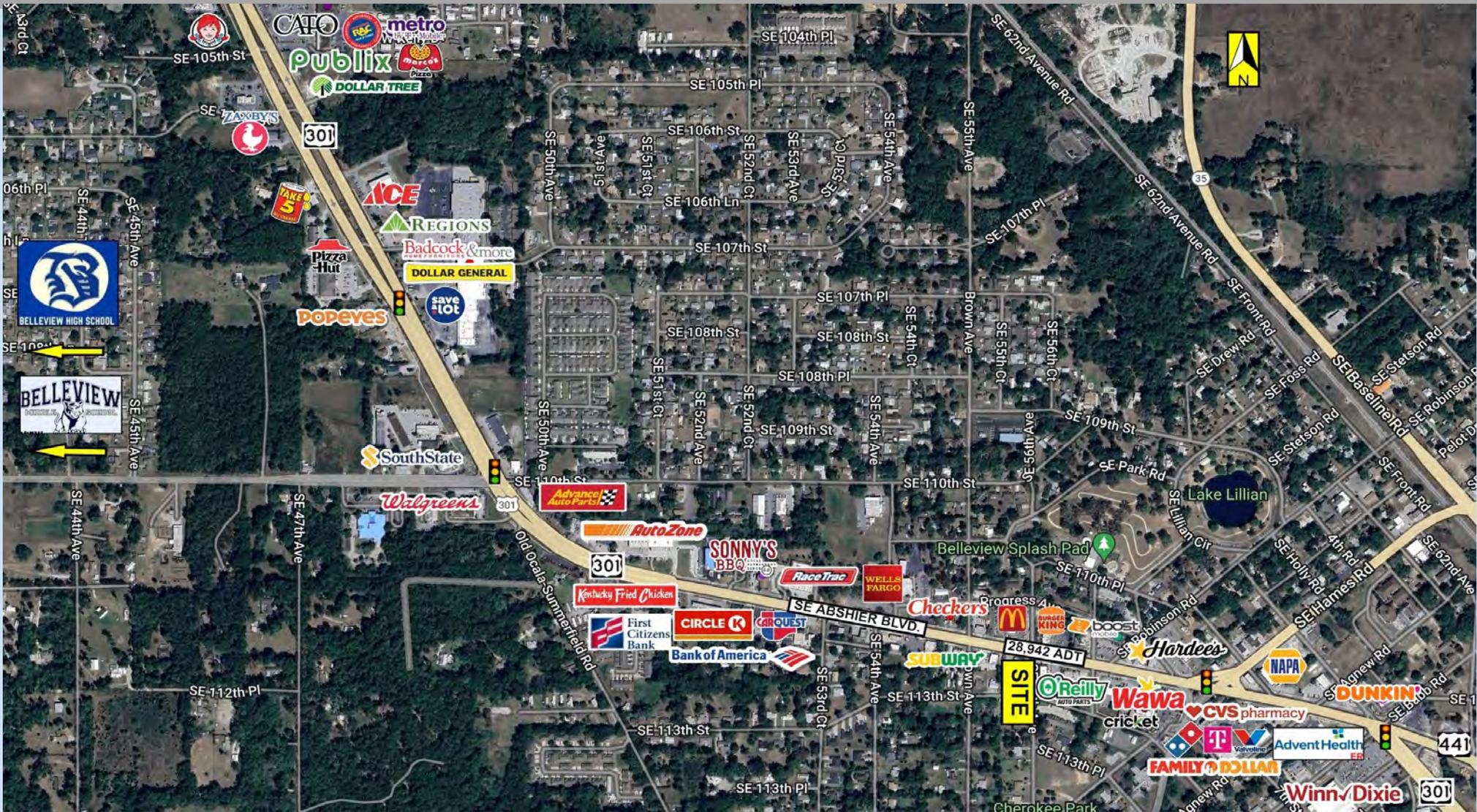


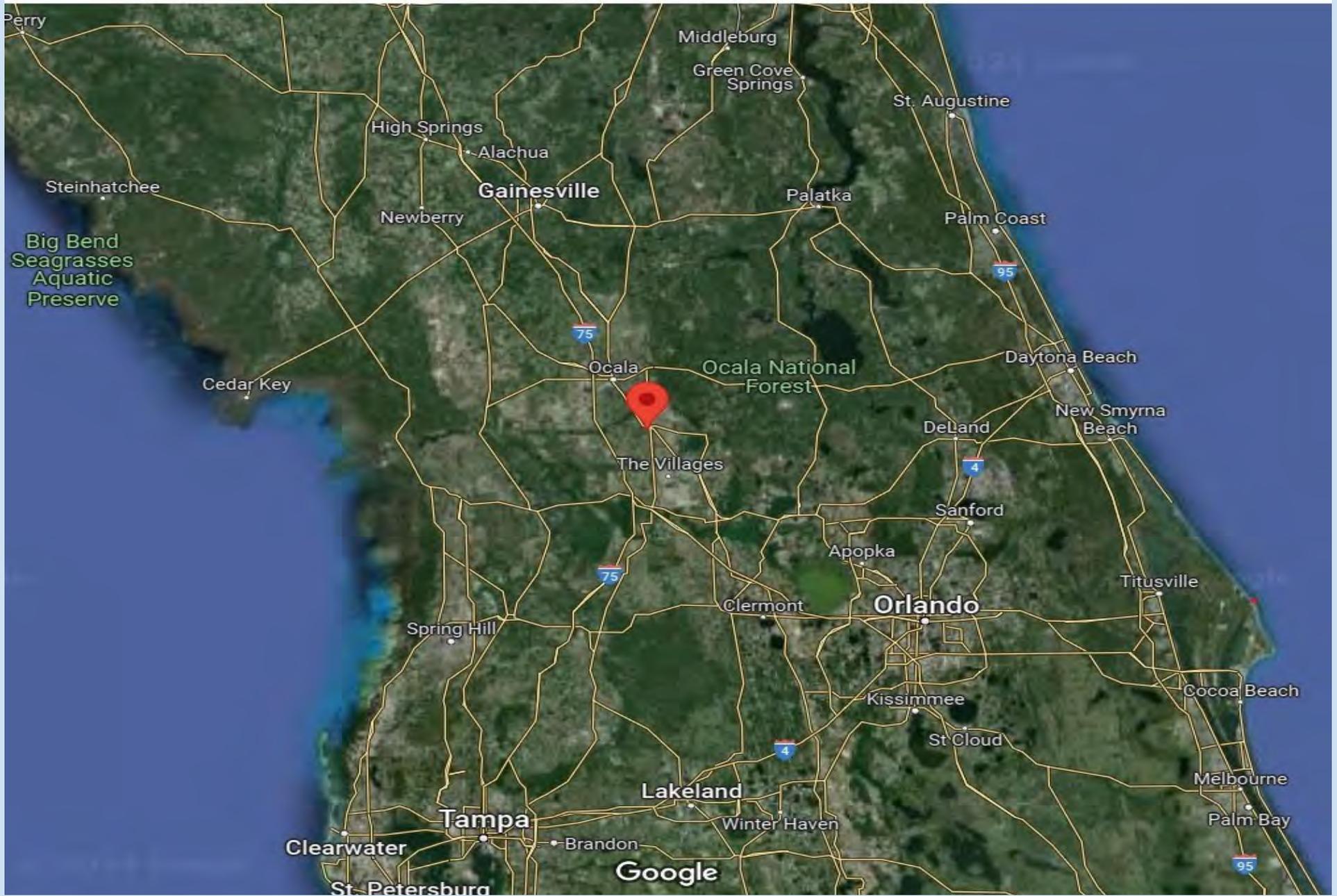
.65 ac Site in busy commercial corridor, Ocala MSA 5530 SE Abshier Blvd (US Hwy 301), Belleview, FL 34420



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Belleview Florida Location Overview



5530 SE Abshier Blvd (merging of US 301, 441, 27) Belleview, FL 34420
Ideal site for coffee, restaurant use



Site Information

- .65 ac corner site fronting US Hwy 301/441/27, (SE Abshier Blvd)
- B4 Zoning(Heavy Commercial) which allows for most retail, restaurant, QSR use
- Centrally located between Ocala and The Villages
- On the major retail/commuter highway between Ocala and The Villages
- Water, Sewer and Electric to site
- Current Building will be removed
- Ground lease or BTS
- Pricing: Contact Broker

Demographics

	3 mile	5 miles	10 miles
Median HH Income	\$57,782	\$57,889	\$67,531
Median Age	41.9	43.4	48.6
Population	20,782	59,075	219,400
Average travel time to work	22.8 min	24.9 min	23 min

Traffic Count

US Hwy 301 ADT 28,942

Area Highlights

- Belleview is located in Marion County and centrally located between Ocala and The Villages with fast and convenient access to Interstate 75.
- Belleview is part of the Ocala MSA and according to the 2023 US News and World report, the Ocala MSA is the 10th safest, 7th fastest growing metro and the 16th best place to retire.
https://ocalacep.com/images/uploads/site_files/Ocala_MSA_Presentation-April_2024.pdf
- The Ocala MSA has 50,000 residential units that have been approved in the last 5 years. In addition to another 86,000 units approved 10 plus years prior. <https://www.ocala.com/story/news/2022/05/10/ocala-marion-county-florida-addresses-growth-related-concerns/9643547002/>
- Belleview High School: 2.9 miles west of the site with 1,724 students with a 7% growth in last 5 years
- Belleview Middle School: 2.5 miles west of the site with 1,491 students
- Belleview Elementary School: Less than 1 mile from site with 549 students
- Site is just 1 mile away from the Belleview Sports Complex, an 80-acre park which is used throughout the year by several football, softball, baseball and soccer leagues, both youth and adult. It also contains basketball and tennis courts. About Belleview | Belleview, FL (bellevuefl.org)



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