

Marion Oaks

OUTPARCEL OPPORTUNITY

LAT. 29.029040 | LONG. -82.207079

PROPERTY INFORMATION

- 34+ acres including six outparcels available for lease
- Prominent location on SW 484 with newly improved I-75 access three miles to the east
- Located 0.5 miles west of newly proposed Publix
- 5.07% projected annual population growth within a three-mile radius
- Over 10,000 residential units approved or under construction in the South Ocala Trade Area
- Connectivity to new Publix development and SW 49th Ave Road via Spur Road
- Ocala ranked #7 on US News & World Report
- Fastest-growing Places in U.S. list, 2023-2024

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	2,788	33,449	72,482
Households	966	12,715	30,363
Median HH (\$)	80,744	72,183	68,878

MAJOR TENANTS

Walmart



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

**Build to Suit
Ground Lease
Opportunity**

**street
city state zip
Location**

**Jamie Pearson
770.355.0954
jpearson@phillipsedison.com
Leasing Contact**

