

468 Multifamily Units

DOLLAR GENERAL

Future Development

Future Development

SITE
1.25 Ac



31,000 VPD

W SILVER SPRINGS BLVD



9,300 VPD

SW 46TH AVE



Public Storage

Huaraches

FOR LEASE

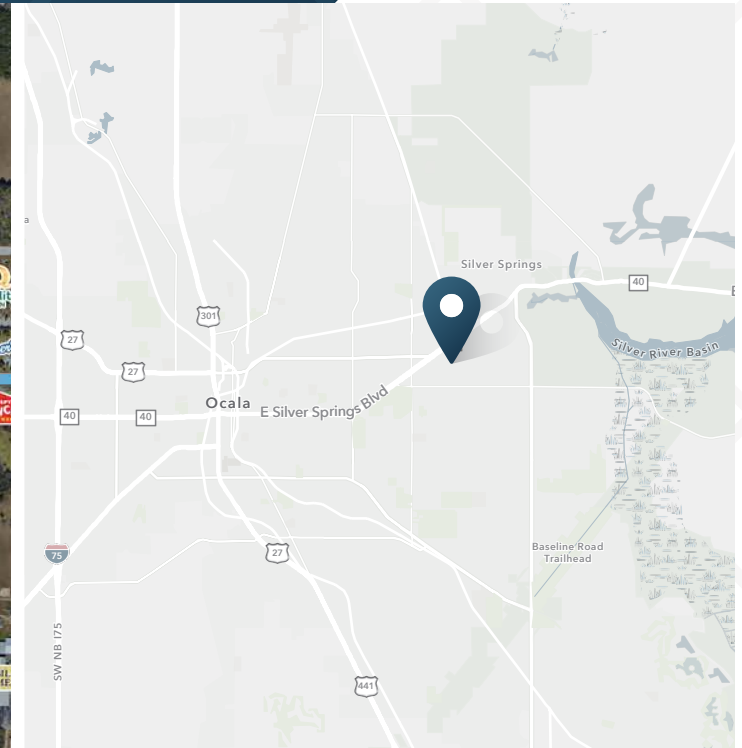
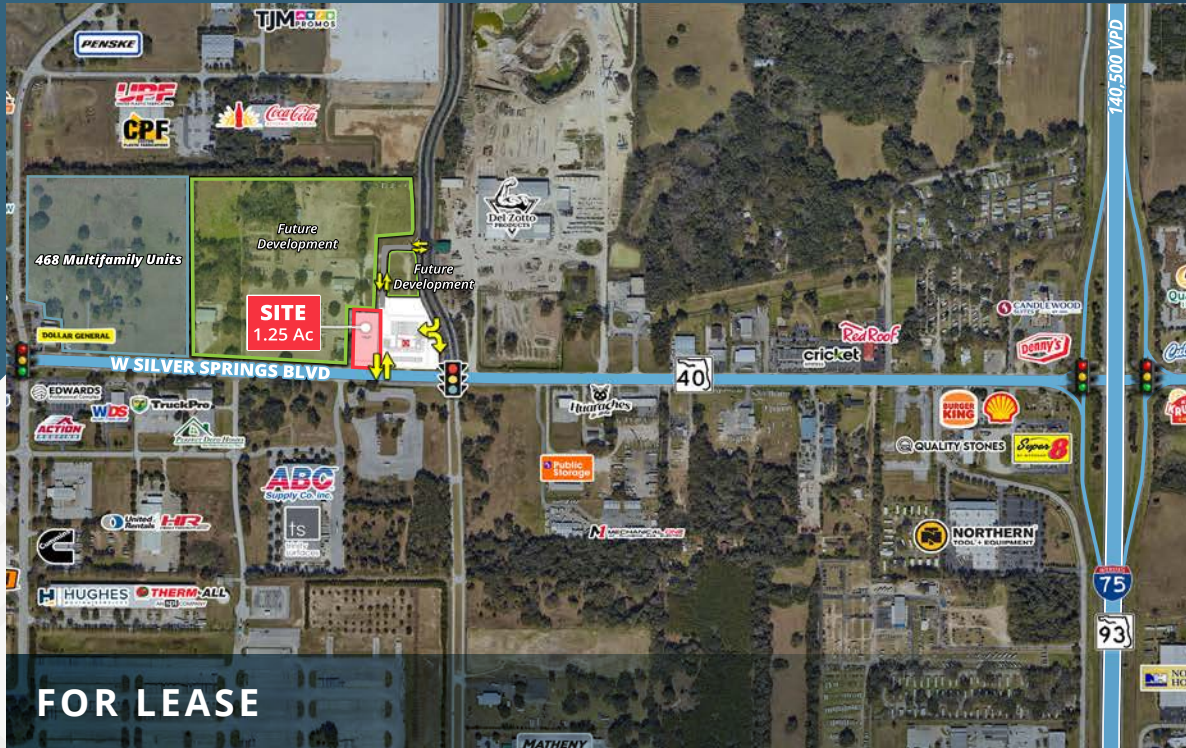
Outparcel Available

SR-40 & 46th Avenue | Ocala, FL



Outparcel Available

SR-40 & 46th Avenue | Ocala, FL 34470



ABOUT THE PROPERTY

1.25
Acres

- 1 mile from I-75; **first signalized intersection** off I-75
- 31,500 AADT; day – not accounting for any traffic on new 4 lane 46th Avenue
- Strong access with RI/RO/LI from SR 40 and Full Access on 46th Avenue
- Motorist attending World Equestrian Center will pass directly by the site from the interstate
- Proximity to Ocala International Airport
- Over 1M SF under construction in a 7-mile radius
- Multiple multi-family projects in permitting and proposed within 1-mile of the site

Contact
Broker
Rate

JOIN THESE RETAILERS



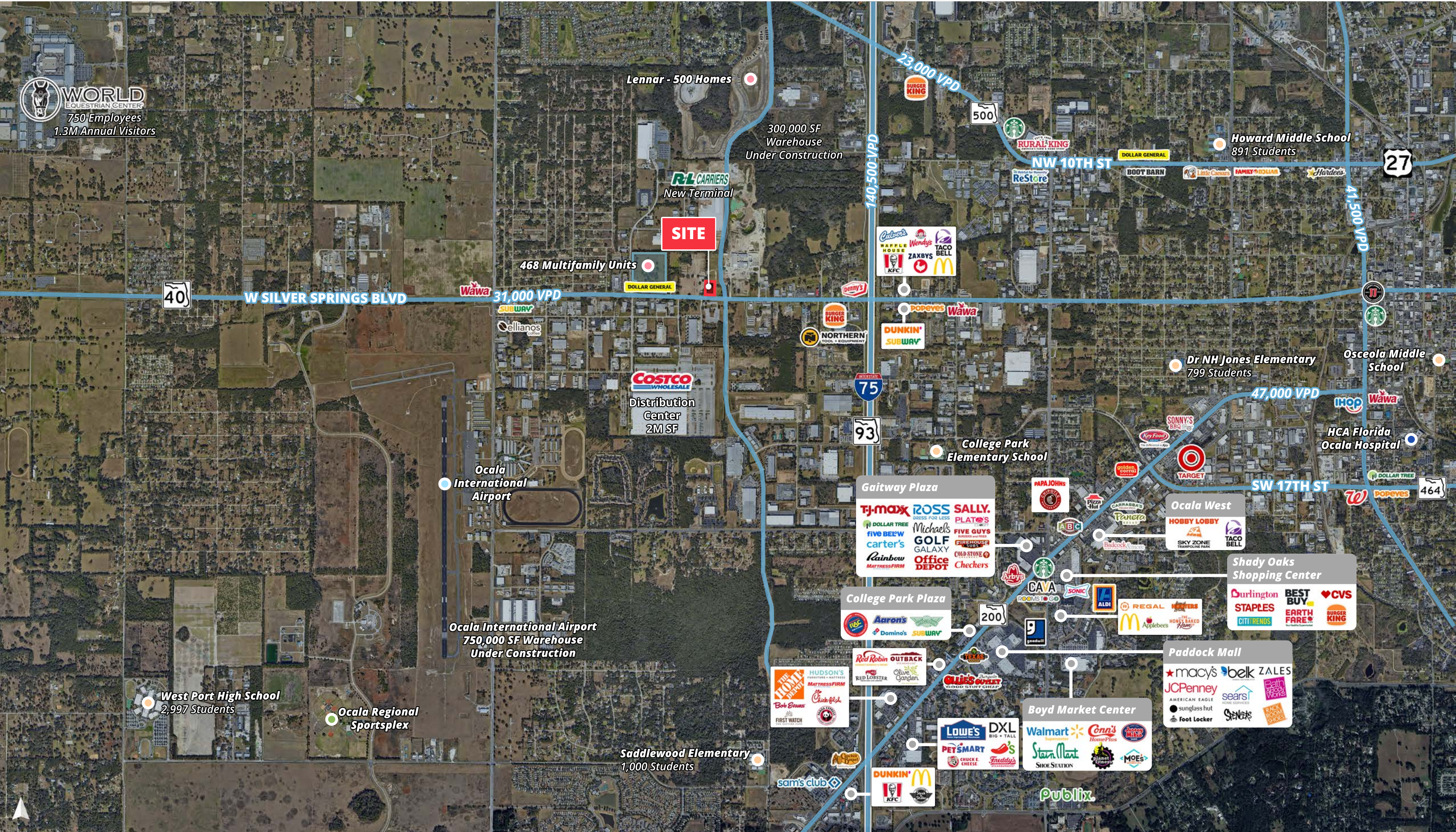
TRAFFIC COUNTS

W. Silver Springs Boulevard
SW 46th Avenue
Year: 2025 | Source: FDOT

31,000 VPD
9,300 VPD

Trade Area

Ocala, FL



Lennar - 500 Homes

300,000 SF Warehouse Under Construction

RLCARRIERS New Terminal

SITE

468 Multifamily Units

Wawa 31,000 VPD

W SILVER SPRINGS BLVD

COSTCO WHOLESALE Distribution Center 2M SF

Ocala International Airport

Ocala International Airport 750,000 SF Warehouse Under Construction

West Port High School 2,997 Students

Ocala Regional Sportsplex

Saddlewood Elementary 1,000 Students

Howard Middle School 891 Students

Dr NH Jones Elementary 799 Students

College Park Elementary School

Osceola Middle School

HCA Florida Ocala Hospital

Gaitway Plaza

College Park Plaza

Ocala West

Shady Oaks Shopping Center

Paddock Mall

Boyd Market Center

Outparcel Available

SR-40 & 46th Avenue | Ocala, FL 34470



DEMOGRAPHIC HIGHLIGHTS

1 MILE

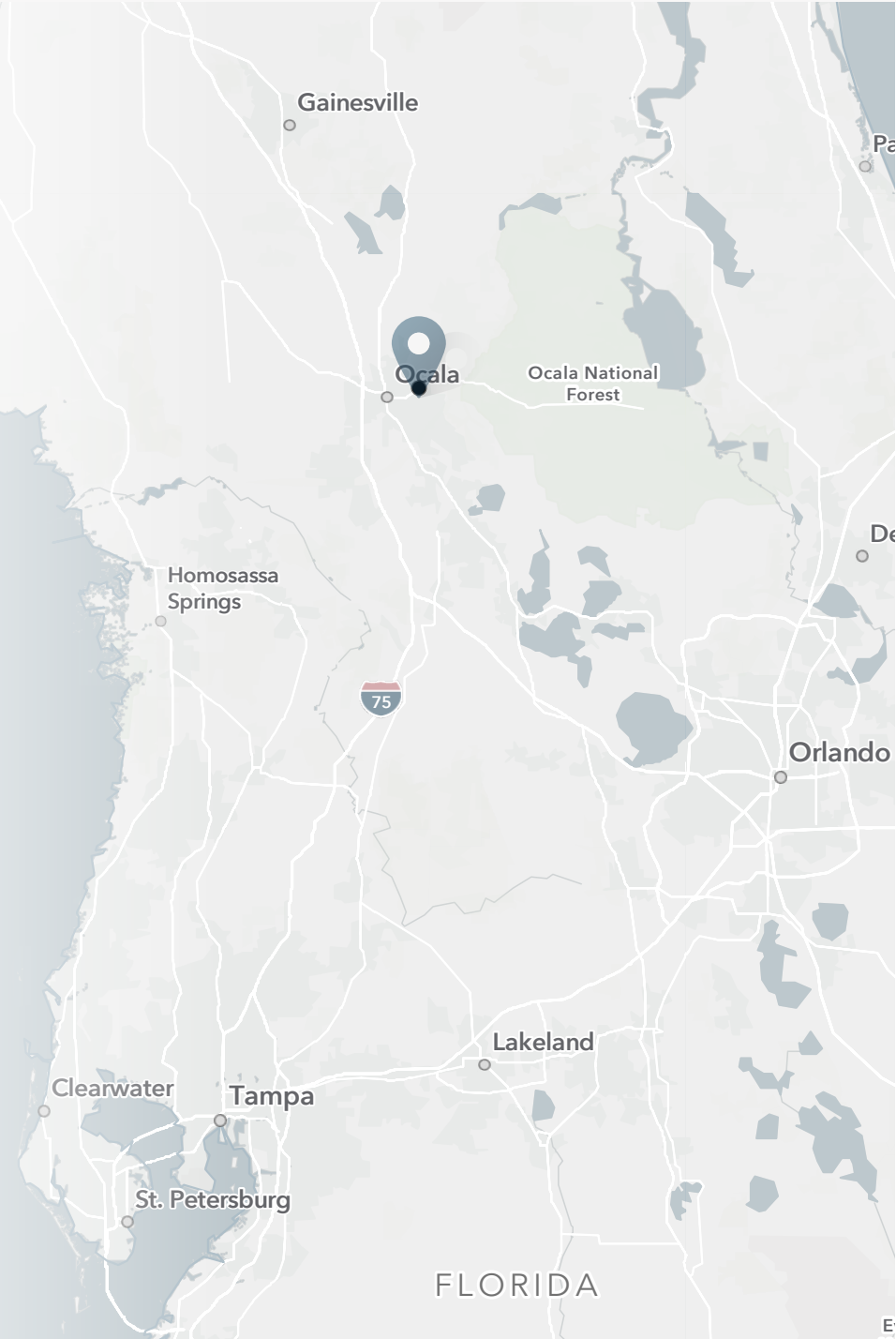
5,366 Population	6,276 Total Daytime Population	\$70,311 Average Household Income	2,598 Total Households
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3 MILES

37,748 Population	37,760 Total Daytime Population	\$80,959 Average Household Income	16,335 Total Households
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5 MILES

83,434 Population	94,871 Total Daytime Population	\$88,194 Average Household Income	34,339 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



FLORIDA



SRS Real Estate Partners
1501 W. Cleveland St, Suite 300
Tampa, FL 33606
813.371.0980

Chris Stewart
813.540.5346
chrisstewart@srsre.com

Jacob Rasnick
813.379.3444
jacobrasnick@srsre.com

SRSRE.COM

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