

FOR SALE

**FORMER RACETRAC
CONVENIENCE STORE**

**3750 NW BLITCHTON ROAD
(U.S. Highway 27)**

**SE/Q INTERSTATE 75 AND
NW BLITCHTON ROAD**

MARION COUNTY
OCALA, FLORIDA

For additional information contact:

Steve DeWitt or Tanya Solomon

(407) 380-8633

sdewitt@shorecrestretail.com / tsolomon@shorecrestretail.com

EXECUTIVE SUMMARY

LOCATION: 3750 NW Blitchton Road
Ocala, Marion County, Florida

DESCRIPTION: 1.59± Acres - Former RaceTrac Convenience Store

BUILDING: 3,002± SF originally built in 1997, with an interior renovation in 2006.

PRICE: \$750,000.00

PARCEL ID#: 21761-000-00 (Prime Key: 552801)

TAXES: 2019 - \$8,094.83

ZONING: B2 Zoning, per Marion County Property Appraiser

TRAFFIC COUNTS: **AADT per FDOT Traffic Online**

Interstate 75 (.3 miles S of NW Blitchton Rd.)	83,000
Interstate 75 (I-75 Off ramp at Blitchton Rd.)	6,800
NW Blitchton Road	22,500

2020 DEMOGRAPHICS:	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Population	1,276	11,091	26,410
Median HH Income	\$33,582	\$36,433	\$33,051
Average HH Income	\$36,767	\$42,642	\$40,044
Employees	925	10,397	25,780

COMMENTS: Outstanding location situated at the intersection of I-75 and NW Blitchton Road. Site has a great daytime population due to several industrial parks within the nearby vicinity. High traffic from the Interstate and over 200+/- feet of frontage on NW Blitchton Road,

Ideal for retail, fast food, sit down restaurant, bank, car wash or offices.



Days Inn



MOTEL



SITE

NW 35TH AVE

Race Trac



NW BLITCHTON ROAD



LIGHT INDUSTRIAL AREA

TRUCK REPAIR



FedEx
DISTRUBUTION CENTER

NW 35TH AVE
SITE

NW 27TH AVE

NW BLITCHTON RD

NW 44TH AVE

CAMPGROUND

LIGHT INDUSTRIAL AREA

INTERSTATE FLORIDA 75

Walgreens
Publix
CHASE
McDonald's

DUNKIN' DONUTS
MARCOS Pizzeria
PULCO ZONE

REGIONS
DOLLAR TREE

Ocala Palms
Golf & Country Club

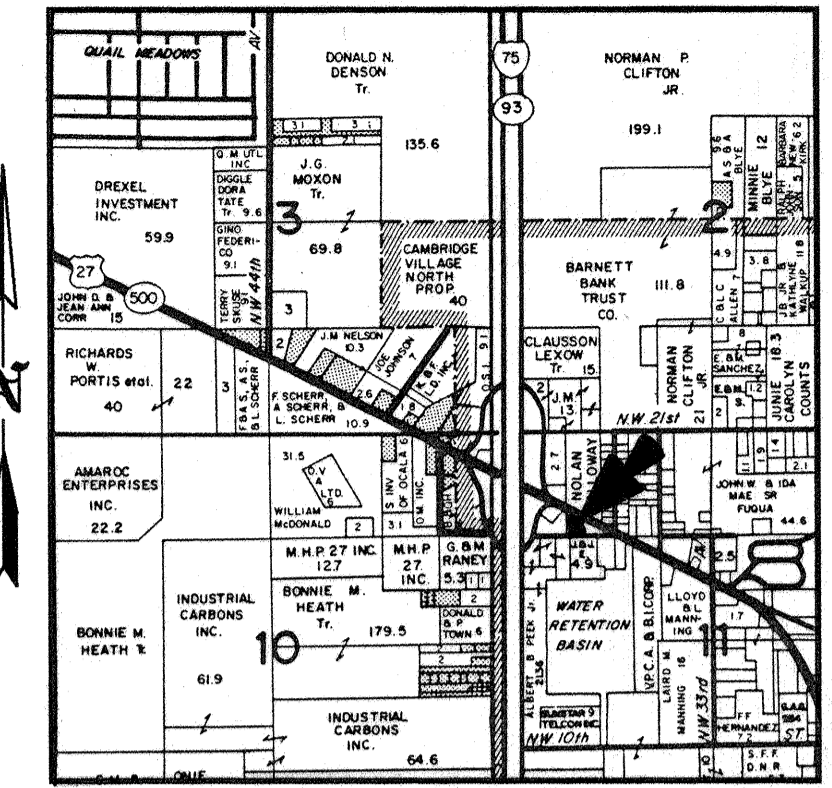
Comfort Inn
Days Inn

6

RaceTrac

BURGER KING

Rural King



STATE PLANE COORDINATES

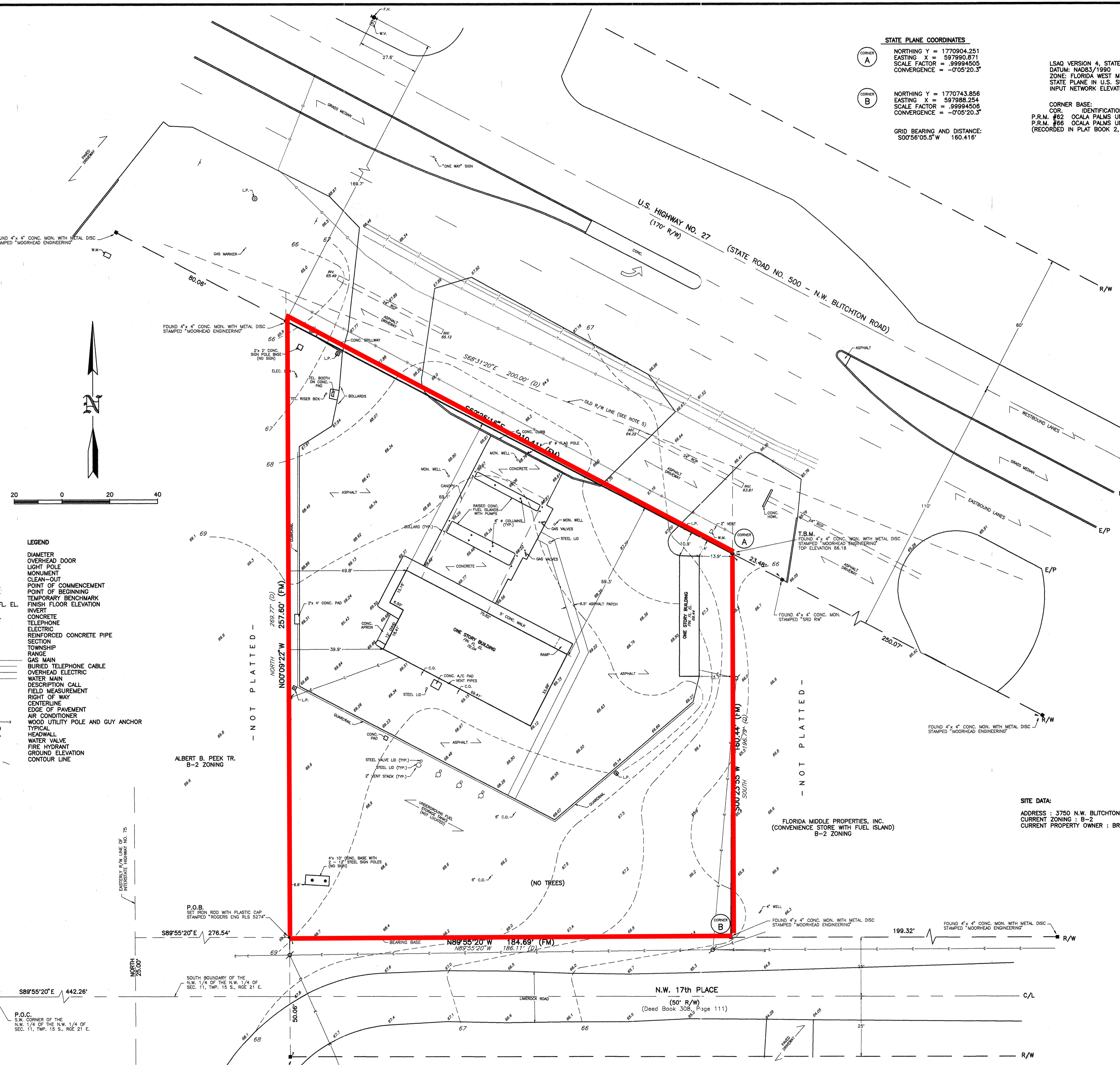
CORNER A
 NORTHING Y = 1770904.251
 EASTING X = 597990.871
 SCALE FACTOR = .99994505
 CONVERGENCE = -0'05"20.3"

CORNER B
 NORTHING Y = 1770743.856
 EASTING X = 597988.254
 SCALE FACTOR = .99994508
 CONVERGENCE = -0'05"20.3"

GRID BEARING AND DISTANCE:
 S00°56'05.5"W 160.416'

LSAQ VERSION 4, STATE PLANE CONVERSION UTILITY
 DATUM: NAD83/1990
 ZONE: FLORIDA WEST MERCATOR
 STATE PLANE IN U.S. SURVEY FEET
 INPUT NETWORK ELEVATION: 68 FEET

CORNER BASE:
 COR. IDENTIFICATION NORTHING EASTING
 P.R.M. #52 OCALA PALMS UNIT 1 1774204.4782 591843.1579
 P.R.M. #56 OCALA PALMS UNIT 1 1773617.6436 591783.5462
 (RECORDED IN PLAT BOOK 2, PAGES 183 THROUGH 189)



LEGAL DESCRIPTION (AS FURNISHED)
 COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE SOUTH 89°55'20" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4 OF NORTHWEST 1/4 442.46 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75, THENCE NORTH ALONG SAID RIGHT OF WAY LINE 25.00 FEET, THENCE SOUTH 89°55'20" EAST PARALLEL TO SAID SOUTH BOUNDARY 276.54 FEET FOR THE POINT OF BEGINNING, THENCE NORTH PARALLEL TO SAID EASTERLY RIGHT OF WAY LINE 289.77 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27, THENCE SOUTH 68°31'20" EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE 200.00 FEET, THENCE SOUTH PARALLEL TO SAID EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75, 196.79 FEET TO A POINT 25.00 FEET FROM AND AT RIGHT ANGLE TO SAID SOUTH BOUNDARY OF NORTHWEST 1/4 OF NORTHWEST 1/4, THENCE NORTH 89°55'20" WEST, PARALLEL TO SAID SOUTH BOUNDARY 186.11 FEET TO THE POINT OF BEGINNING. SAID PROPERTY LYING AND BEING IN MARION COUNTY, FLORIDA.

LEGAL DESCRIPTION (WRITTEN TO DESCRIBE LANDS SURVEYED)
 COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE SOUTH 89°55'20" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4 OF NORTHWEST 1/4 442.46 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75, THENCE NORTH ALONG SAID RIGHT OF WAY LINE 25.00 FEET, THENCE SOUTH 89°55'20" EAST PARALLEL TO SAID SOUTH BOUNDARY 276.54 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 00°09'22" WEST, 257.60 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27 (170 FEET WIDE), THENCE SOUTH 62°25'16" EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE 210.41 FEET, THENCE SOUTH 00°23'55" WEST, 160.44 FEET TO A POINT 25.00 FEET FROM AND AT RIGHT ANGLE TO SAID SOUTH BOUNDARY OF NORTHWEST 1/4 OF NORTHWEST 1/4, THENCE NORTH 89°55'20" WEST, PARALLEL WITH SAID SOUTH BOUNDARY 184.69 FEET TO THE POINT OF BEGINNING, CONTAINING 0.89 ACRES MORE OR LESS.

- NOTES**
- BEARINGS ARE BASED ON ASSUMED DATUM; MORE PARTICULARLY THE SOUTH BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST; AS BEING S89°55'20"E.
 - FIELD SURVEY DATE : 12-11-95.
 - TITLE INFORMATION REFLECTING OWNERSHIP, RIGHTS OF WAY, OR EASEMENTS OF RECORD SHOWN HEREON WAS TAKEN FROM THE COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER FL 0110 OF N 89885, EFFECTIVE DATE NOVEMBER 1, 1995, ISSUED BY CHICAGO TITLE INSURANCE COMPANY.
 - THE LEGAL DESCRIPTION SHOWN HEREON WAS FURNISHED BY THE CLIENT.
 - THE LEGAL DESCRIPTION FURNISHED CONTAINS LANDS THAT WERE ACQUIRED FOR ADDITIONAL RIGHT OF WAY FOR U.S. HIGHWAY NO. 27. THIS RIGHT OF WAY ACQUISITION IS SHOWN ON STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP FOR JOB NO. 36070-2502, DATED FEBRUARY 19, 1984.
 - ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
 - THE UNDERGROUND GAS LINE, UNDERGROUND WATER LINE AND UNDERGROUND TELEPHONE LINES SHOWN IN THE U.S. HIGHWAY NO. 27 RIGHT OF WAY WERE ESTABLISHED BY THE LOCATION OF PAINTED MARKINGS ON THE GROUND AT THE TIME OF THIS SURVEY. ANY OTHER UNDERGROUND IMPROVEMENTS WERE NOT LOCATED.
 - THIS PROPERTY IS IN A ZONE "C" (AREA OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAP AT COMMUNITY PANEL NO. 120330 0001 C; EFFECTIVE DATE; SEPTEMBER 22, 1978.
 - ALL ELEVATIONS ARE BASED ON CITY OF OCALA AND U.S.G.S. DATUM, F.D.O.T. BENCHMARK NO. 75, ELEVATION 58.295.

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY TO RACETRAC PETROLEUM, INC. AND CHICAGO TITLE INSURANCE COMPANY; THAT A BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

RODNEY K. ROGERS DATE
 REGISTERED LAND SURVEYOR
 REGISTRATION NO. 5274
 STATE OF FLORIDA

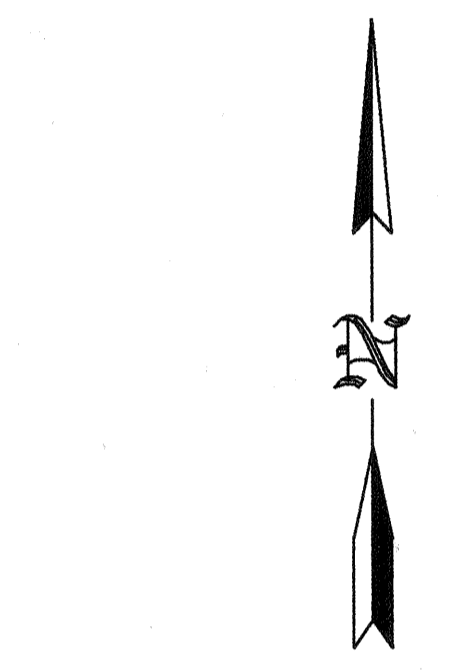
NOTE:
 THIS SKETCH NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL AND BEARS THE ORIGINAL SIGNATURE OF THE SURVEYOR IN RESPONSIBLE CHARGE.

A BOUNDARY AND TOPOGRAPHIC SURVEY
 FOR
 RACETRAC PETROLEUM, INC.

ROBERT L. ROGERS ENGINEERING CO. INC.
 1105 S.E. 3rd Ave. OCALA, FLORIDA 34471 (904) 622-9214

SCALE	DATE	SHEET
1" = 20'	12-11-95	1 OF 1

- LEGEND**
- Ø DIAMETER
 - O.V.H.D. OVERHEAD DOOR
 - L.P. LIGHT POLE
 - MON. MONUMENT
 - C.O. CLEAN-OUT
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - T.B.M. TEMPORARY BENCHMARK
 - FIN. FL. EL. FINISH FLOOR ELEVATION
 - INV. INVERT
 - CONC. CONCRETE
 - TEL. TELEPHONE
 - ELEC. ELECTRIC
 - RCP REINFORCED CONCRETE PIPE
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - GAS MAIN
 - BURIED TELEPHONE CABLE
 - OVERHEAD ELECTRIC
 - WATER MAIN
 - (D) DESCRIPTION CALL
 - (FM) FIELD MEASUREMENT
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - E/P EDGE OF PAVEMENT
 - A/C AIR CONDITIONER
 - (TYP.) WOOD UTILITY POLE AND GUY ANCHOR
 - HDWL. TYPICAL HEADWALL
 - W.V. WATER VALVE
 - F.H. FIRE HYDRANT
 - CONTOUR LINE



NOT PLATTED

NOT PLATTED

SITE DATA:
 ADDRESS : 3750 N.W. BLITCHTON RD. OCALA, FLORIDA 34482
 CURRENT ZONING : B-2
 CURRENT PROPERTY OWNER : BROWDER CORPORATION

FLORIDA MIDDLE PROPERTIES, INC.
 (CONVENIENCE STORE WITH FUEL ISLAND)
 B-2 ZONING

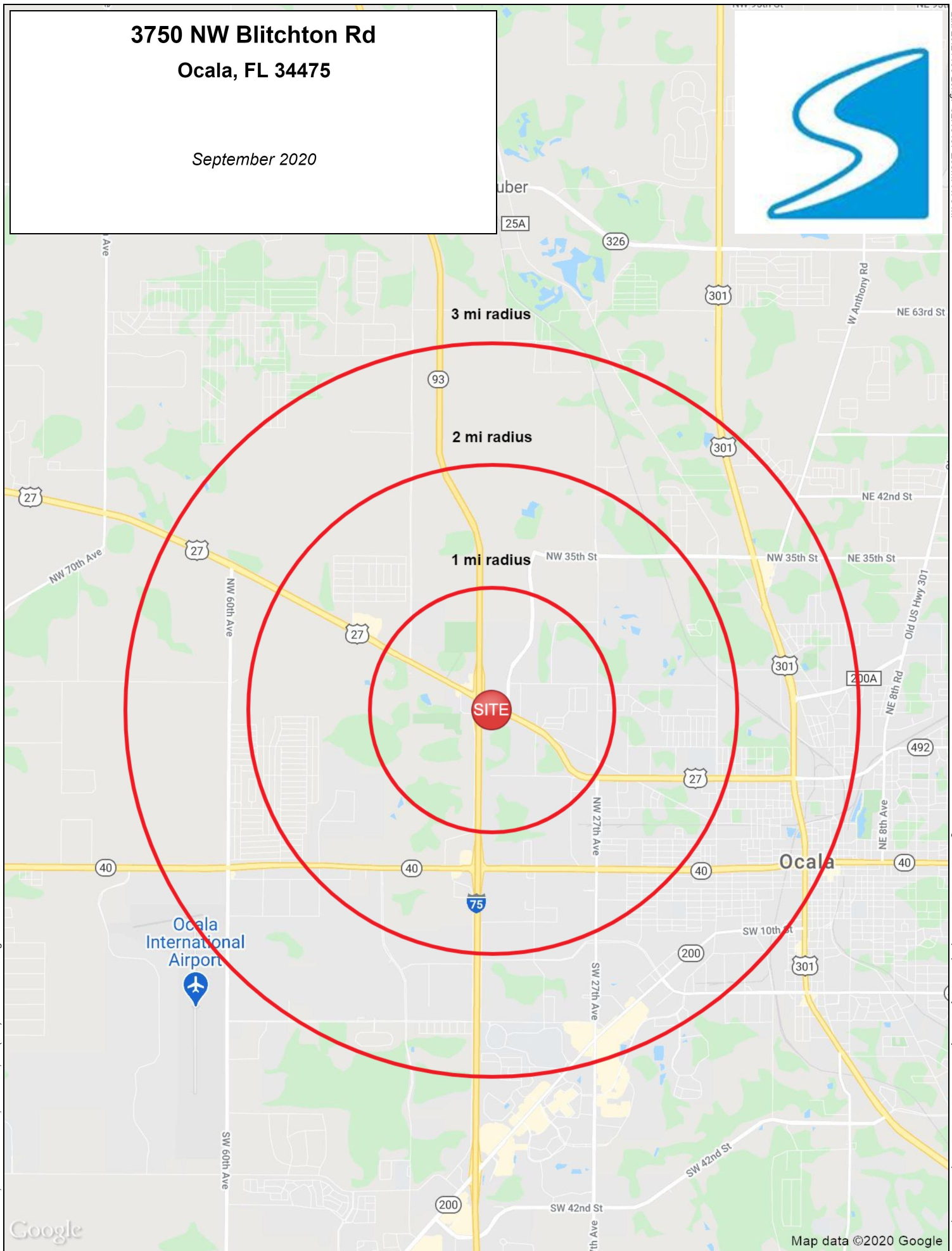
P.O.C. S.W. CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SEC. 11, TWP. 15 S., RGE. 21 E.

SOUTH BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SEC. 11, TWP. 15 S., RGE. 21 E.

N.W. 17th PLACE
 (50' R/W)
 (Deed Book 308, Page 111)

**3750 NW Blichton Rd
Ocala, FL 34475**

September 2020



FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.2049/-82.1828

RF1

3750 NW Blitchton Rd

Ocala, FL 34475

1 mi radius 2 mi radius 3 mi radius

	1 mi radius	2 mi radius	3 mi radius	
POPULATION	2020 Estimated Population	1,276	11,091	26,410
	2025 Projected Population	1,388	11,994	28,920
	2010 Census Population	1,138	10,101	23,337
	2000 Census Population	1,201	8,762	21,277
	Projected Annual Growth 2020 to 2025	1.8%	1.6%	1.9%
	Historical Annual Growth 2000 to 2020	0.3%	1.3%	1.2%
HOUSEHOLDS	2020 Estimated Households	632	4,079	10,457
	2025 Projected Households	642	4,207	10,850
	2010 Census Households	541	3,634	8,997
	2000 Census Households	551	3,332	8,100
	Projected Annual Growth 2020 to 2025	0.3%	0.6%	0.8%
	Historical Annual Growth 2000 to 2020	0.7%	1.1%	1.5%
AGE	2020 Est. Population Under 10 Years	10.2%	9.6%	12.2%
	2020 Est. Population 10 to 19 Years	9.0%	10.1%	11.8%
	2020 Est. Population 20 to 29 Years	12.5%	16.8%	15.7%
	2020 Est. Population 30 to 44 Years	15.1%	18.0%	17.8%
	2020 Est. Population 45 to 59 Years	16.3%	16.0%	16.1%
	2020 Est. Population 60 to 74 Years	22.8%	18.9%	17.0%
	2020 Est. Population 75 Years or Over	14.0%	10.6%	9.3%
	2020 Est. Median Age	46.1	41.1	38.2
MARITAL STATUS & GENDER	2020 Est. Male Population	48.9%	52.5%	49.6%
	2020 Est. Female Population	51.1%	47.5%	50.4%
	2020 Est. Never Married	31.9%	43.3%	44.1%
	2020 Est. Now Married	38.6%	29.5%	27.0%
	2020 Est. Separated or Divorced	20.3%	20.5%	21.5%
	2020 Est. Widowed	9.2%	6.7%	7.5%
INCOME	2020 Est. HH Income \$200,000 or More	-	-	0.7%
	2020 Est. HH Income \$150,000 to \$199,999	0.4%	0.7%	0.6%
	2020 Est. HH Income \$100,000 to \$149,999	4.6%	6.2%	5.0%
	2020 Est. HH Income \$75,000 to \$99,999	5.4%	8.7%	8.3%
	2020 Est. HH Income \$50,000 to \$74,999	14.3%	16.0%	15.1%
	2020 Est. HH Income \$35,000 to \$49,999	20.7%	16.2%	14.9%
	2020 Est. HH Income \$25,000 to \$34,999	14.4%	11.2%	12.3%
	2020 Est. HH Income \$15,000 to \$24,999	20.0%	19.0%	21.0%
	2020 Est. HH Income Under \$15,000	20.1%	21.8%	22.2%
	2020 Est. Average Household Income	\$36,767	\$42,642	\$40,044
	2020 Est. Median Household Income	\$33,582	\$36,433	\$33,051
	2020 Est. Per Capita Income	\$18,397	\$18,147	\$16,981
	2020 Est. Total Businesses	78	654	1,989
2020 Est. Total Employees	925	10,397	25,780	

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Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.2049/-82.1828

RF1

3750 NW Blitchton Rd

Ocala, FL 34475

	1 mi radius	2 mi radius	3 mi radius
RACE			
2020 Est. White	62.6%	52.6%	48.5%
2020 Est. Black	30.1%	39.0%	42.0%
2020 Est. Asian or Pacific Islander	1.2%	1.2%	2.0%
2020 Est. American Indian or Alaska Native	0.5%	0.5%	0.4%
2020 Est. Other Races	5.6%	6.6%	7.1%
HISPANIC			
2020 Est. Hispanic Population	118	1,697	4,031
2020 Est. Hispanic Population	9.3%	15.3%	15.3%
2025 Proj. Hispanic Population	9.6%	15.3%	15.3%
2010 Hispanic Population	7.1%	13.0%	13.2%
EDUCATION (Adults 25 or Older)			
2020 Est. Adult Population (25 Years or Over)	956	7,961	18,011
2020 Est. Elementary (Grade Level 0 to 8)	1.0%	4.6%	4.7%
2020 Est. Some High School (Grade Level 9 to 11)	10.9%	13.9%	12.7%
2020 Est. High School Graduate	39.9%	39.5%	39.3%
2020 Est. Some College	22.1%	21.8%	22.4%
2020 Est. Associate Degree Only	8.8%	7.2%	7.5%
2020 Est. Bachelor Degree Only	13.1%	9.9%	9.8%
2020 Est. Graduate Degree	4.2%	3.0%	3.7%
HOUSING			
2020 Est. Total Housing Units	693	4,485	11,364
2020 Est. Owner-Occupied	45.6%	51.7%	45.3%
2020 Est. Renter-Occupied	45.5%	39.3%	46.7%
2020 Est. Vacant Housing	8.9%	9.0%	8.0%
HOMES BUILT BY YEAR			
2020 Homes Built 2010 or later	0.8%	1.3%	1.8%
2020 Homes Built 2000 to 2009	19.5%	22.0%	21.2%
2020 Homes Built 1990 to 1999	25.0%	22.3%	17.8%
2020 Homes Built 1980 to 1989	14.7%	12.8%	15.6%
2020 Homes Built 1970 to 1979	13.0%	14.5%	14.9%
2020 Homes Built 1960 to 1969	13.0%	12.0%	13.1%
2020 Homes Built 1950 to 1959	2.2%	2.3%	3.1%
2020 Homes Built Before 1949	2.9%	3.8%	4.5%
HOME VALUES			
2020 Home Value \$1,000,000 or More	-	-	-
2020 Home Value \$500,000 to \$999,999	0.9%	1.1%	1.0%
2020 Home Value \$400,000 to \$499,999	0.6%	0.4%	0.7%
2020 Home Value \$300,000 to \$399,999	1.3%	2.5%	2.8%
2020 Home Value \$200,000 to \$299,999	10.9%	16.5%	16.1%
2020 Home Value \$150,000 to \$199,999	14.5%	20.0%	17.8%
2020 Home Value \$100,000 to \$149,999	21.0%	21.8%	20.3%
2020 Home Value \$50,000 to \$99,999	24.9%	15.4%	20.6%
2020 Home Value \$25,000 to \$49,999	15.4%	13.4%	12.1%
2020 Home Value Under \$25,000	10.3%	8.7%	8.3%
2020 Median Home Value	\$99,631	\$124,129	\$119,407
2020 Median Rent	\$625	\$625	\$668

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RF1

3750 NW Blitchton Rd

Ocala, FL 34475

1 mi radius 2 mi radius 3 mi radius

	1 mi radius	2 mi radius	3 mi radius	
LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	1,082	9,482	21,524
	2020 Est. Civilian Employed	38.8%	33.7%	42.6%
	2020 Est. Civilian Unemployed	2.2%	1.6%	1.9%
	2020 Est. in Armed Forces	0.2%	-	-
	2020 Est. not in Labor Force	58.8%	64.7%	55.5%
	2020 Labor Force Males	48.5%	52.6%	49.1%
	2020 Labor Force Females	51.5%	47.4%	50.9%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	420	3,193	9,163
	2020 Mgmt, Business, & Financial Operations	5.4%	7.8%	9.0%
	2020 Professional, Related	19.8%	13.6%	14.2%
	2020 Service	23.8%	29.8%	28.8%
	2020 Sales, Office	27.8%	22.5%	23.1%
	2020 Farming, Fishing, Forestry	2.8%	2.9%	2.0%
	2020 Construction, Extraction, Maintenance	6.7%	5.9%	7.1%
	2020 Production, Transport, Material Moving	13.8%	17.5%	15.8%
	2020 White Collar Workers	52.9%	44.0%	46.3%
	2020 Blue Collar Workers	47.1%	56.0%	53.7%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	73.1%	72.9%	75.3%
	2020 Drive to Work in Carpool	7.2%	12.0%	11.6%
	2020 Travel to Work by Public Transportation	3.1%	1.4%	1.1%
	2020 Drive to Work on Motorcycle	0.6%	0.3%	0.6%
	2020 Walk or Bicycle to Work	1.3%	5.1%	3.7%
	2020 Other Means	1.5%	1.2%	1.2%
	2020 Work at Home	13.2%	7.1%	6.4%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	16.4%	20.0%	26.4%
	2020 Travel to Work in 15 to 29 Minutes	50.8%	38.0%	42.5%
	2020 Travel to Work in 30 to 59 Minutes	14.5%	15.0%	18.4%
	2020 Travel to Work in 60 Minutes or More	3.2%	3.6%	4.4%
	2020 Average Travel Time to Work	20.2	19.8	19.4
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$22.68 M	\$160.67 M	\$395.66 M
	2020 Est. Apparel	\$767.48 K	\$5.47 M	\$13.57 M
	2020 Est. Contributions, Gifts	\$1.2 M	\$8.5 M	\$20.81 M
	2020 Est. Education, Reading	\$624.2 K	\$4.51 M	\$11.36 M
	2020 Est. Entertainment	\$1.21 M	\$8.67 M	\$21.26 M
	2020 Est. Food, Beverages, Tobacco	\$3.58 M	\$25.34 M	\$62.55 M
	2020 Est. Furnishings, Equipment	\$755.71 K	\$5.41 M	\$13.24 M
	2020 Est. Health Care, Insurance	\$2.18 M	\$15.39 M	\$37.45 M
	2020 Est. Household Operations, Shelter, Utilities	\$7.58 M	\$53.41 M	\$132.08 M
	2020 Est. Miscellaneous Expenses	\$427.28 K	\$3.02 M	\$7.41 M
	2020 Est. Personal Care	\$305.08 K	\$2.16 M	\$5.31 M
	2020 Est. Transportation	\$4.04 M	\$28.79 M	\$70.64 M

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