

Prime Redevelopment Opportunity

2145 E SILVER SPRINGS BOULEVARD IN OCALA, FLORIDA



E SILVER SPRINGS BLVD (225-500 VPD)

VERO
CAPITAL GROUP

EXECUTIVE SUMMARY

Vero Capital Group is pleased to offer an exclusive opportunity to acquire a vacant freestanding commercial building located at 2145 E Silver Springs Boulevard in Ocala, Florida. The property features a 5,490-square-foot freestanding building situated on 1.1 acres along one of Ocala's most active and high-traffic commercial corridors. Delivered vacant at close, the asset is available for immediate occupancy or repositioning.



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RETAIL AERIAL OVERVIEW



INVESTMENT HIGHLIGHTS

OWNER-USER | PRIME REDEVELOPMENT OPPORTUNITY:

Delivered vacant, the property offers immediate flexibility for owner-users to occupy and operate from day one, or for developers to redevelop the site to meet current market demand.

DENSE RETAIL CORRIDOR

The property sits along E Silver Springs Boulevard (State Road 40), surrounded by a deep lineup of national retailers and service tenants including Chase Bank, Bank of America, CVS, Verizon, Pet Supermarket, Dollar General, Advance Auto Parts, Pep Boys, Take 5 Oil Change, Zaxby's, Burger King, and Dunkin'.

STRONG LOCATION

Positioned on a prominent 1.1-acre parcel, the property features ample surface parking and exceptional visibility along E Silver Springs Boulevard — one of Ocala's primary commercial arterials.

ZONING

The property is zoned B-2 (General Commercial), permitting a wide range of retail, restaurant, and service uses by right.



PROPERTY DATA

ASSET OVERVIEW

ADDRESS	2145 E Silver Springs Blvd, Ocala, FL 34470
PROPERTY TYPE	Vacant Building
OWNERSHIP TYPE	Fee Simple
PROPERTY ZONING	B-2
BUILDING SIZE	5,490 SF
PARCEL SIZE	1.1 Acres / 47,916 SF
YEAR BUILT	1992 / 2003

PRICE
\$1,575,000



LOCATION OVERVIEW & DEMOGRAPHICS

Ocala, Florida

Located in north-central Florida, is a vibrant and fast-growing regional center known for its economic diversity, strong infrastructure, and exceptional quality of life. The city serves as the commercial and cultural anchor for the broader Marion County area and continues to attract residents, employers, and investment from across the state.

The local economy is driven by a balanced mix of healthcare, logistics, manufacturing, equine, retail, and education sectors, supported by workforce training programs and a business-friendly environment. Major employers and distribution centers have strengthened Ocala’s role as a regional hub for commerce and job creation.

Strategically positioned along Interstate 75, Ocala offers direct access to Florida’s major metros, including Orlando, Tampa, and Gainesville, as well as key north–south freight routes that connect the Gulf and Atlantic coasts. The city’s airport and growing logistics network further enhance its accessibility and long-term growth potential.

Commercial corridors such as State Road 200, Silver Springs Boulevard, and Pine Avenue feature a mix of established national retailers, healthcare campuses, and ongoing redevelopment. A revitalized downtown Ocala—with restaurants, boutiques, cultural venues, and public gathering spaces—has evolved into a walkable, mixed-use district attracting residents, professionals, and visitors alike.

With continued infrastructure investment, population growth, and a stable, diversified economy, Ocala represents a strong opportunity for real estate investment, retail expansion, and long-term business development.

POPULATION	1 Mile	3 Miles	5 Miles
2024 Estimate	6,197	50,039	108,730
2029 Projection	7,831	56,652	119,436

HOUSEHOLD	1 Mile	3 Miles	5 Miles
2024 Estimate	2,638	22,490	41,876
2029 Projection	2,980	25,809	47,092

INCOME	1 Mile	3 Miles	5 Miles
Average HH Income	\$81,980	\$75,704	\$78,205



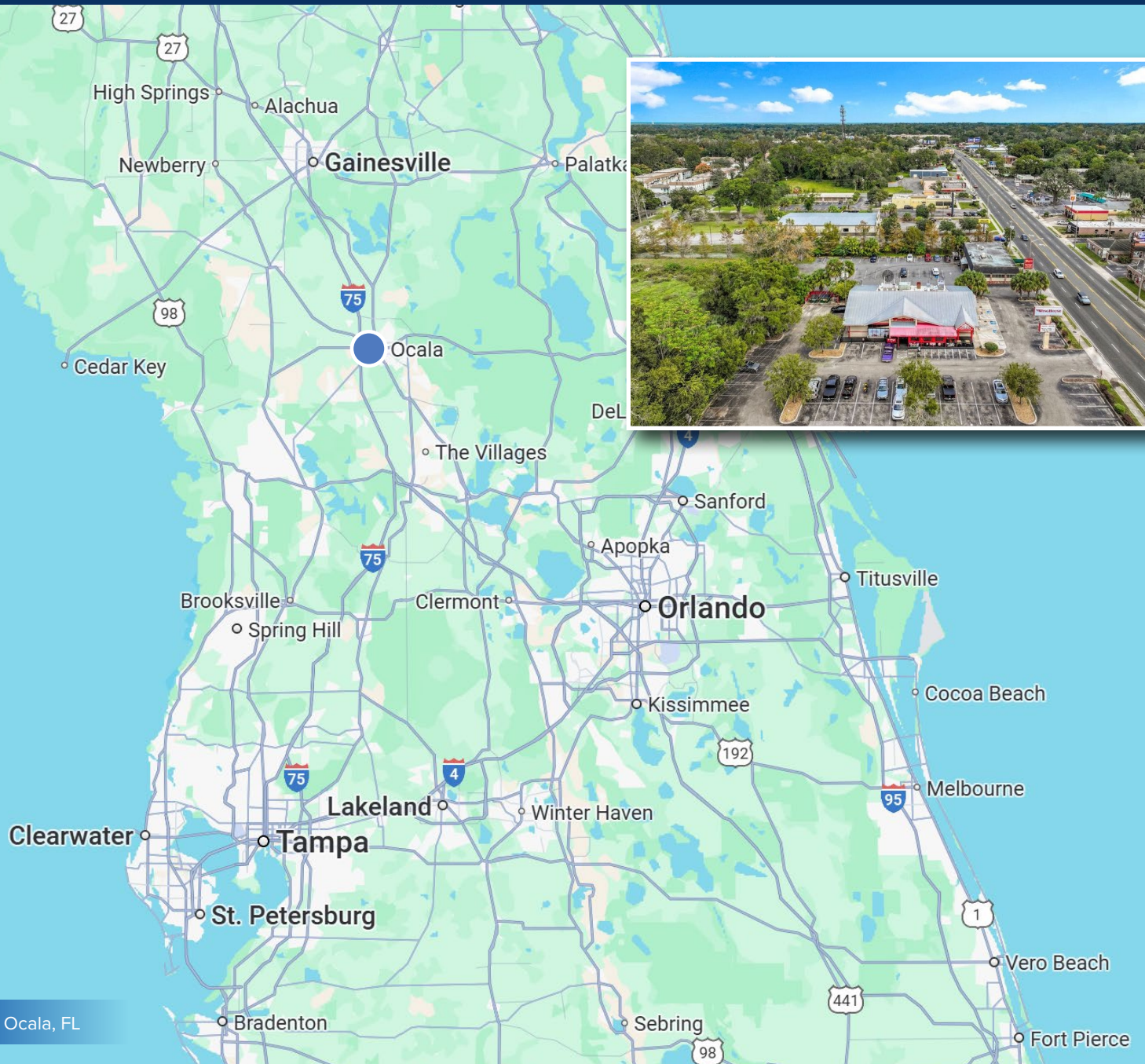






REGIONAL MAP

*Big Bend
Seagrasses
Aquatic
Preserve*





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