

SILVER SPRINGS RESTAURANT

5300 E Silver Springs Blvd, Silver Springs, FL 34488



COMMERCIAL.

Elias Kirallah, ACIN, CCIM, MICP, BK

*C21 Commercial
352-400-2635*

License: BK3123414

elias@eliasgeorge.com

2

Property Info & Disclaimer

3

Property Description

6

Property Photos

11

Demographic Analysis

16

Aerial & Location Report

TABLE OF CONTENTS

SILVER SPRINGS RESTAURANT



PROPERTY INFORMATION

Call for Rate

PROPERTY ADDRESS

5300 E Silver Springs Blvd, Silver Springs, FL 34488

RENTABLE AREA

3,000 Sq. Ft.

SILVER SPRINGS RESTAURANT

5300 E Silver
Springs Blvd Silver
Springs, FL 34488

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

PROPERTY OVERVIEW

Discover a premier investment opportunity with Silver Springs Restaurant, a 3,000 SF retail space strategically located on E Silver Springs Blvd, Silver Springs, FL. Nestled in a fast-growing area, this property offers excellent visibility and accessibility, making it an ideal location for dining establishments or other retail ventures.

The vibrant surroundings and steady foot traffic promise a lucrative venture for investors seeking to capitalize on Silver Springs' expanding market. Benefit from the area's robust demographics and sustained growth, ensuring a reliable income stream.



SILVER SPRINGS RESTAURANT

5300 E Silver Springs Blvd, Silver Springs, FL 34488

PROPERTY DETAILS

Turnkey Restaurant Opportunity – Fully Equipped End-Cap Space in Silver Springs/Ocala Market

Rare turnkey restaurant opportunity located in the heart of the Silver Springs/Ocala market, just minutes from Downtown Ocala and Silver Springs State Park. This ±3,000 SF end-cap restaurant space is approved for 125 seats and comes fully equipped — including kitchen equipment, utensils, dishes, and operational essentials needed to move quickly toward opening.

Positioned at the northwest corner of Hwy 40 / E Silver Springs Blvd and NE 25th Street, the site benefits from strong visibility and traffic exposure, with Hwy 40 carrying approximately 21,963 AADT. The location provides direct access to the broader Ocala MSA, which exceeds 428,000 residents and has experienced significant growth since 2020.

Within a 15-minute drive time, the property reaches more than 104,000 residents, with strong family-style restaurant demand and over \$235 million in related food-away-from-home expenditures. More than 75% of the surrounding population has visited a family-style restaurant within the past six months, supporting strong demand for breakfast, lunch, dinner, catering, and family dining concepts.

Ocala and Marion County continue to benefit from expanding rooftops, employment growth, tourism, regional traffic, and ongoing commercial development. For a restaurant operator, that means a growing customer base made up of local residents, workers, visitors, and destination traffic moving through one of Central Florida's most active growth markets.

This is a rare turn-key lease opportunity for an experienced operator, expanding brand, or local restaurateur looking to bypass much of the costly buildout process and move quickly toward occupancy and operation.

Marion County Summary

Marion County combines regional scale with sustained demographic momentum. The Census Bureau estimates Marion County at 442,660 residents as of July 1, 2025, up 17.8% from the 2020 base. Current Census QuickFacts also show median household income at \$61,010, per capita income at \$33,539, and mean travel time to work at 26.8 minutes. For commercial users, that translates into a growing resident base, an expanding consumer market, and a broad workforce footprint across the county.

US 301 / N Pine Avenue

The property enjoys strong frontage and visibility along N Pine Ave / US 301, one of Ocala's primary commercial corridors. With more than 166 feet of frontage and reported traffic counts of approximately 30,500 AADT, the site offers excellent exposure for businesses that benefit from signage, customer visibility, and day-to-day accessibility. US 301 also functions as a major through-corridor in Ocala and connects directly into the city's broader commercial network.

PROPERTY DETAILS

NW 20th Street

Located just south of the signalized intersection of N Pine Ave / US 301 and NW 20th Street, the property benefits from additional cross-traffic and convenient turning access. With reported traffic counts of approximately 10,500 AADT, this intersection adds to the site's visibility and helps support customer access, employee circulation, and service vehicle movement.

US 27 provides an additional major regional connection for the property and enhances accessibility throughout Ocala and Marion County. Its proximity to the site supports convenient north-south travel and strengthens access to surrounding business districts, residential areas, and regional destinations.

SR 40 is one of the area's key east-west transportation routes and provides strong cross-market connectivity through Ocala and beyond. FDOT describes SR 40 as an important east-west corridor stretching from Marion County to Volusia County and serving as an important rural freight route. That makes the property's access to SR 40 valuable for businesses relying on efficient movement of goods, service vehicles, and employees.

SR 200 is one of Ocala's most active commercial corridors and a major regional route linking the market to I-75 and the US 301/US 441 corridor. FDOT's current project information describes SR 200 in Ocala as a significant improvement corridor running from east of I-75 to US 301 / US 441, reinforcing its role as a major access and commercial artery in the market.

Disclaimer to the consumer: *This report is provided strictly for analysis and assumption purposes only. All financial models, development scenarios, and valuation estimates are based on hypothetical inputs and public information available at the time of preparation. The projections herein are not guaranteed, and no warranty or representation is made regarding the accuracy, completeness, or feasibility of any statements or conclusions presented. All data, including fill costs, rents, cap rates, and construction assumptions, must be independently verified through appropriate licensed professionals, engineers, surveyors, and governmental authorities prior to any investment, acquisition, or development decisions. The broker, its affiliates, and associated parties do not warrant or guarantee any outcome based on this analysis.*

PROPERTY PHOTOS



SILVER SPRINGS RESTAURANT

5300 E Silver Springs Blvd, Silver Springs, FL 34488

PROPERTY PHOTOS

SILVER SPRINGS RESTAURANT

5300 E Silver Springs Blvd, Silver Springs, FL 34488



PROPERTY PHOTOS



SILVER SPRINGS RESTAURANT

5300 E Silver Springs Blvd, Silver Springs, FL 34488

PROPERTY PHOTOS

SILVER SPRINGS RESTAURANT

5300 E Silver Springs Blvd, Silver Springs, FL 34488



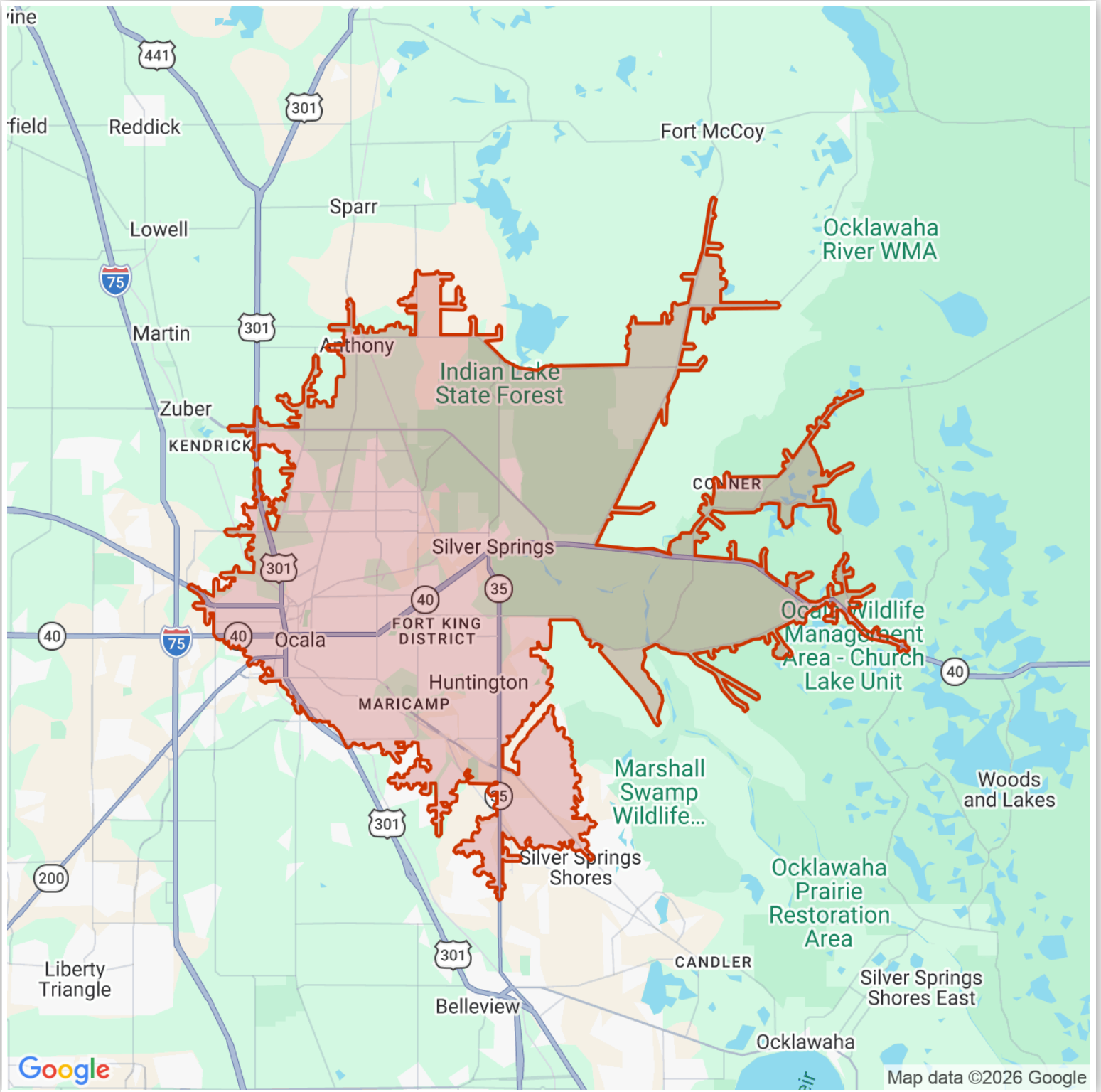
PROPERTY PHOTOS



SILVER SPRINGS RESTAURANT

5300 E Silver Springs Blvd, Silver Springs, FL 34488

LOCATION/STUDY AREA MAP (DRIVE TIME: 15 MINUTES)



SILVER SPRINGS RESTAURANT

5300 E Silver Springs Blvd, Silver Springs, FL, 34488

CENTURY 21 Commercial, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2026 CRE Tech, Inc. All Rights Reserved.



INFOGRAPHIC: KEY FACTS (DRIVE TIME: 15 MINUTES)

KEY FACTS

96,038
Population

41.8 Median Age

2.44
Average Household Size

37,281
Total Households

EDUCATION

5.27%
No High School Diploma

9.57%
High School Graduate

19.51%
Some College

17.03%
Bachelor's/ Grad

BUSINESS

4,804
Total Businesses

42,679
Total Employees

EMPLOYMENT

1,915
Manufacturing Employees

8,258
Retail Trade Employees

2,976
Eating & Drinking Employees

2,839
Finance/Ins/Real Estate Emp

3.8% Unemployment Rate

INCOME

\$61,665
Median Household Income

\$33,676
Per Capita Income

\$169,830
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (20.08%) ■
The smallest group : \$200,000+ (4.84%) ■

Indicator	Value(%)	
< \$15,000	11.16	■
\$15,000 - \$24,999	8.13	■
\$25,000 - \$34,999	11.12	■
\$35,000 - \$49,999	10.76	■
\$50,000 - \$74,999	15.87	■
\$75,000 - \$99,999	12.07	■
\$100,000 - \$149,999	20.08	■
\$150,000 - \$199,999	5.96	■
\$200,000+	4.84	■



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

SILVER SPRINGS RESTAURANT

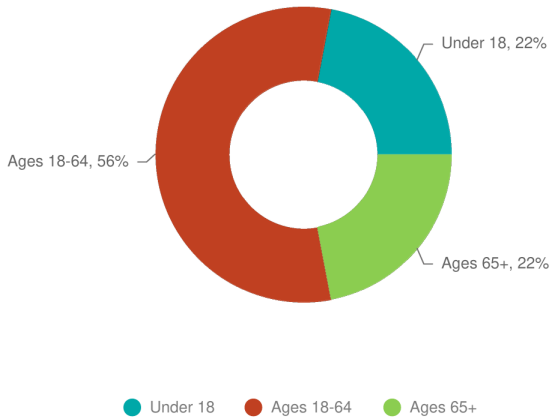
5300 E Silver Springs Blvd, Silver Springs, FL, 34488

INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 15 MINUTES)

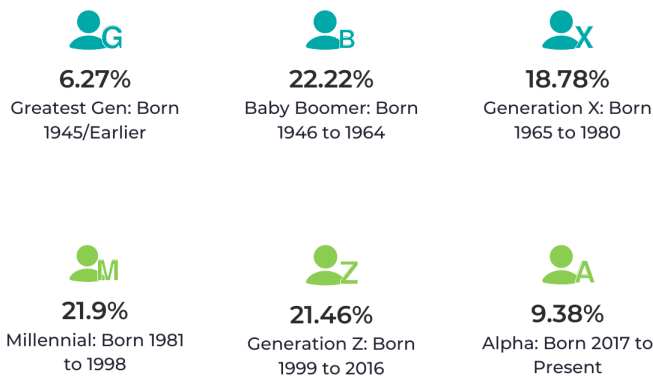
POPULATION TRENDS AND KEY INDICATORS 15Minute Drive Time

96,038 Population	38,803 Households	41.8 Median Age
2.44 Avg Size Household	\$61,665 Median Household Income	\$252,778 Median Home Value
68 Wealth Index	97 Housing Affordability	65 Diversity Index

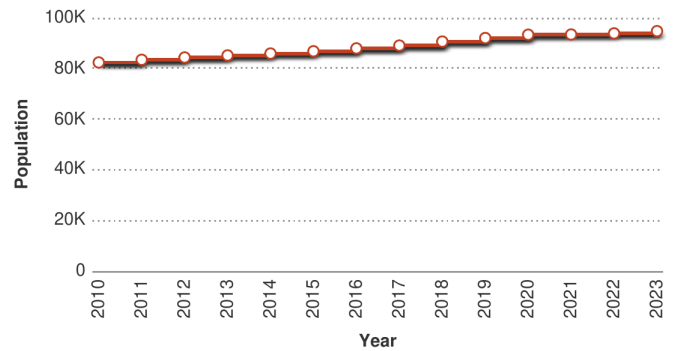
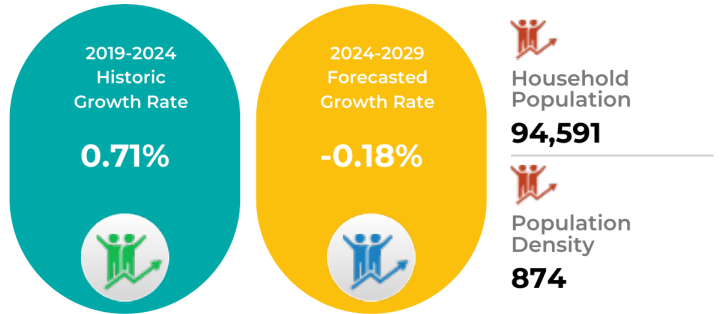
POPULATION BY AGE



POPULATION BY GENERATION



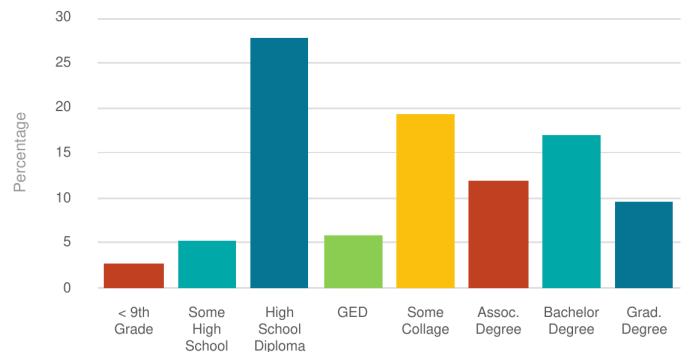
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>
This infographic contains data provided by Esri.

SILVER SPRINGS RESTAURANT

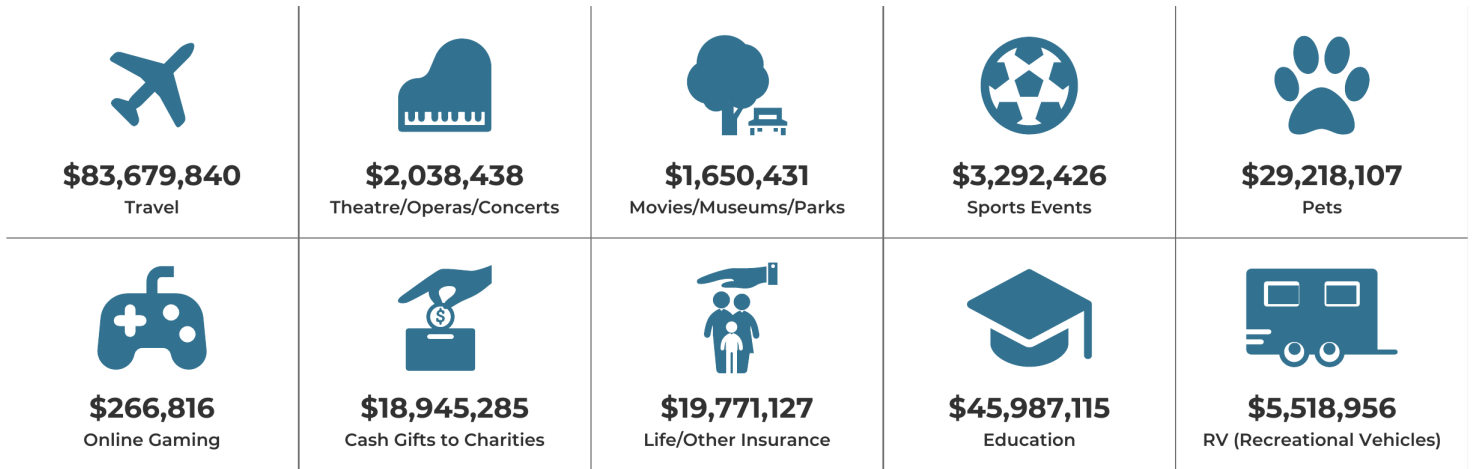
5300 E Silver Springs Blvd, Silver Springs, FL, 34488

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>. This infographic contains data provided by Esri.

SILVER SPRINGS RESTAURANT

5300 E Silver Springs Blvd, Silver Springs, FL, 34488

INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

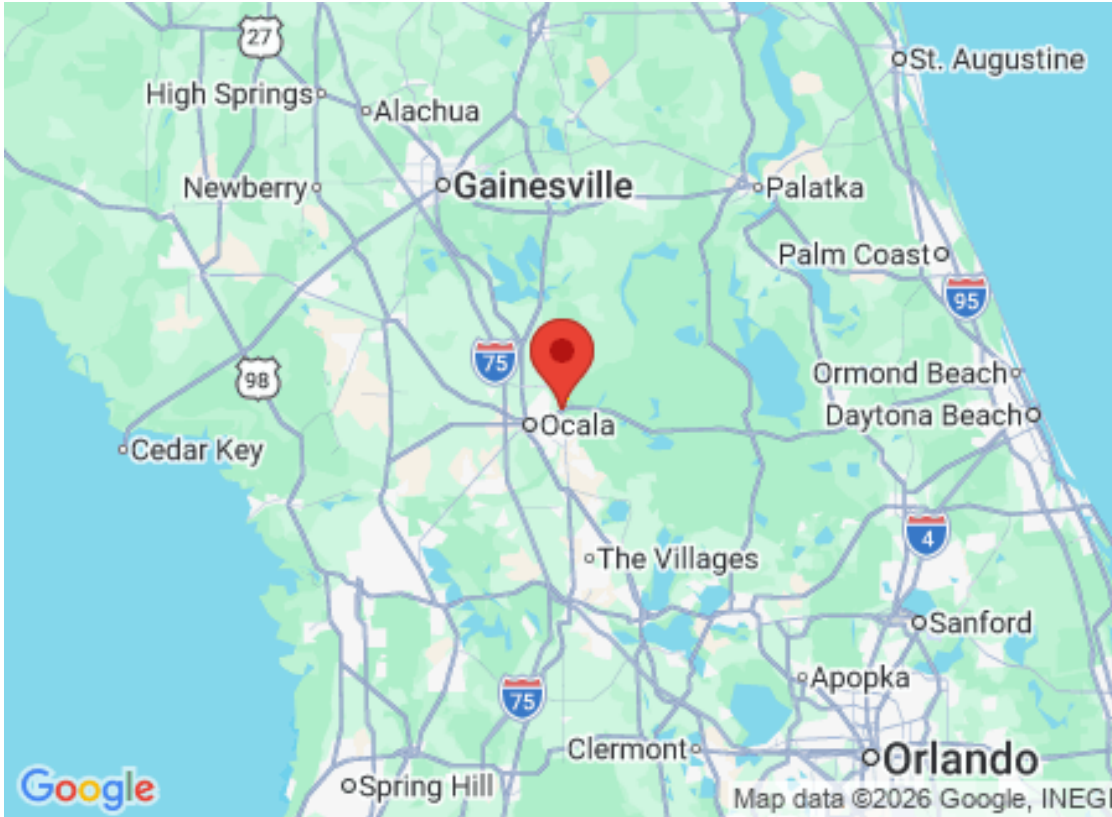
Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)

SILVER SPRINGS RESTAURANT

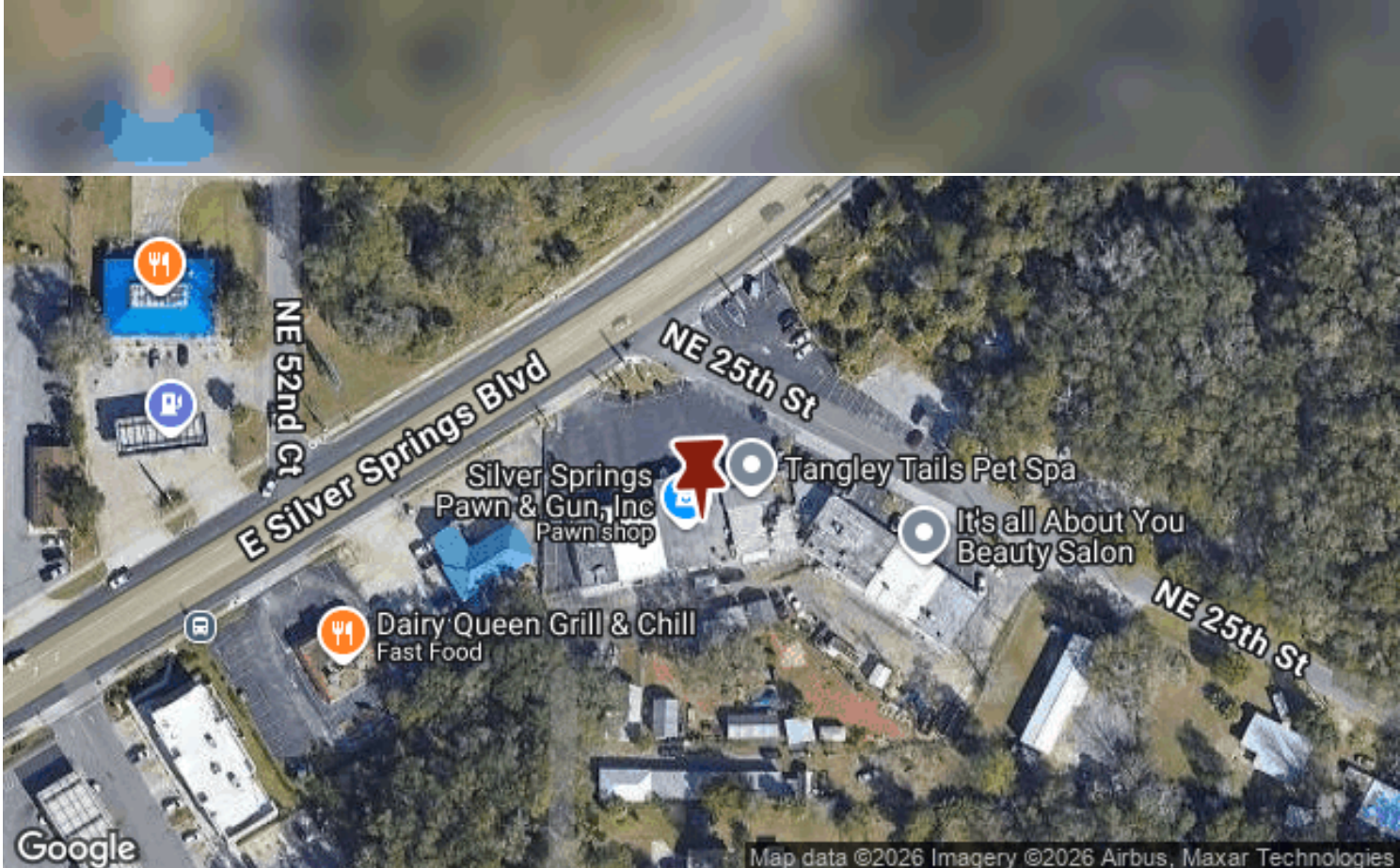
5300 E Silver Springs Blvd, Silver Springs, FL, 34488

AREA LOCATION MAP



SILVER SPRINGS RESTAURANT
5300 E SILVER SPRINGS BLVD, SILVER SPRINGS, FL, 34488

AERIAL ANNOTATION MAP



Silver Springs Restaurant

5300 E Silver Springs Blvd, Silver Springs, FL, 34488

CONTACT



Elias Kirallah, ACIN, CCIM, MICP, BK

Phone: 352-400-2635


Email: elias@eliasgeorge.com

License: BK3123414


SILVER SPRINGS RESTAURANT

5300 E Silver Springs Blvd Silver Springs, FL 34488

 **COMMERCIAL.**

 **352-400-2635**

 **elias@eliasgeorge.com**

 **1645 w main street
inverness, FL 34450 United States**

CENTURY 21 Commercial[®], the CENTURY 21 Commercial Logo and C21 Commercial[®] are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated..

©Copyright 2011-2026 CRE Tech, Inc. All Rights Reserved.