

DOWNTOWN 101

101 EAST SILVER SPRINGS BOULEVARD, OCALA, FL 34470

EXECUTIVE SUMMARY

MIXED USE TOWN CENTER PROPERTY PROPERTY FOR SALE



OFFERING SUMMARY

Sale Price: Call Agent

Available SF:

Lot Size: 0.75 Acres

Building Size: 28,000 SF

Zoning: FBC

Traffic Count Street:

Price / SF: -

PROPERTY OVERVIEW

DT101 presents a unique opportunity for an investor to acquire an almost completely leased mixed use property with attractive in place cash flow, a weighted average of over four year lease term and in place rents 29% below market. Strategically located at the epicenter of Ocala's Redeveloped and exploding Downtown District, this 28,000 square foot historic building features a renovated industrial modern lobby and an attached half block surface parking lot with enormous development potential.

Ocala Metro Statistics of Note:

Population - Ocala MSA - 2021 - 385,915; 2023 - 400,000; 2040 - 500,000

Population Ocala MSA US Census Bureau June 30, 2021

142nd Largest Metro, Top 25 Fastest Growing by rate, 38th Fastest Growing by quantity

Moving Into Ocala vs. Moving Out of Ocala
5.24 move in for every 1 that moves out = #1 in Nation
Chicago to Ocala is most popular move IN THE NATION.

Ocala Metro is growing by over 1000 people per month.
Millennial population (30-39) is growing at double the US Average and among the highest for all small metros in the nation.

US News and Work Report 2023 Best Places Lists, ranks Ocala Metro:
#10 Safest Places to Live
#6 Fastest Growing Metro

FOR MORE INFORMATION CONTACT:

Angie Lester | Sales and Marketing | | angie@boydrealestategroup.com

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

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.

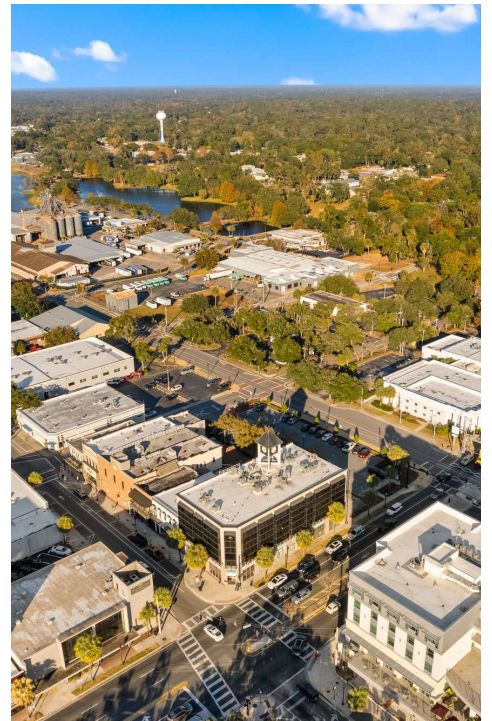


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ADDITIONAL PHOTOS

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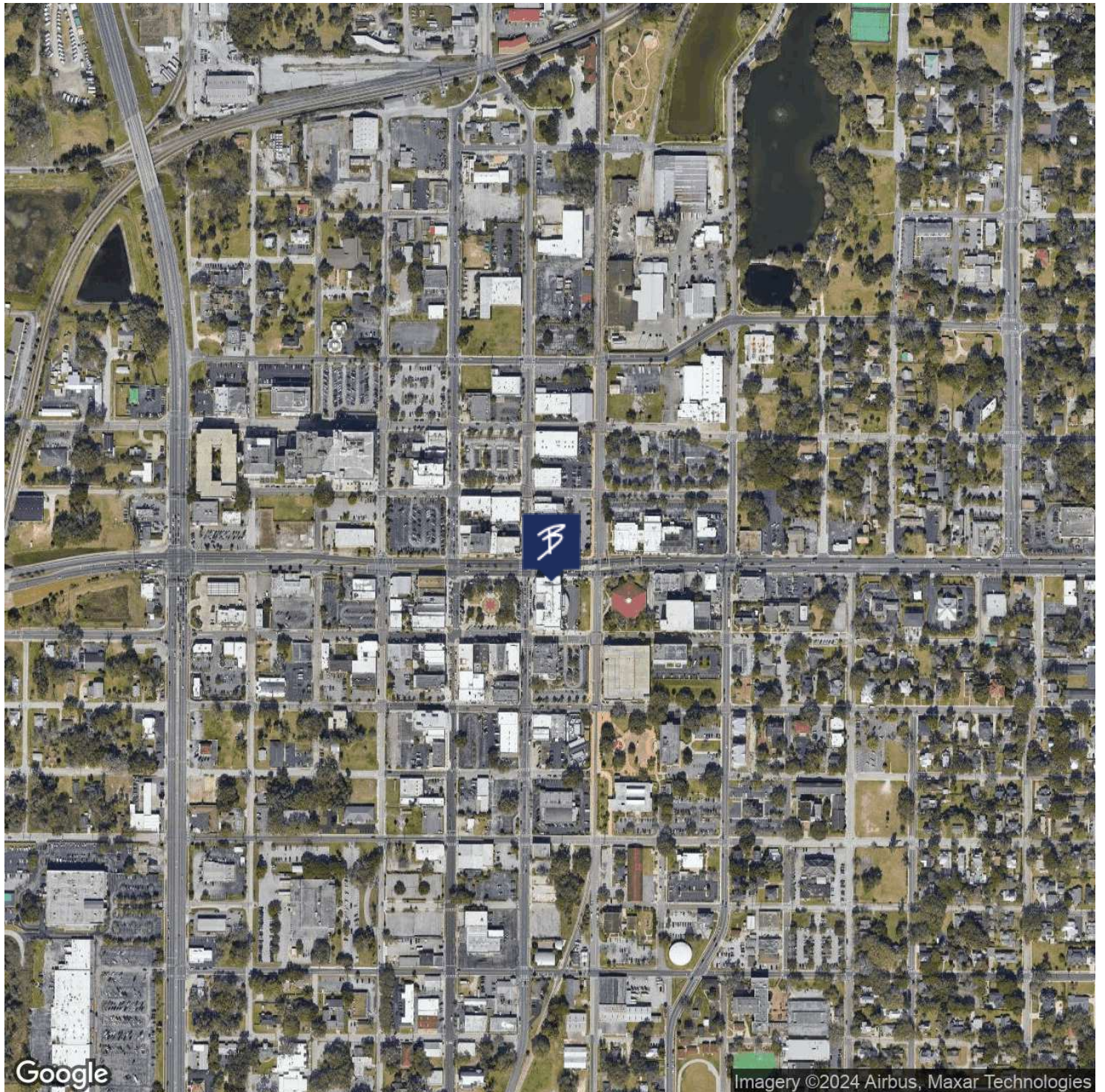


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LOCATION MAP

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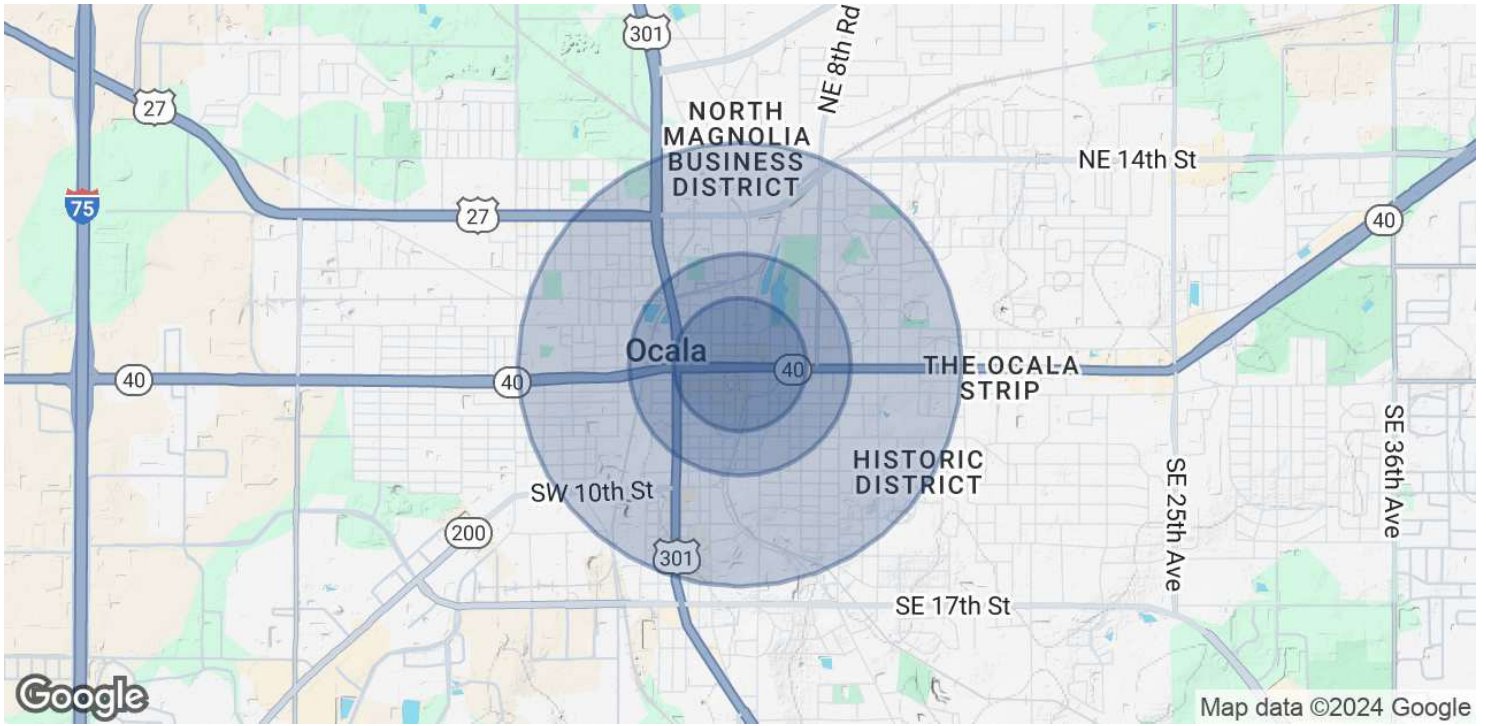


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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	129	1,117	5,274
Average Age	44	42	40
Average Age (Male)	42	40	38
Average Age (Female)	45	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	45	490	2,231
# of Persons per HH	2.9	2.3	2.4
Average HH Income	\$55,472	\$60,684	\$70,458
Average House Value	\$142,598	\$223,785	\$241,727

Demographics data derived from AlphaMap

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