

PRIME B4-ZONED OUTPARCEL AT BELLEVIEW'S BUSIEST CORNER

6041 SE ABSHIER BLVD, BELLEVIEW, FL 34420

EXECUTIVE SUMMARY

COMMERCIAL PROPERTY FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,800,000
Available SF:	1,958
Lot Size:	1.17 Acres
Traffic Count:	29,500 AADT
Building Size:	1,958 SF
Zoning:	B-4
Market:	Commercial Investment, Development

PROPERTY OVERVIEW

An exceptional opportunity awaits with this commercial outparcel prominently positioned at the highly visible signalized intersection of Hwy 27/441 and Hwy 301 in Belleview — one of the most desirable commercial corners in the market. Offered for sale at \$1,800,000, this premier site at 1.17 acres includes a Class A ±1,958 SF insurance office and offers outstanding visibility, access, and frontage along two major highways with strong daily traffic counts and established surrounding commercial activity.

The proposed parcel configuration was intentionally designed to maximize highway frontage while increasing the amount of impervious area exempt from drainage requirements under City ordinance, creating additional development flexibility for a future owner-user, investor, or redevelopment opportunity. The layout also allows for the relocation of the existing ice house to the rear of the neighboring Ellianos parcel. In addition, valuable impact fee credits for water, sewer, and transportation are expected to transfer from the site's previous Waffle House use, potentially reducing future development costs.

Surrounded by national retailers, restaurants, medical users, and growing residential development, this property is ideally suited for QSR, retail, medical, professional office, financial services, or mixed commercial uses. While the owner's preference is to sell the property, a ground lease opportunity may also be considered for qualified users.

PROPERTY HIGHLIGHTS

FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

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PRIME B4-ZONED OUTPARCEL AT BELLEVIEW'S BUSIEST CORNER 6041 SE ABSHIER BLVD, BELLEVIEW, FL 34420

ADDITIONAL PHOTOS

OFFICE BUILDING FOR SALE



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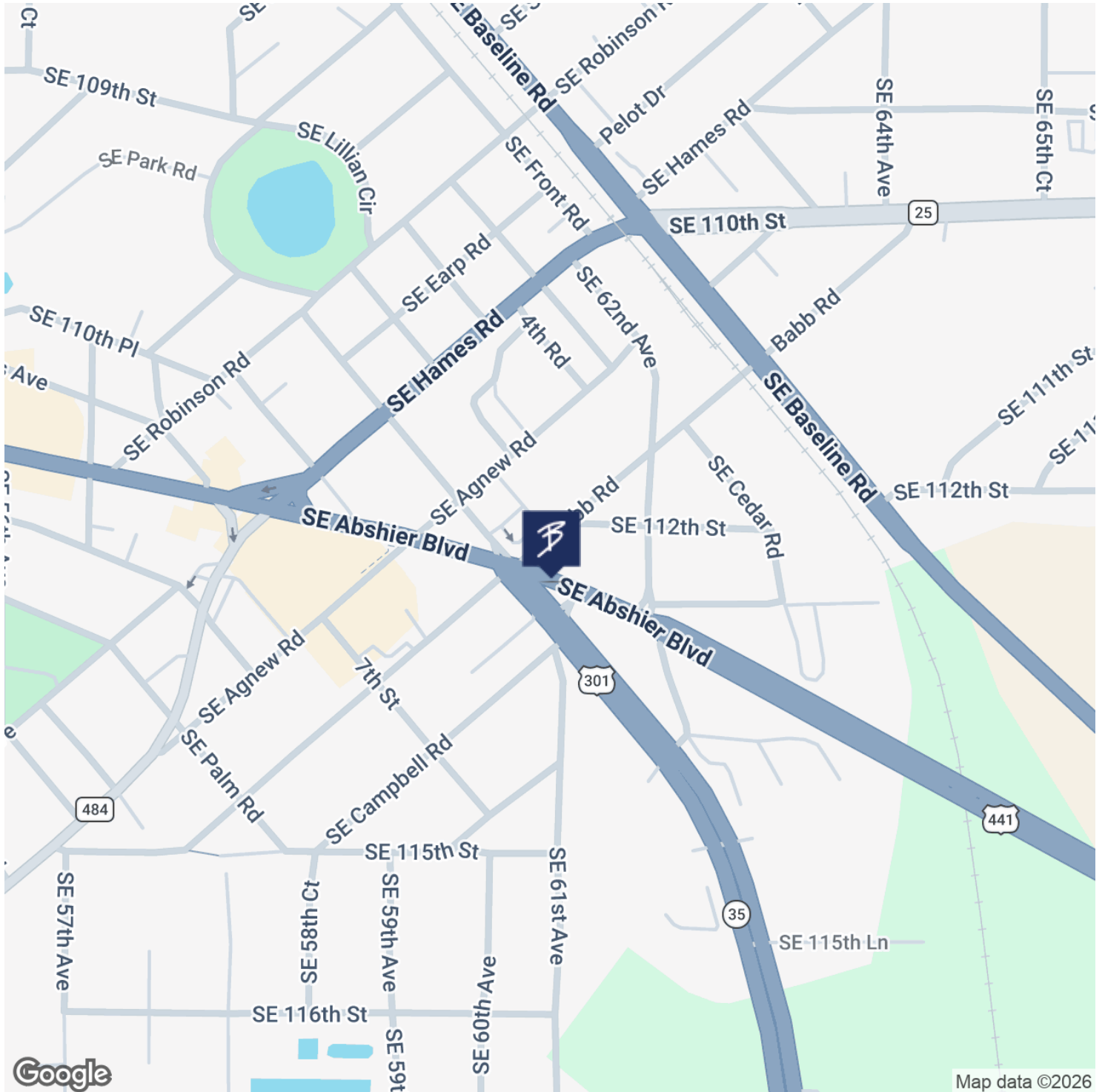
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LOCATION MAP

OFFICE BUILDING FOR SALE



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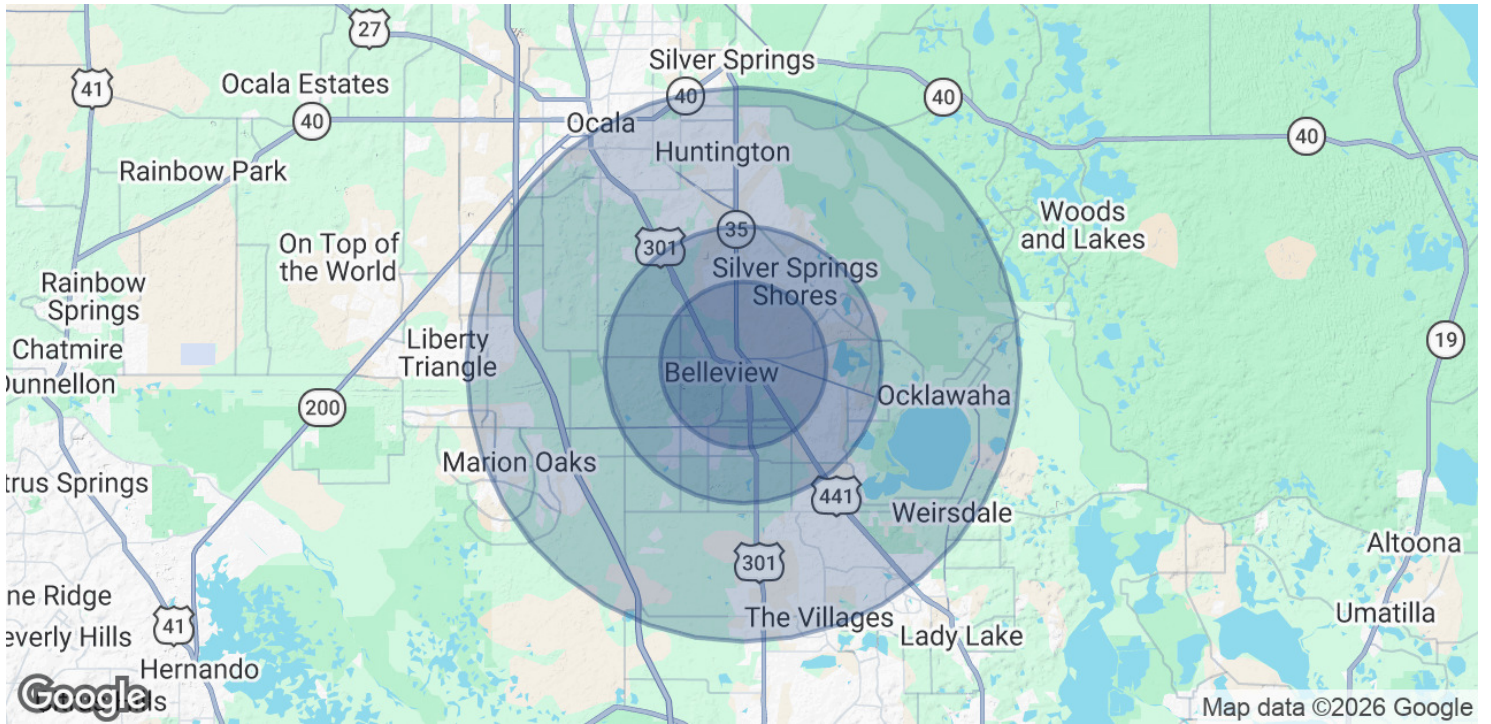


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DEMOGRAPHICS MAP & REPORT

OFFICE BUILDING FOR SALE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	21,703	64,272	239,431
Average Age	44	45	49
Average Age (Male)	42	44	48
Average Age (Female)	45	46	50

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,796	25,948	102,580
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$73,847	\$74,039	\$85,590
Average House Value	\$237,188	\$241,730	\$288,912

2020 American Community Survey (ACS)

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