

# FOR SALE

**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**

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## 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 building has been demolished\*\*)**

**PRICE:** \$1,150,000.00

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

**TAXES:** 2024 - \$8,621.48

**ZONING:** B2 Zoning, per Marion County Property Appraiser

**TRAFFIC COUNTS:** **2024 AADT** per FDOT Traffic Online

<b>Interstate 75</b> (½ mile S of Silver Springs Rd)	<b>100,500</b>
<b>Interstate 75</b> (I-75 Off ramp at Silver Springs Rd.)	<b>7,200</b>
<b>W Silver Springs Road</b>	<b>31,000</b>

**2025 ESTIMATED  
DEMOGRAPHICS:**

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Population	2,825	16,924	29,855
Median HH Income	\$39,750	\$44,313	\$53,423
Average HH Income	\$53,843	\$64,605	\$74,447
Employees	4,152	19,553	37,377

**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**  
FORMER  
BUILDING HAS  
BEEN  
DEMOLISHED

**W SILVER SPRINGS BLVD.**



**WAFFLE  
HOUSE**



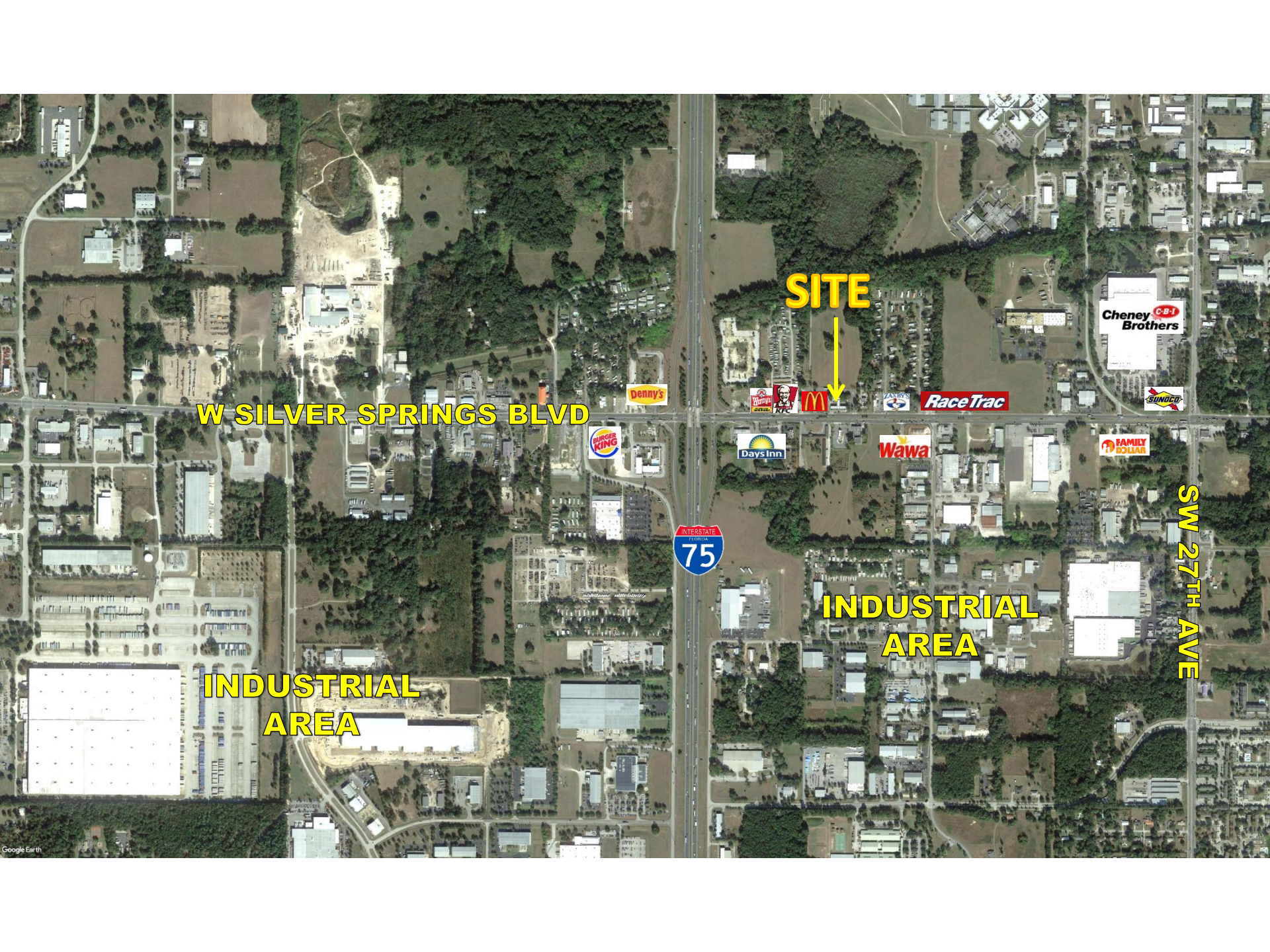
**RaceTrac**



**MOTEL**



**Wawa**



**W SILVER SPRINGS BLVD**

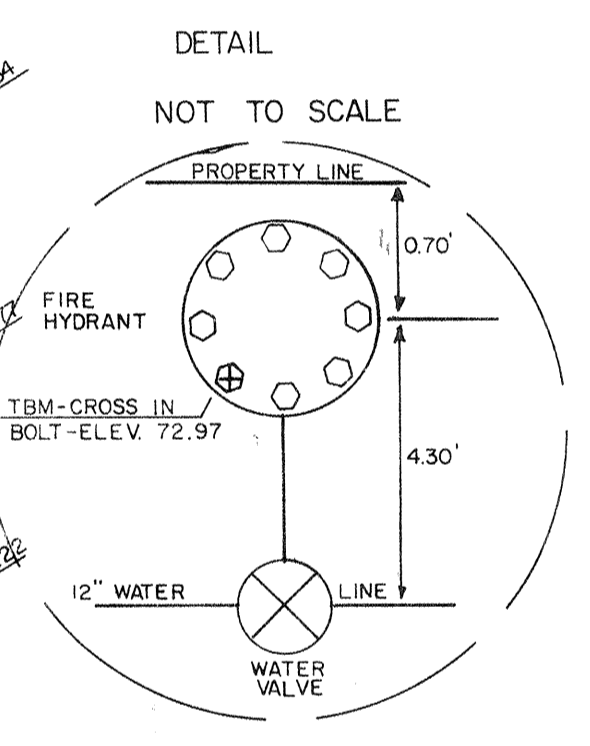
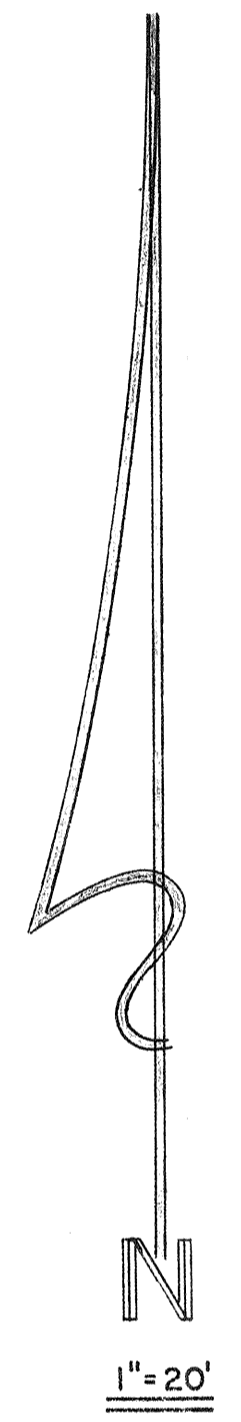
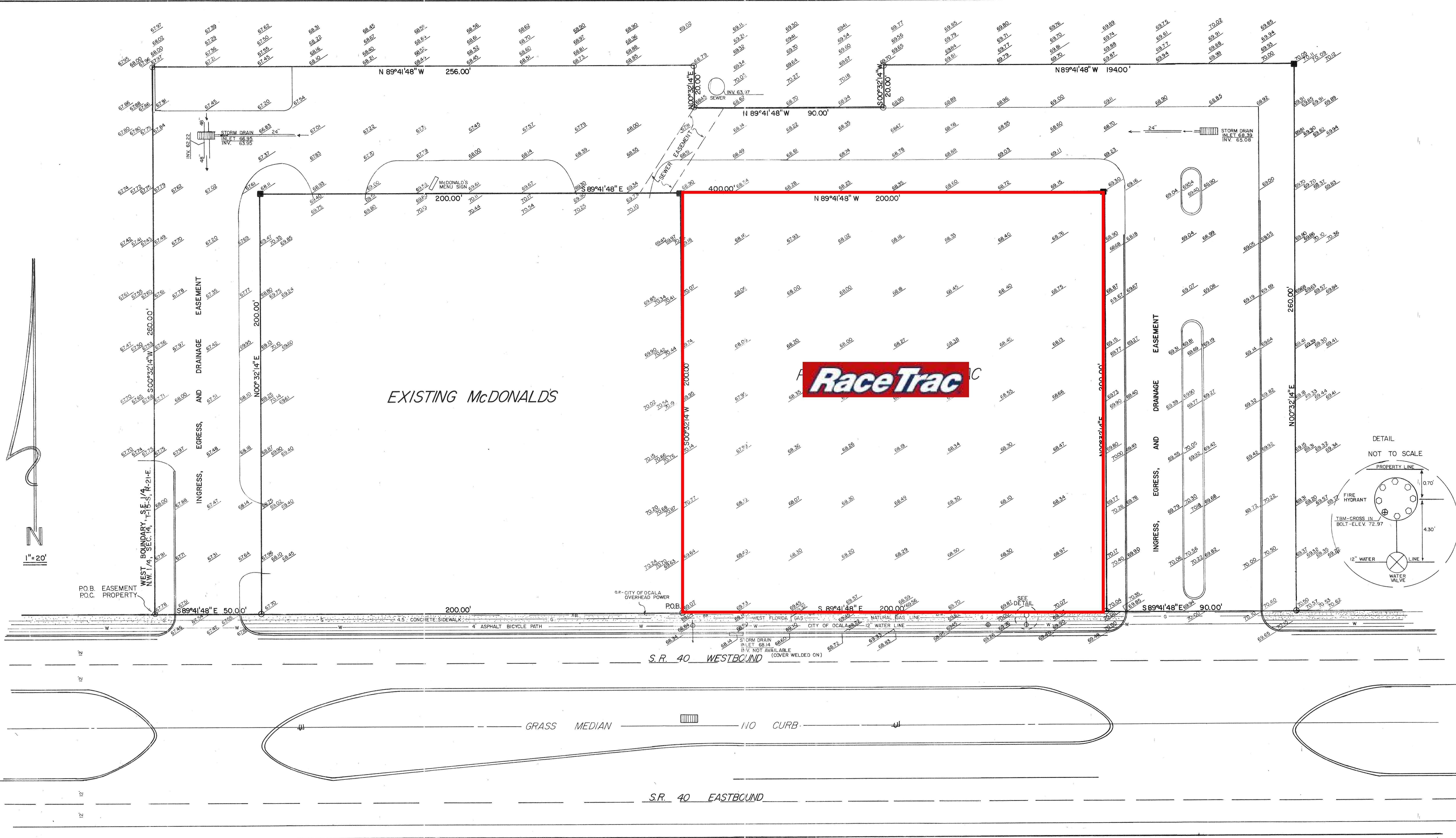
**SITE**

**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.

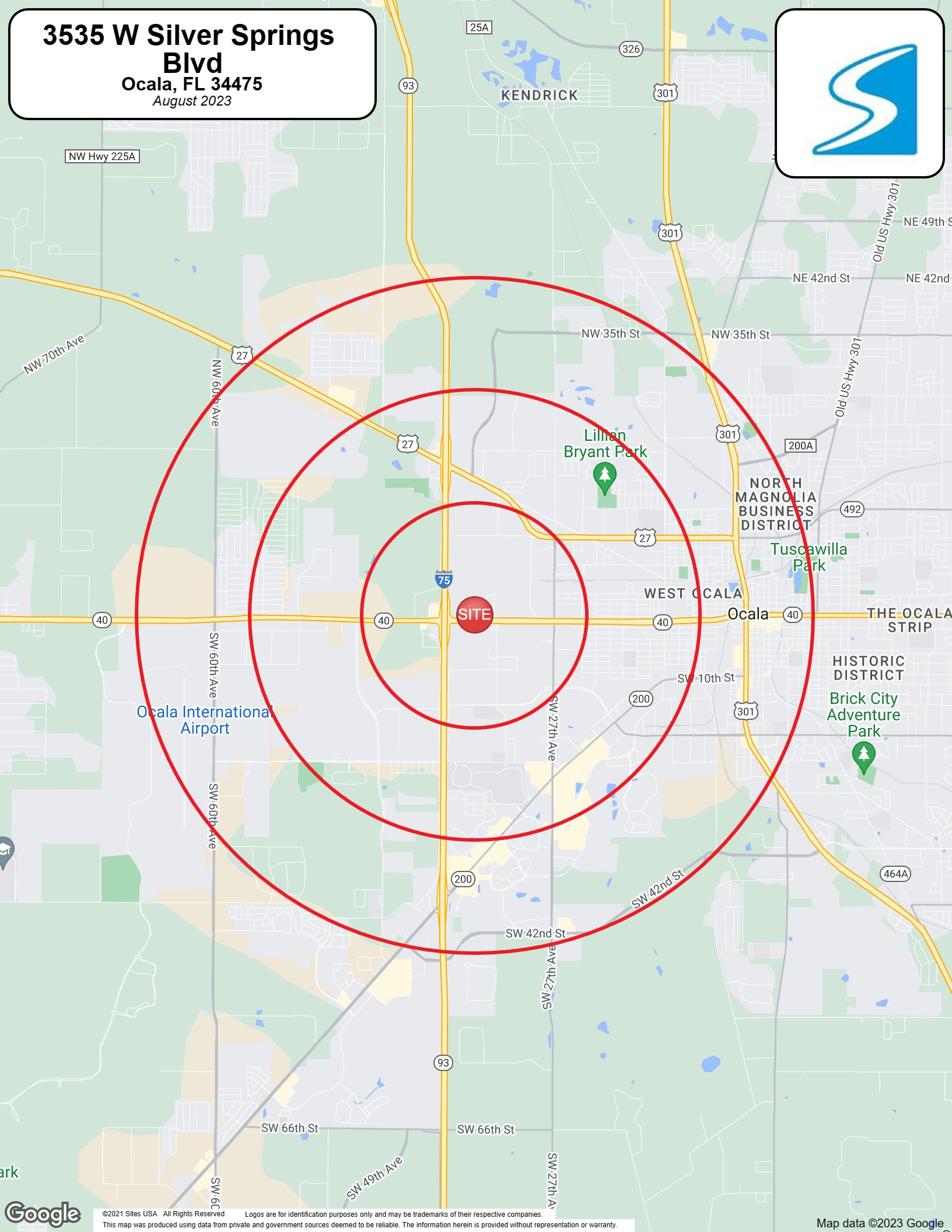
PREPARED BY SOUTHLAND SURVEYING — P.O. BOX 9053 — OCALA — FLORIDA — 32670 — TELEPHONE — 904-622-3604

# 3535 W Silver Springs Blvd

## Bld

Ocala, FL 34475

August 2023



# Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 29.1869/-82.1802

3535 W Silver Springs Blvd		1 mi radius	2 mi radius	3 mi radius
Ocala, FL 34475				
<b>Population</b>				
2025 Estimated Population		2,825	16,924	29,855
2030 Projected Population		3,001	18,668	33,029
2020 Census Population		2,917	16,469	28,180
2010 Census Population		3,103	15,545	25,944
Projected Annual Growth 2025 to 2030		1.2%	2.1%	2.1%
Historical Annual Growth 2010 to 2025		-0.6%	0.6%	1.0%
<b>Households</b>				
2025 Estimated Households		545	6,689	12,339
2030 Projected Households		605	7,346	13,583
2020 Census Households		499	6,027	11,017
2010 Census Households		501	5,681	10,130
Projected Annual Growth 2025 to 2030		2.2%	2.0%	2.0%
Historical Annual Growth 2010 to 2025		0.6%	1.2%	1.5%
<b>Age</b>				
2025 Est. Population Under 10 Years		6.0%	11.2%	10.5%
2025 Est. Population 10 to 19 Years		8.3%	11.8%	11.1%
2025 Est. Population 20 to 29 Years		21.5%	16.7%	14.8%
2025 Est. Population 30 to 44 Years		32.7%	22.2%	19.9%
2025 Est. Population 45 to 59 Years		17.9%	16.5%	16.4%
2025 Est. Population 60 to 74 Years		9.6%	14.4%	17.0%
2025 Est. Population 75 Years or Over		4.0%	7.2%	10.4%
2025 Est. Median Age		35.5	36.5	40.1
<b>Marital Status &amp; Gender</b>				
2025 Est. Male Population		77.2%	52.8%	51.9%
2025 Est. Female Population		22.8%	47.2%	48.1%
2025 Est. Never Married		52.3%	41.4%	36.5%
2025 Est. Now Married		14.0%	26.4%	30.6%
2025 Est. Separated or Divorced		29.3%	24.4%	24.3%
2025 Est. Widowed		4.4%	7.7%	8.7%
<b>Income</b>				
2025 Est. HH Income \$200,000 or More		2.7%	4.5%	5.1%
2025 Est. HH Income \$150,000 to \$199,999		-	3.3%	5.8%
2025 Est. HH Income \$100,000 to \$149,999		4.3%	7.5%	9.2%
2025 Est. HH Income \$75,000 to \$99,999		14.2%	10.1%	11.7%
2025 Est. HH Income \$50,000 to \$74,999		19.2%	18.2%	18.8%
2025 Est. HH Income \$35,000 to \$49,999		16.1%	16.8%	16.6%
2025 Est. HH Income \$25,000 to \$34,999		6.4%	13.1%	11.3%
2025 Est. HH Income \$15,000 to \$24,999		19.7%	10.0%	8.5%
2025 Est. HH Income Under \$15,000		17.3%	16.5%	13.0%
2025 Est. Average Household Income		\$53,843	\$64,605	\$74,447
2025 Est. Median Household Income		\$39,750	\$44,313	\$53,423
2025 Est. Per Capita Income		\$10,696	\$25,700	\$31,071
2025 Est. Total Businesses		290	1,763	3,808
2025 Est. Total Employees		4,152	19,553	37,377

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<b>Ocala, FL 34475</b>				
<b>Race</b>				
2025 Est. White		57.4%	46.4%	52.7%
2025 Est. Black		30.1%	33.1%	28.2%
2025 Est. Asian or Pacific Islander		1.4%	2.5%	3.1%
2025 Est. American Indian or Alaska Native		0.5%	0.5%	0.4%
2025 Est. Other Races		10.6%	17.5%	15.6%
<b>Hispanic</b>				
2025 Est. Hispanic Population		379	3,766	5,903
2025 Est. Hispanic Population		13.4%	22.3%	19.8%
2030 Proj. Hispanic Population		10.6%	18.2%	18.5%
2020 Hispanic Population		18.7%	25.1%	22.3%
<b>Education (Adults 25 &amp; Older)</b>				
2025 Est. Adult Population (25 Years or Over)		2,161	11,721	21,351
2025 Est. Elementary (Grade Level 0 to 8)		6.7%	5.0%	4.1%
2025 Est. Some High School (Grade Level 9 to 11)		16.5%	7.6%	6.6%
2025 Est. High School Graduate		39.9%	35.2%	31.5%
2025 Est. Some College		20.7%	24.1%	22.8%
2025 Est. Associate Degree Only		6.1%	7.8%	9.2%
2025 Est. Bachelor Degree Only		7.2%	12.7%	16.8%
2025 Est. Graduate Degree		2.8%	7.6%	9.0%
<b>Housing</b>				
2025 Est. Total Housing Units		619	7,538	13,925
2025 Est. Owner-Occupied		22.1%	27.9%	34.9%
2025 Est. Renter-Occupied		66.1%	60.9%	53.7%
2025 Est. Vacant Housing		11.9%	11.3%	11.4%
<b>Homes Built by Year</b>				
2025 Homes Built 2010 or later		8.8%	11.6%	13.1%
2025 Homes Built 2000 to 2009		31.0%	14.4%	15.5%
2025 Homes Built 1990 to 1999		15.8%	14.1%	14.6%
2025 Homes Built 1980 to 1989		10.9%	18.8%	19.5%
2025 Homes Built 1970 to 1979		9.9%	15.7%	13.1%
2025 Homes Built 1960 to 1969		5.1%	8.0%	7.3%
2025 Homes Built 1950 to 1959		2.2%	2.1%	1.8%
2025 Homes Built Before 1949		4.5%	3.9%	3.6%
<b>Home Values</b>				
2025 Home Value \$1,000,000 or More		1.6%	1.8%	1.5%
2025 Home Value \$500,000 to \$999,999		1.9%	6.4%	8.4%
2025 Home Value \$400,000 to \$499,999		2.6%	6.6%	8.8%
2025 Home Value \$300,000 to \$399,999		13.8%	19.6%	22.6%
2025 Home Value \$200,000 to \$299,999		17.3%	25.4%	26.0%
2025 Home Value \$150,000 to \$199,999		3.7%	8.1%	8.1%
2025 Home Value \$100,000 to \$149,999		4.8%	5.4%	4.4%
2025 Home Value \$50,000 to \$99,999		13.7%	12.6%	10.0%
2025 Home Value \$25,000 to \$49,999		12.5%	8.2%	4.8%
2025 Home Value Under \$25,000		28.1%	5.8%	5.3%
2025 Median Home Value		\$124,292	\$236,542	\$264,522
2025 Median Rent		\$1,186	\$1,140	\$1,196

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<b>Labor Force</b>			
2025 Est. Labor Population Age 16 Years or Over	2,572	13,868	24,737
2025 Est. Civilian Employed	14.5%	46.6%	47.5%
2025 Est. Civilian Unemployed	0.4%	3.2%	2.9%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	85.0%	50.2%	49.6%
2025 Labor Force Males	79.3%	52.9%	51.6%
2025 Labor Force Females	20.7%	47.1%	48.4%
<b>Occupation</b>			
2025 Occupation: Population Age 16 Years or Over	374	6,469	11,745
2025 Mgmt, Business, & Financial Operations	8.9%	10.9%	11.6%
2025 Professional, Related	28.1%	23.9%	25.6%
2025 Service	17.2%	18.6%	19.4%
2025 Sales, Office	20.5%	22.4%	22.0%
2025 Farming, Fishing, Forestry	-	0.2%	0.2%
2025 Construction, Extraction, Maintenance	7.4%	6.1%	5.4%
2025 Production, Transport, Material Moving	18.0%	17.8%	15.8%
2025 White Collar Workers	57.4%	57.2%	59.3%
2025 Blue Collar Workers	42.6%	42.8%	40.7%
<b>Transportation to Work</b>			
2025 Drive to Work Alone	74.3%	69.0%	69.1%
2025 Drive to Work in Carpool	17.4%	15.4%	14.5%
2025 Travel to Work by Public Transportation	1.8%	2.5%	1.5%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	2.2%	1.2%	1.4%
2025 Other Means	0.3%	0.2%	0.3%
2025 Work at Home	4.0%	11.5%	13.1%
<b>Travel Time</b>			
2025 Travel to Work in 14 Minutes or Less	35.2%	38.9%	40.1%
2025 Travel to Work in 15 to 29 Minutes	50.3%	42.4%	41.7%
2025 Travel to Work in 30 to 59 Minutes	12.2%	13.9%	14.0%
2025 Travel to Work in 60 Minutes or More	2.3%	4.8%	4.2%
2025 Average Travel Time to Work	16.5	16.8	16.6
<b>Consumer Expenditure</b>			
2025 Est. Total Household Expenditure	\$37.58 M	\$499.68 M	\$988 M
2025 Est. Apparel	\$713.59 K	\$9.43 M	\$18.55 M
2025 Est. Contributions, Tax and Retirement	\$6.58 M	\$104.67 M	\$226.35 M
2025 Est. Education	\$761.67 K	\$10.62 M	\$21.64 M
2025 Est. Entertainment	\$2.23 M	\$29.41 M	\$57.71 M
2025 Est. Food, Beverages, Tobacco	\$5.4 M	\$67.82 M	\$128.51 M
2025 Est. Health Care	\$3.54 M	\$42.56 M	\$80.73 M
2025 Est. Household Furnishings and Equipment	\$987.5 K	\$13.24 M	\$26.29 M
2025 Est. Household Operations, Shelter, Utilities	\$10.62 M	\$133.07 M	\$250.39 M
2025 Est. Miscellaneous Expenses	\$640.41 K	\$8.57 M	\$17.03 M
2025 Est. Personal Care	\$590.79 K	\$7.36 M	\$13.85 M
2025 Est. Transportation	\$5.52 M	\$72.92 M	\$146.96 M

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