

Marion Oaks Station • New Leasing Opportunities

SW HWY 484, Ocala, FL

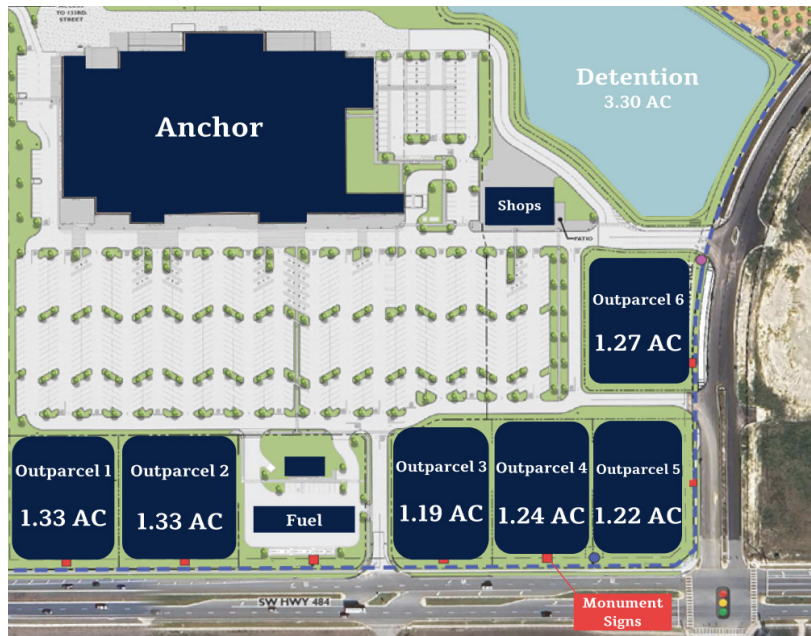
Site Coordinates: 29.029040, -82.207079



**6 Outparcel Opportunities
Up to 7,500 SF Inline Space**

Property Summary

- 34+ acres including six outparcels available for lease
- Prominent location on SW 484 with newly improved I-75 access three miles to the east
- Located 0.5 miles west of newly proposed Publix
- 5.07% projected annual population growth within a three-mile radius
- Over 10,000 residential units approved or under construction in the South Ocala Trade Area
- Connectivity to new Publix development and SW 49th Ave Road via Spur Road
- Ocala ranked #7 on US News & World Report Fastest-growing Places in U.S. list, 2023-2024

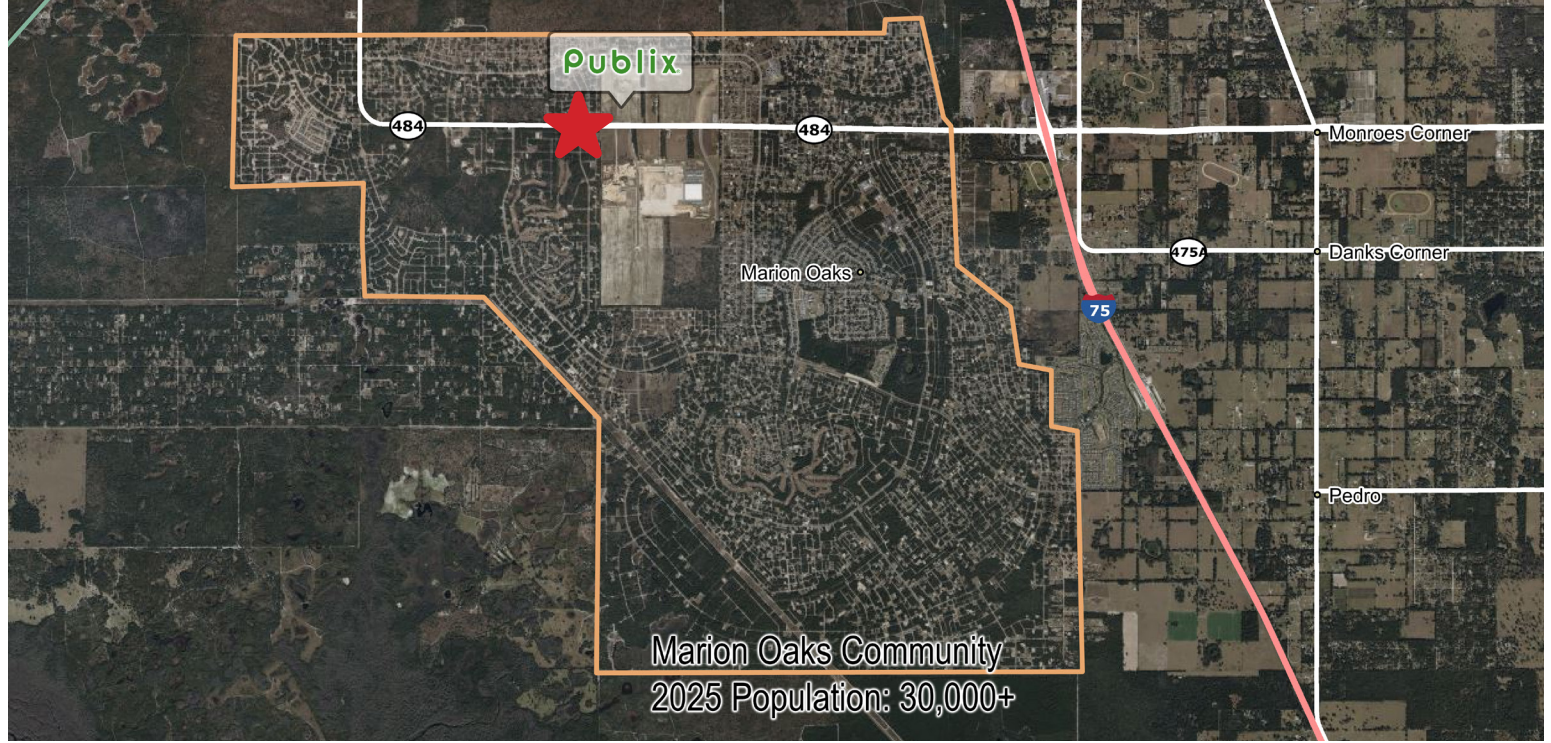


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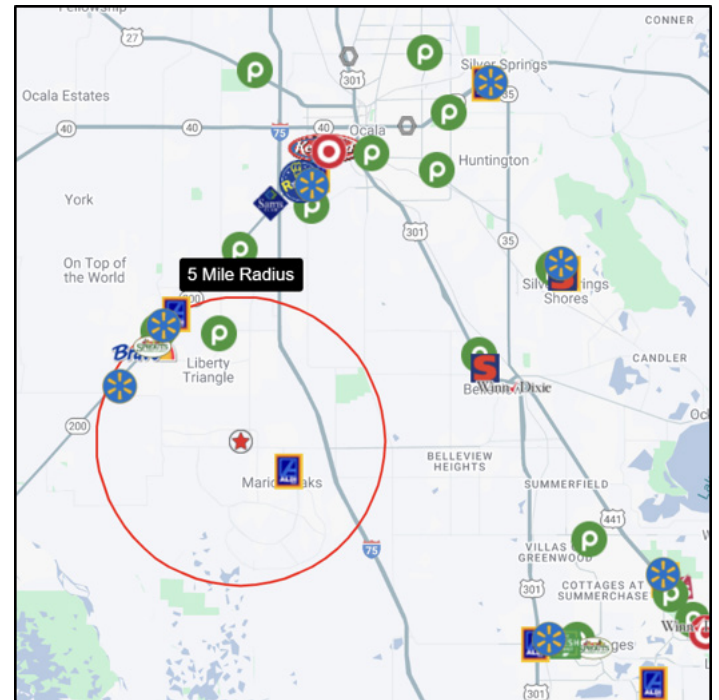
Residential Overview



Demographics

	3 MILES	5 MILES
2025 Current Population	30,388	67,293
2029 Projected Population	38,915	83,813
Population Annual Growth (2000-2024)	5.20%	4.19%
Population Annual Growth (2024-2029)	5.07%	4.49%
2025 Current Households	11,484	28,104
2029 Projected Households	14,575	34,556
Households Annual Growth (2000-2024)	4.67%	3.75%
Households Annual Growth (2024-2029)	4.88%	4.29%
Median Household Income	\$67,368	\$64,284

Retail Presence



Leasing Contact

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