

AVAILABLE FOR SALE

SALE PRICE: \$2,950,000



5431 E. Silver Springs Boulevard | Silver Springs, FL 34488

- The property features 18,946 SF of office/retail space on 4.87 acres with ± 288 feet of frontage along SR 40 and will be available fully vacant beginning July 1.
- Opportunity to own a fee simple vacant property in the heart of Ocala's Ecotourism corridor.
- Ideal for owner operators, Churches, Light Medical uses, etc.
- Features over 100 parking spaces with additional access via NE 29th Street.
- Zoned B-2, the property permits a variety of commercial uses.

Get more information

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Aerial overview

5431 E Silver Springs Boulevard
Silver Springs, FL



Coehajoe Park

The Villas at Spanish Oaks

Subject property

RODEWAY INN

ROSS DRESS FOR LESSSM | **bealls** OUTLET | **SHOE DEPT.**
OUTBACK STEAKHOUSESM | **FIREHOUSE SUBS** FOUNDED BY FIREMENSM
Ice Cream Factory | **Mi Fam!lia** | **STONER'S PIZZA JOINT**

H Holiday Inn Express

Bob Evans

Walmart | **DQ**
ALDI | **Arby's** | **Steak 'n Shake**
BURGER KING | **CHIPOTLE MEXICAN BOWL** | **GameStop** | **Pep Boys**

STARBUCKS COFFEE | **Dominos** | **KFC**
Wawa | **HCA Florida Ocala Hospital**

40

Silver Springs Boulevard AADT: 30,500

LOWE'S

35

McDonald's | **Wendy's**
Chelsea Coffee | **LITTLE NICKEL**
Walgreens

SONNY'S LOCAL STEAKS & BBQ

extended STAY AMERICA

Fat Boys BBQ

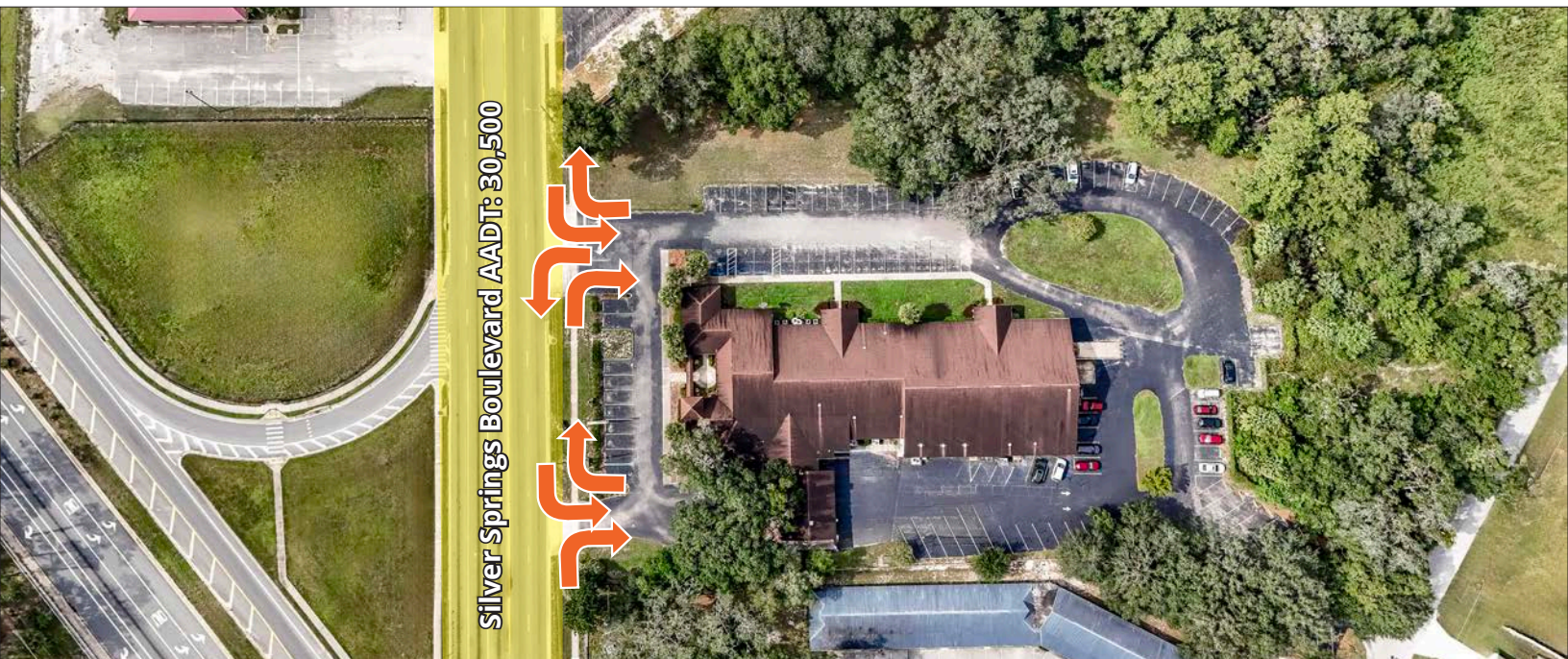
p | **DOLLAR TREE**
HARBOR FREIGHT | **Home hardware**
BEEF 'O BRADY'S | **petsense**

Ocala Golf Course

NE 58th Avenue AADT: 17,000

Property photos

5431 E Silver Springs Boulevard
Silver Springs, FL



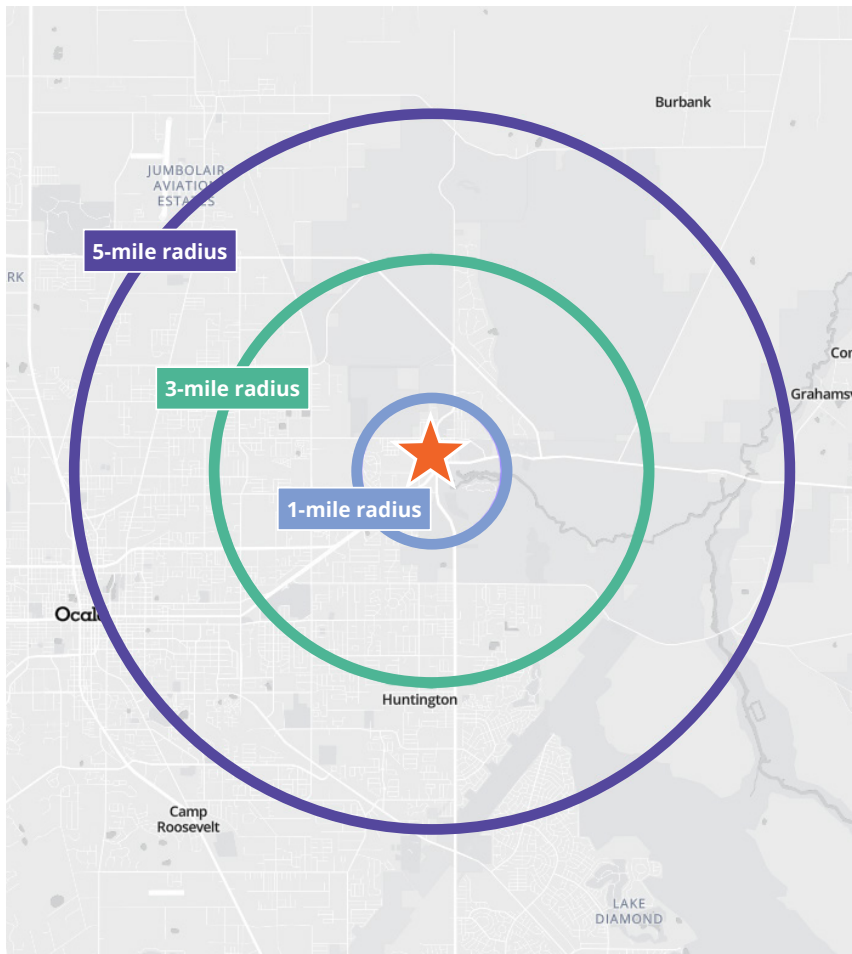
Property photos

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Demographics

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Silver Springs, FL



Population: Over 65,000 people within a five mile radius.



Home Value: Median home value of \$239,230 within a five mile radius.



Density: Over 26,000 households within a five mile radius.



Income: Median household income of \$69,346 within a five mile radius.



Age: Median age of 41 within a five mile radius.



Employment: Employment population of over 24,289 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	1,436	25,188	65,419
Median age	37	43	41
Households & Income	1 Miles	3 Miles	5 Miles
Total households	731	10,955	26,929
Median HH income	\$35,672	\$61,302	\$69,346
Median home value	\$146,710	\$211,089	\$239,230
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	43	1,499	4,253
Total employees	134	7,352	24,289

If you would like to discuss this further, please get in touch.



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