

VERSATILE M-1/B-5 COMMERCIAL PROPERTY | 1.03 ACRES

98 NE 9TH ST, OCALA, FL 34470

EXECUTIVE SUMMARY

SPECIAL PURPOSE PROPERTY FOR SALE



OFFERING SUMMARY

Sale Price:	\$599,900
Lot Size:	1.05 Acres
Year Built:	1982
Building Size:	7,375 SF
Zoning:	B-5 and M-1
Market:	Industrial, Retail
Submarket:	Storage, Distribution
Price / SF:	\$81.34

PROPERTY OVERVIEW

Position your business in one of Ocala's most established industrial corridors. Formerly home to the well-known Wear Gloves Roaster and most recently the Dignity Center (relocating to a larger facility), this unique 1.03-acre property offers exceptional flexibility for owner-users, investors, or businesses seeking a combination of retail, warehouse, office, and outdoor storage space.

Building Features

- 1,200 SF Retail Showroom/Storefront with customer entrance
- 3,050 SF Warehouse
- 1,020 SF Warehouse
- 816 SF Office Space
- Multiple on-site storage sheds
- Fully fenced and gated 1.03-acre parcel
- Existing security camera system included
- Forklift included with the sale

The property's flexible layout makes it ideal for contractors, distributors, light manufacturing, e-commerce operations, trade businesses, automotive-related users, nonprofits, service companies, building supply businesses, or companies needing a combination of office, warehouse, retail, and secure outdoor storage.

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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ADDITIONAL PHOTOS

SPECIAL PURPOSE PROPERTY FOR SALE



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OCALA METRO

STATS



POPULATION

409,959

269+ NET GAIN EACH WEEK



GROWTH

2010-2020 POPULATION
GROWTH AT

38%



AFFORDABILITY

FL #1 RANKED

MOST AFFORDABLE METRO



TRAFFIC

7,500 - 120,000

CARS PER DAY ON I-75



ACCESS

ACCESS TO 4 OF
FLORIDA'S 6 MAJOR
ARTERIES



MOVING IN

315 NEW RESIDENTS
PER WEEK MOVE TO
OCALA



TOP RANKED

US CENSUS BUREAU
HAS ONCE AGAIN
NAMED THE OCALA
METRO AS AMERICA'S
FASTEST GROWING
AREA.



INCENTIVES

FULFILLMENT & OR DATA
CENTER, MANUFACTURING

MEET THE TEAM

COMMERCIAL REAL ESTATE EXPERTS



ERIN FREEL, CCIM

BROKER ASSOCIATE



AWARD WINNING REALTOR



PUBLISHED AUTHOR



IRONMAN FINISHER



CCIM DESIGNATION



\$25 + MILLION IN SALES
AND LEASING ANNUALLY

WHAT IS A CCIM?

Fewer than 10% of commercial real estate professionals earn the ccim designation.

CCIM designees complete rigorous education in financial analysis, market analysis, investment strategy, and negotiation.

JOEL BOCKORAS

COMMERCIAL SALES & LEASING



INDUSTRIAL, RETAIL AND MEDICAL EXPERTISE



CENTRAL FLORIDA NATIVE



CLIENT FOCUSED ADVISOR



20 + YEARS MARKETING STRATEGIST



ERIN FREEL, CCIM
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Ocala/Marion County - A Great Place to Live and Work

Ocala is one of the fastest growing areas not only within Florida but within the Country. **The Ocala Metro had the 2nd highest increase in home sales in Florida in the first half of 2024. (Florida Realtors July 2024)**

Over the past four years, Ocala has consistently ranked at or near the top as one of America's fastest-growing metros, gaining strength in livability, affordability, and economic performance. Its growth has been fueled by a strong job market—especially in manufacturing and healthcare—plus major investments like the World Equestrian Center and improved internet infrastructure.

TIME Magazine featured the World Equestrian Center in Ocala as one of the “World’s Greatest Places”

2023: Maintained top position in growth rankings via U-Haul and Census Bureau, with 3%+ population gain.

2024: Ranked #2 city people are moving to by PODS and U-Haul.

2025: Returned to #1 position for fastest-growing smaller metro, per U-Haul data.

265 people a week move to the Ocala Metro



- **Best Places to Live – U.S. News & World Report**

#1 Fastest Growing Metro (2024 & 2025)

March 2025 - According the US Census Bureau, the Ocala Metro area is the fastest growing, averaging 4% increase year over year.

The Ocala Metro ranked #4 in Annual Wage Growth and #25 in 5-year Wage Growth

The Ocala Metro's annual Area Median Income increased 32. 6% from 2021-2024

Top 20 US Metro for Dist./Logistics

- #17 Overall
- Only Florida Metro on list
- #1 Best Cost of Labor Support

Commercial Development

FROM CONCEPT TO COMPLETION

Commercial real estate development involves participation from a wide variety of professionals, including: architects, civil engineers, site planners, attorneys, environmental consultants, surveyors, title companies, lenders and general contractors among a variety of others. Boyd knows how to bring that team together.

We take a future vision and turn it into real property. The process is intricate and sometimes cumbersome but wildly rewarding for the owner and for our team when it comes to fruition.



- Planning & Zoning
- Engineering
- Developers Agreement w/Municipality

- Architecture & Design
- Infrastructure
- Site Configuration & Preparation



The Boyd Group has developed over 20 million square feet of office, retail, industrial and multifamily properties.

The Boyd Group is dedicated to building custom spaces that meet the specific needs of our clients. From site selection to completion, we work closely with our clients to create a build-to-suit development that is both functional and aesthetically pleasing. We understand that every project is different, and we are committed to providing our clients with the customized solutions they need to succeed.