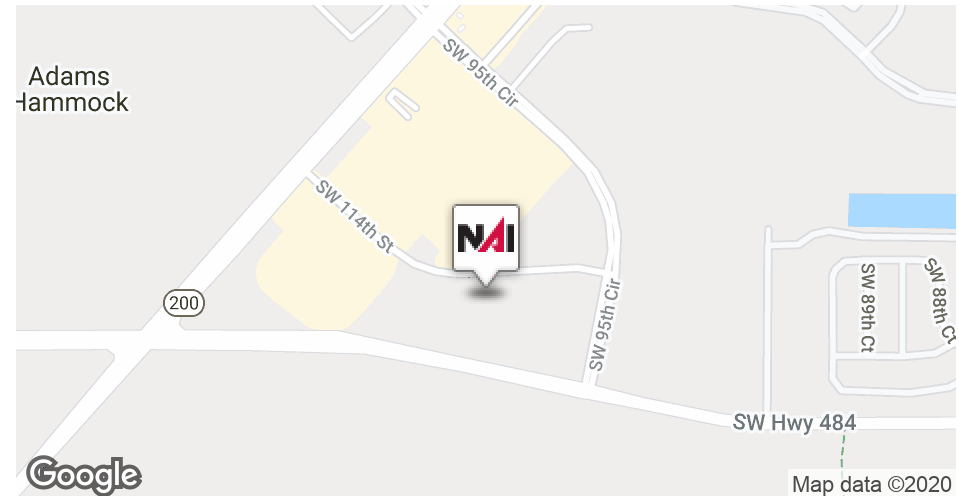


FOR SALE
\$2,900,000



Property Highlights

- 16.67 AC (Outparcel of 1 - 3 acres can be created)
- Zoned B4, Marion County Parcel ID 35341-001-19
- Combined traffic AADT 29,300 (SW Hwy 200 and Hwy 484)
- Adjacent to Walmart, Bealls, Advent Health ER and has access on three sides
- NAI Heritage Commercial Real Estate for Industrial, Retail and Office brokerage solutions. We provide Landlord & Tenant Representation, Sale & Lease Brokerage, and Commercial Property Management throughout North Central Florida.

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,406	9,421	17,313
Total Population	2,547	17,937	35,923
Average HH Income	\$46,543	\$47,566	\$49,860



Randy Buss, CCIM, SIOR

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