

LAND FOR SALE



**±19,000 SF PARCEL
B-2 COMMERCIAL**

BAPTIST CHURCH

132 FT ROAD FRONTAGE

FDOT 34,600+ AADT

Property Description

Positioned along SE Maricamp Road in Southeast Ocala, this ±19,000 SF B-2 commercial parcel offers a highly visible opportunity within an active residential and service corridor. The property is located near a lighted intersection at the entrance to ****Oak Park Village****, an established residential subdivision, and benefits from approximately ****34,600 AADT**** along Maricamp Road.

The site is high and dry, with current and future zoning designated as ****B-2****, making it well suited for neighborhood-serving commercial uses such as office, retail, medical, wellness, personal service, and small-format fitness. With strong frontage, daily traffic exposure, and surrounding residential demand, the property offers a compelling opportunity for a user or developer seeking a compact commercial site in a growing Southeast Ocala location.

Directly across Maricamp Road is ****Lennar's Oak Hammock Preserve Townhomes****, adding new residential growth to the immediate trade area.

OFFERING SUMMARY

Sale Price:	\$249,000
Lot Size:	18,990 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	133	512	1,900
Total Population	344	1,318	4,790
Average HH Income	\$123,684	\$116,884	\$122,030

THOMAS OLDENBORG
Commercial Real Estate Broker
845.416.0732
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RE/MAX
COMMERCIAL

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LIGHTED INTERSECTION



**OAK PARK VILLAGE
ESTABLISHED RESIDENTIAL
NEIGHBORHOOD**

**LENNAR'S OAK
HAMMOCK PRESERVE
TOWNHOUSE
COMMUNITY**

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NEW RETAIL DEVELOPMENT ACROSS MARICAMP RD



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Building Name	Southeast Ocala Maricamp Road Corridor
Property Type	Land
Property Subtype	Retail
APN	29744-001-00
Building Size	0 SF
Lot Size	18,990 SF
Number of Lots	1
Number of Buildings	0

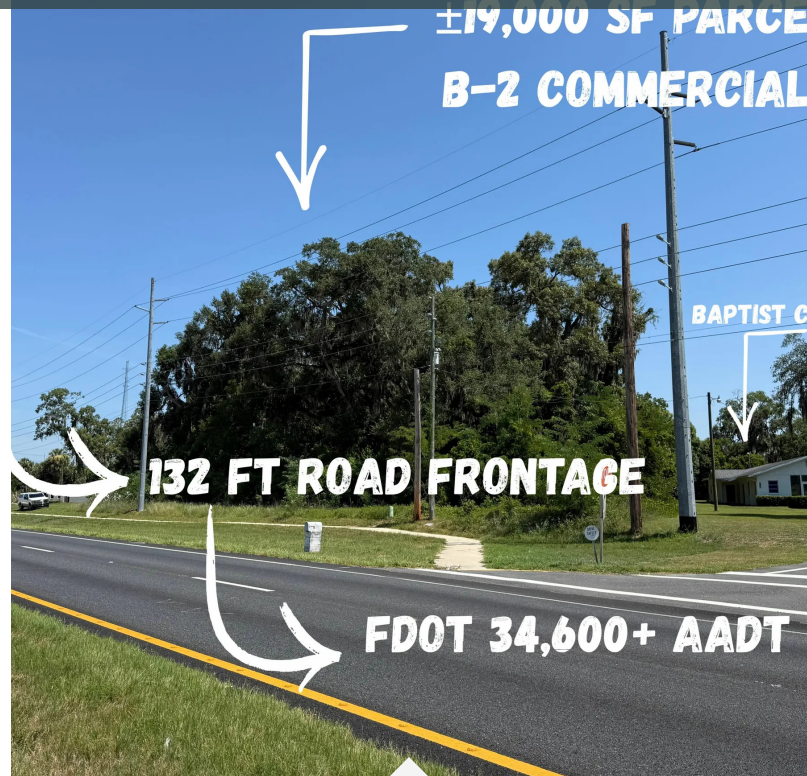
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Directly across Maricamp Road is **Lennar's Oak Hammock Preserve Townhomes**, adding new residential growth to the immediate trade area. The property is also located near established daily-use retail anchors, including **Walmart** and **Walgreens**, which help support consumer traffic and reinforce the corridor as a convenient service destination for nearby residents.

The site may be a strong fit for a freestanding office, retail, wellness, or neighborhood fitness concept in the approximate **5,000–7,500 SF** range, subject to site plan feasibility, parking, access, utilities, and development approvals.

Utilities are available in the area. Water and sewer appear to be located across Maricamp Road, while neighboring properties appear to operate on well and septic. Driveway access will need to be completed as part of future development. Buyer to verify zoning, utilities, access, parking, site planning, and development requirements



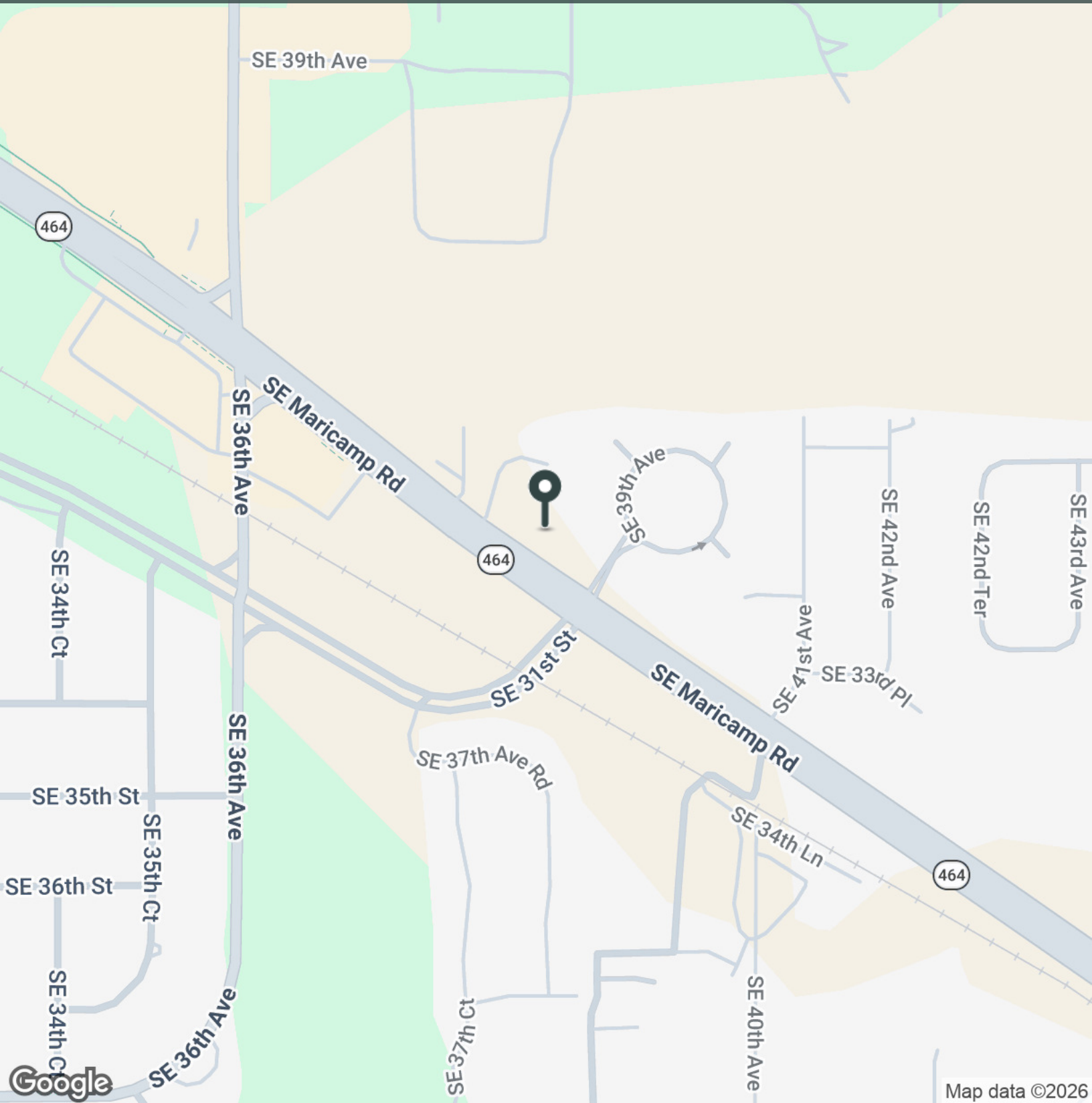
- ±19,000 SF commercial parcel
- B-2 current and future zoning
- High and dry site
- Approximately 34,600 AADT
- SE Maricamp Road frontage
- Located at a lighted intersection
- Near entrance to Oak Park Village established residential subdivision
- Across from Lennar's Oak Hammock Preserve Townhomes
- Near Walmart and Walgreens
- B-5 zoning located to the west
- Church neighboring the property to the east
- Utilities available in the area

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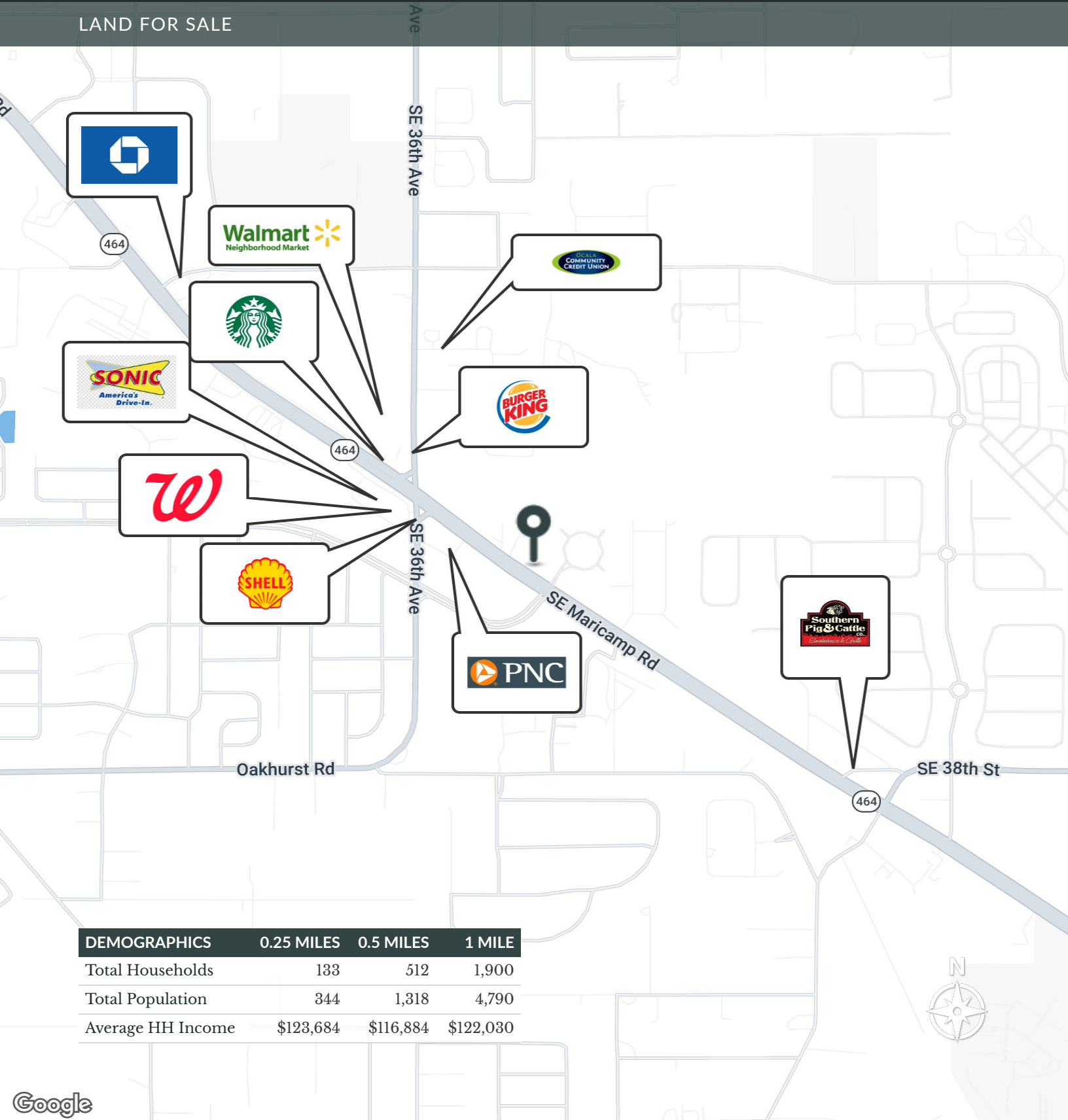


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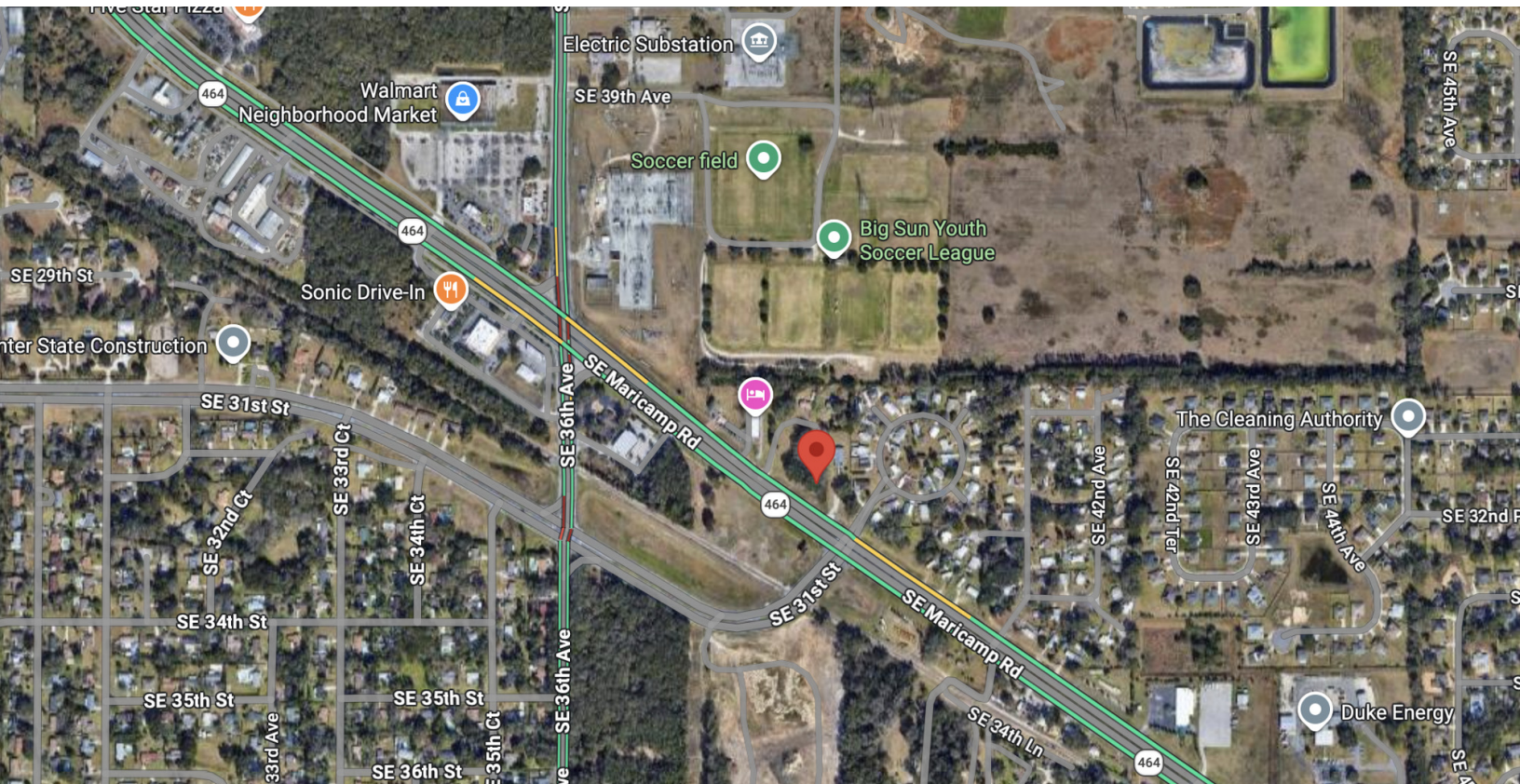


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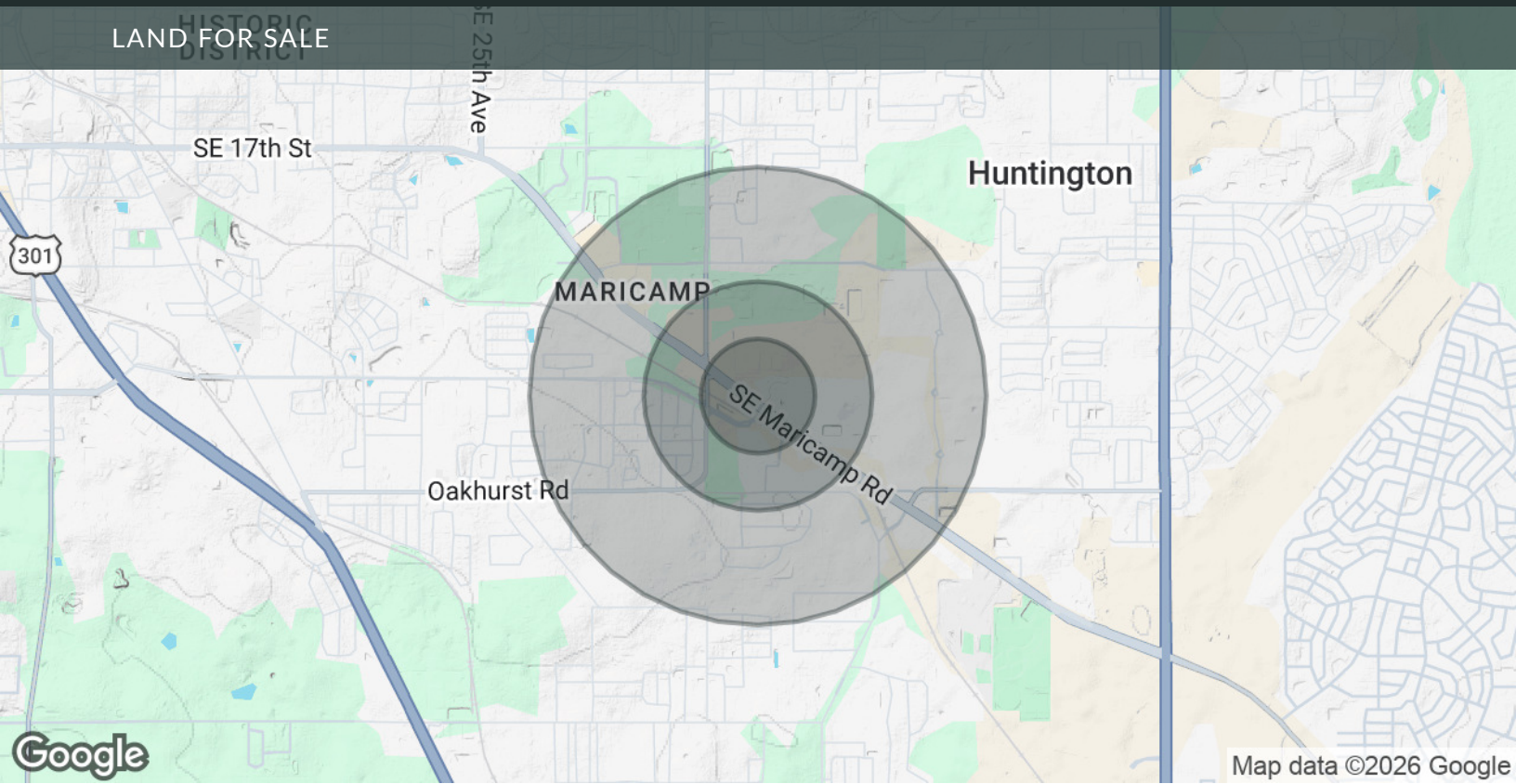


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	344	1,318	4,790
Average Age	39.4	39.8	42.7
Average Age (Male)	40.6	40.2	44.0
Average Age (Female)	37.2	39.2	40.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	133	512	1,900
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$123,684	\$116,884	\$122,030
Average House Value	\$280,703	\$275,056	\$284,501

2023 American Community Survey (ACS)

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Thomas Oldenberg

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Professional Background

Thomas is a Commercial Real Estate Broker whose current deal flow includes; Large Land Transactions, Warehouse and Industrial Development, Multi-Family Apartment Entitlement and Development, RV/MH and Truck Storage Facilities, Risk Management & Real Estate solutions for generational funds and family offices as well as raising Capital for future projects. Thomas is the person who people go to when they need creative solutions and someone with a very large bandwidth to solve problems and give options quickly. Our tag line of "Changing the Game in Real Estate" is for specific reason. As a former strategic consultant and serial entrepreneur. His lifestyle has been curated in order to be the most efficient, effective and resourceful member of his field. Thomas absolutely loves what he does for a living and in one conversation you will see effort put forth and the track record he brings to the table. Thomas has strategically built a network of principals, real estate investment trusts and PE funds in order to maximize the calories that he burns. Thomas tends to connect people at the highest level just for sole excitement of creating opportunities that did not exist before.

Memberships

Ocala Business Leaders, Ocala Chamber of Commerce, Belleview Chamber of Commerce, Lake 100, Realtors Association, Oxford Commercial Exchange,

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