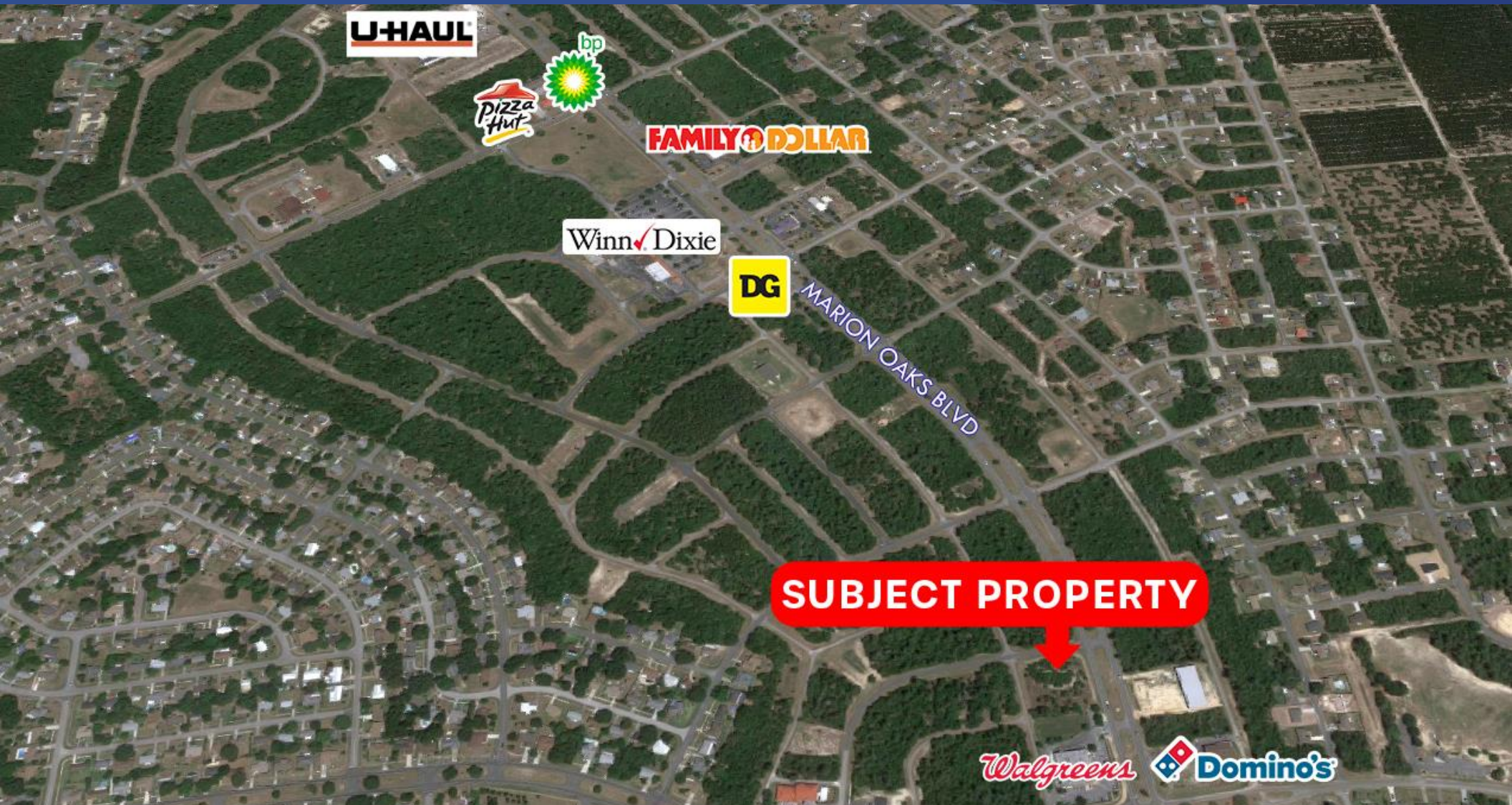
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TRADE AREA MAP



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