

FOR SALE

**FORMER RACETRAC
CONVENIENCE STORE**

3535 W. SILVER SPRINGS ROAD (SR 40)

**NE/Q INTERSTATE 75 AND
WEST SILVER SPRINGS BLVD.**

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: 3535 W Silver Springs Blvd. (State Road 40)
Ocala, Marion County, Florida

DESCRIPTION: .90± Acres - (Approximately - 200' x 200') – See attached Survey
Former RaceTrac Convenience Store

BUILDING: 3,040± SF originally built in 1991, with an interior renovation in 2006.

PRICE: \$925,000.00

PARCEL ID#: 22813-001-00 (Prime Key: 2570601)

TAXES: 2019 - \$7,257.06

ZONING: B2 Zoning, per Marion County Property Appraiser

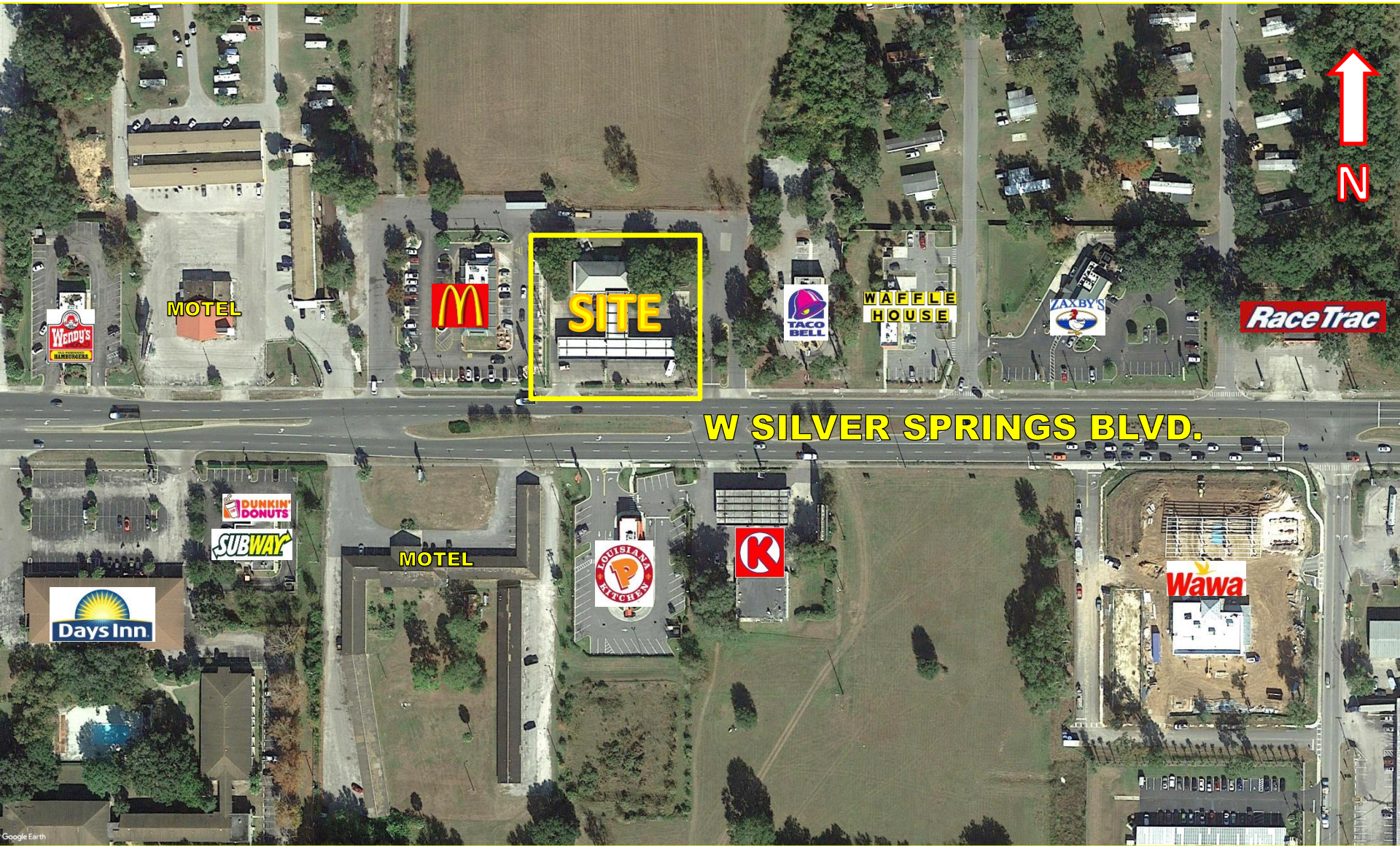
TRAFFIC COUNTS: **AADT** per FDOT Traffic Online

Interstate 75 (½ mile S of Silver Springs Rd)	97,500
Interstate 75 (I-75 Off ramp at Silver Springs Rd.)	6,200
W Silver Springs Road	34,000

2020 DEMOGRAPHICS:	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Population	3,653	17,418	29,003
Median HH Income	\$23,653	\$31,168	\$36,595
Average HH Income	\$29,671	\$38,007	\$42,061
Employees	6,505	23,342	46,095

COMMENTS: Outstanding location situated at the intersection of I-75 and West Silver Springs Blvd. (SR 40). Site has a great daytime population due to several industrial parks within the immediate vicinity. High traffic from the Interstate and over 200+/- feet of frontage on W Silver Springs Blvd, this Property is ideal for retail, fast food, sit down restaurant, bank or offices.

AREA RETAILERS: Join McDonald's, Wendy's, Popeyes, Taco Bell, Zaxbys, WaWa, RaceTrac, Waffle House and Days Inn.



SITE

W SILVER SPRINGS BLVD.

MOTEL



WAFFLE HOUSE



RaceTrac



MOTEL



Wawa





W SILVER SPRINGS BLVD

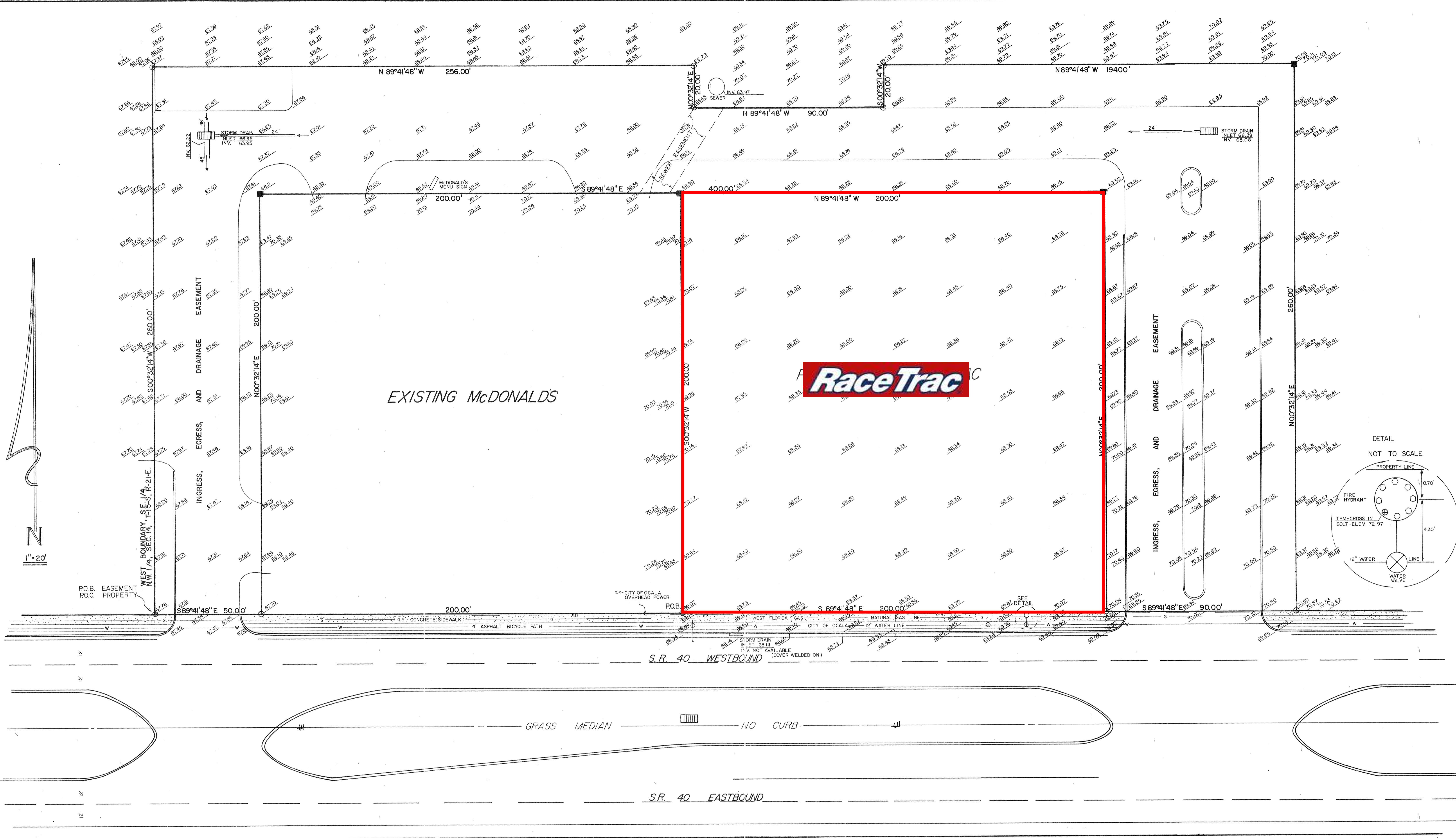
SITE

**INDUSTRIAL
AREA**

**INDUSTRIAL
AREA**

SW 27TH AVE





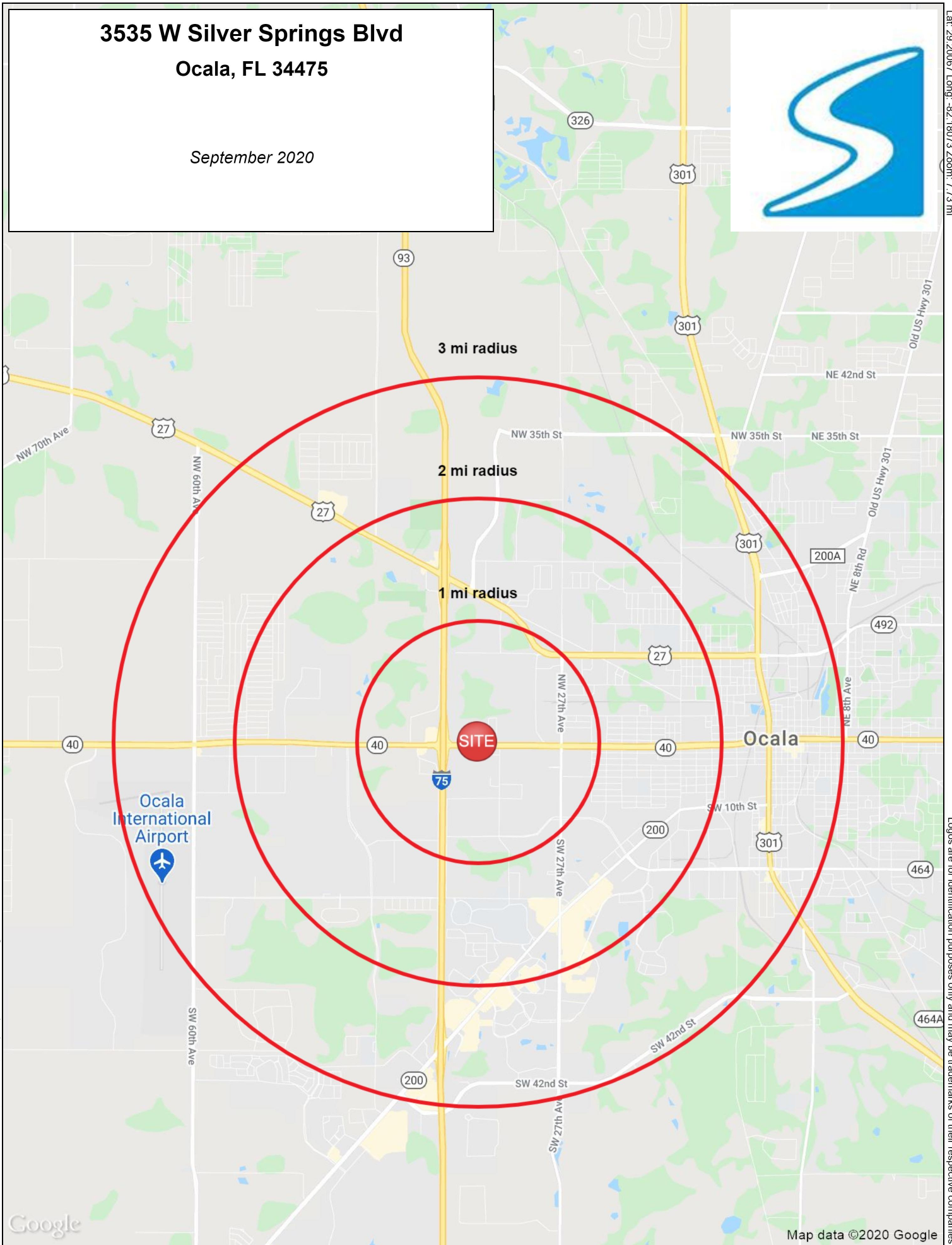
THIS SURVEY IS CERTIFIED AS TO CORRECTNESS TO RACETRAC PETROLEUM, INC., AND INSURING RACETRAC PETROLEUM, INC.'S INTEREST IN THE PROPERTY.

Ralph L. Young
 RALPH L. YOUNG
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NUMBER 2414
 8/29/89

ACCORDING TO CITY OF OCALA UTILITIES, THERE ARE NO SEWER LINES ON THIS PROPERTY EXCEPT IN SEWER EASEMENT SHOWN HEREON.
 ACCORDING TO UNITED TELEPHONE CO., THERE ARE NO UNDERGROUND CABLES ON THIS PROPERTY.
 ACCORDING TO CITY OF OCALA ELECTRIC, ALL POWER IS CARRIED IN OVERHEAD LINES, NO UNDERGROUND CABLES ON OR NEAR THIS PROPERTY.

**3535 W Silver Springs Blvd
Ocala, FL 34475**

September 2020



Lat: 29.20067 Long: -82.18073 Zoom: 7.73 mi

Logos are for identification purposes only and may be trademarks of their respective companies.

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Google

Map data ©2020 Google

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FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.1866/-82.1801

RF1

3535 W Silver Springs Blvd

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	3,653	17,418	29,003
	2025 Projected Population	3,795	19,002	31,509
	2010 Census Population	3,197	15,992	26,239
	2000 Census Population	2,610	14,441	22,269
	Projected Annual Growth 2020 to 2025	0.8%	1.8%	1.7%
	Historical Annual Growth 2000 to 2020	2.0%	1.0%	1.5%
HOUSEHOLDS	2020 Estimated Households	642	6,567	11,633
	2025 Projected Households	657	6,823	12,014
	2010 Census Households	536	5,894	10,292
	2000 Census Households	793	5,223	8,448
	Projected Annual Growth 2020 to 2025	0.5%	0.8%	0.7%
	Historical Annual Growth 2000 to 2020	-1.0%	1.3%	1.9%
AGE	2020 Est. Population Under 10 Years	7.5%	12.1%	11.7%
	2020 Est. Population 10 to 19 Years	11.0%	12.4%	11.4%
	2020 Est. Population 20 to 29 Years	28.3%	18.6%	16.8%
	2020 Est. Population 30 to 44 Years	26.9%	19.5%	18.2%
	2020 Est. Population 45 to 59 Years	17.3%	16.1%	15.9%
	2020 Est. Population 60 to 74 Years	6.0%	13.6%	15.8%
	2020 Est. Population 75 Years or Over	3.1%	7.7%	10.2%
	2020 Est. Median Age	30.7	34.6	37.5
MARITAL STATUS & GENDER	2020 Est. Male Population	64.6%	50.3%	49.1%
	2020 Est. Female Population	35.4%	49.7%	50.9%
	2020 Est. Never Married	59.2%	48.8%	42.6%
	2020 Est. Now Married	8.0%	21.4%	26.1%
	2020 Est. Separated or Divorced	29.2%	22.5%	22.5%
	2020 Est. Widowed	3.6%	7.2%	8.8%
INCOME	2020 Est. HH Income \$200,000 or More	0.2%	0.6%	1.1%
	2020 Est. HH Income \$150,000 to \$199,999	-	0.4%	1.0%
	2020 Est. HH Income \$100,000 to \$149,999	0.8%	3.9%	5.5%
	2020 Est. HH Income \$75,000 to \$99,999	6.9%	7.9%	8.9%
	2020 Est. HH Income \$50,000 to \$74,999	13.7%	15.7%	17.1%
	2020 Est. HH Income \$35,000 to \$49,999	10.8%	14.1%	15.9%
	2020 Est. HH Income \$25,000 to \$34,999	13.3%	11.9%	12.2%
	2020 Est. HH Income \$15,000 to \$24,999	23.5%	22.3%	18.3%
	2020 Est. HH Income Under \$15,000	30.9%	23.2%	19.8%
	2020 Est. Average Household Income	\$29,671	\$38,007	\$42,061
	2020 Est. Median Household Income	\$23,653	\$31,168	\$36,595
	2020 Est. Per Capita Income	\$12,688	\$15,946	\$17,958
2020 Est. Total Businesses	270	1,554	3,648	
2020 Est. Total Employees	6,505	23,342	46,095	

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RACE	2020 Est. White	54.9%	46.4%	53.2%
	2020 Est. Black	33.4%	41.9%	35.8%
	2020 Est. Asian or Pacific Islander	1.0%	2.9%	3.4%
	2020 Est. American Indian or Alaska Native	0.9%	0.4%	0.4%
	2020 Est. Other Races	9.8%	8.4%	7.2%
HISPANIC	2020 Est. Hispanic Population	849	3,384	4,830
	2020 Est. Hispanic Population	23.3%	19.4%	16.7%
	2025 Proj. Hispanic Population	23.2%	19.4%	16.6%
	2010 Hispanic Population	20.6%	16.9%	14.3%
EDUCATION (Adults 25 or Older)	2020 Est. Adult Population (25 Years or Over)	2,419	11,494	19,880
	2020 Est. Elementary (Grade Level 0 to 8)	5.9%	5.7%	5.0%
	2020 Est. Some High School (Grade Level 9 to 11)	20.1%	12.7%	11.3%
	2020 Est. High School Graduate	41.2%	40.0%	37.2%
	2020 Est. Some College	21.5%	21.6%	21.4%
	2020 Est. Associate Degree Only	6.0%	7.9%	8.3%
	2020 Est. Bachelor Degree Only	4.4%	9.0%	11.8%
	2020 Est. Graduate Degree	1.0%	3.3%	5.1%
HOUSING	2020 Est. Total Housing Units	689	7,096	12,568
	2020 Est. Owner-Occupied	18.3%	32.0%	40.6%
	2020 Est. Renter-Occupied	74.8%	60.6%	51.9%
	2020 Est. Vacant Housing	6.9%	7.5%	7.4%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	0.6%	1.2%	2.0%
	2020 Homes Built 2000 to 2009	11.0%	18.3%	23.8%
	2020 Homes Built 1990 to 1999	17.3%	16.0%	16.8%
	2020 Homes Built 1980 to 1989	13.7%	17.2%	16.7%
	2020 Homes Built 1970 to 1979	23.0%	16.8%	13.7%
	2020 Homes Built 1960 to 1969	21.5%	14.9%	11.5%
	2020 Homes Built 1950 to 1959	2.3%	3.2%	2.9%
	2020 Homes Built Before 1949	3.6%	5.0%	5.1%
HOME VALUES	2020 Home Value \$1,000,000 or More	-	-	0.2%
	2020 Home Value \$500,000 to \$999,999	0.4%	1.6%	2.4%
	2020 Home Value \$400,000 to \$499,999	0.4%	0.7%	1.1%
	2020 Home Value \$300,000 to \$399,999	1.3%	1.7%	2.2%
	2020 Home Value \$200,000 to \$299,999	14.8%	15.2%	16.0%
	2020 Home Value \$150,000 to \$199,999	11.0%	14.6%	18.8%
	2020 Home Value \$100,000 to \$149,999	12.0%	18.3%	21.7%
	2020 Home Value \$50,000 to \$99,999	20.3%	26.4%	20.3%
	2020 Home Value \$25,000 to \$49,999	16.7%	11.8%	10.2%
	2020 Home Value Under \$25,000	22.9%	9.4%	6.8%
	2020 Median Home Value	\$80,243	\$110,215	\$127,892
	2020 Median Rent	\$626	\$690	\$712

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LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	3,252	14,200	23,828
	2020 Est. Civilian Employed	25.1%	45.2%	44.3%
	2020 Est. Civilian Unemployed	1.3%	1.8%	1.9%
	2020 Est. in Armed Forces	-	-	-
	2020 Est. not in Labor Force	73.6%	53.0%	53.8%
	2020 Labor Force Males	65.9%	49.9%	48.5%
	2020 Labor Force Females	34.1%	50.1%	51.5%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	815	6,412	10,563
	2020 Mgmt, Business, & Financial Operations	3.8%	8.4%	10.2%
	2020 Professional, Related	6.9%	13.2%	16.6%
	2020 Service	38.9%	31.8%	28.9%
	2020 Sales, Office	15.0%	23.2%	23.4%
	2020 Farming, Fishing, Forestry	4.0%	1.5%	1.5%
	2020 Construction, Extraction, Maintenance	8.5%	7.0%	6.5%
	2020 Production, Transport, Material Moving	23.0%	14.9%	13.0%
	2020 White Collar Workers	25.7%	44.8%	50.2%
	2020 Blue Collar Workers	74.3%	55.2%	49.8%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	63.4%	75.8%	76.4%
	2020 Drive to Work in Carpool	18.8%	12.4%	10.8%
	2020 Travel to Work by Public Transportation	1.6%	0.8%	0.8%
	2020 Drive to Work on Motorcycle	0.7%	0.9%	0.6%
	2020 Walk or Bicycle to Work	9.7%	4.4%	4.0%
	2020 Other Means	2.5%	0.8%	0.9%
	2020 Work at Home	3.3%	4.9%	6.4%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	15.5%	31.6%	32.5%
	2020 Travel to Work in 15 to 29 Minutes	22.3%	42.1%	40.1%
	2020 Travel to Work in 30 to 59 Minutes	19.9%	19.5%	18.4%
	2020 Travel to Work in 60 Minutes or More	3.8%	4.3%	4.8%
	2020 Average Travel Time to Work	20.7	18.6	18.1
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$20.35 M	\$240.78 M	\$453.78 M
	2020 Est. Apparel	\$711.09 K	\$8.3 M	\$15.61 M
	2020 Est. Contributions, Gifts	\$1.02 M	\$12.47 M	\$24.01 M
	2020 Est. Education, Reading	\$607.75 K	\$6.98 M	\$13.07 M
	2020 Est. Entertainment	\$1.07 M	\$12.81 M	\$24.44 M
	2020 Est. Food, Beverages, Tobacco	\$3.27 M	\$38.27 M	\$71.58 M
	2020 Est. Furnishings, Equipment	\$661.5 K	\$7.97 M	\$15.23 M
	2020 Est. Health Care, Insurance	\$1.87 M	\$22.49 M	\$42.73 M
	2020 Est. Household Operations, Shelter, Utilities	\$6.93 M	\$80.99 M	\$151.27 M
	2020 Est. Miscellaneous Expenses	\$373.91 K	\$4.48 M	\$8.51 M
	2020 Est. Personal Care	\$272.17 K	\$3.23 M	\$6.09 M
	2020 Est. Transportation	\$3.56 M	\$42.78 M	\$81.25 M

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