

# 0.78 ACRES OF VACANT LAND

Marion Oaks Blvd. Ocala FL, 34473



FOR SALE | \$179,000

**Jeremiah Baron**  
& CO.

Commercial Real Estate, LLC

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**Zack Leider**

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# PROPERTY OVERVIEW

- Terrific opportunity to purchase 0.78 ac of vacant land located on Marion Blvd only 4 miles from I-75.
- The property is zoned for Community Business (B-2) allowing for a variety of development opportunities.
- Neighboring properties include residential and commercial parcels.



PRICE	\$179,000
ACREAGE	0.78
FRONTAGE	102'
TRAFFIC COUNT	15,100 ADT
ZONING	B-2
PARCEL ID	8002-0054-08

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# DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
2 Mile	13,553	2 Mile	\$69,384	1 Mile	42
5 Mile	33,214	5 Mile	\$71,715	3 Mile	42
10 Mile	118,782	10 Mile	\$69,473	5 Mile	42

2027 Population Projection		2022 Median Household Income		Median Age	
2 Mile	15,405	2 Mile	\$54,855	1 Mile	41
5 Mile	37,669	5 Mile	\$58,057	3 Mile	40
10 Mile	134,098	10 Mile	\$54,698	5 Mile	41

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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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## 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

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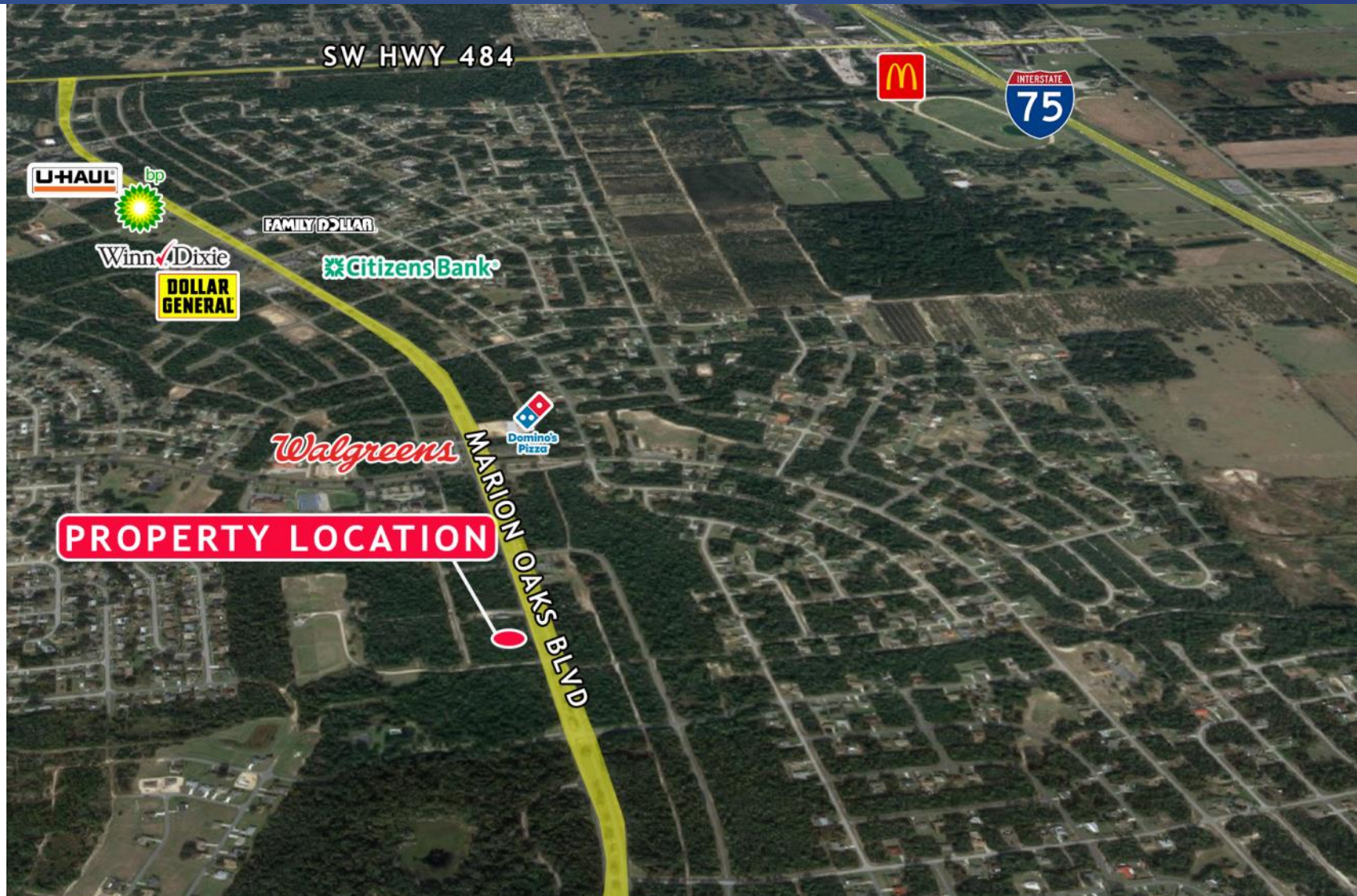
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# TRADE AREA MAP



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