FOR SALE · 2ND-GENERATION BANK BRANCH

A Turnkey Branch, Ready For Its Next Owner-User

2510 SE MARICAMP RD
OCALA · FL



2510 SE Maricamp Road is a freestanding ±6,955 SF Class A bank branch on 1.66 acres at a signalized corner in Ocala, with its drive-thru, ATM and digital monument sign already in place, and a new roof in 2025.







CONTACT: NICK FOURAKER, CCIM | NICK@4ACRE.COM | 407.601.1466 OR GARRETT GLEITER | GARRETT@4ACRE.COM | 407.539.4514

ACRE COMMERCIAL

THE OPPORTUNITY

Skip the Build.
Open in Ocala.

2510 SE Maricamp Road is a freestanding **±6,955 SF Class A bank branch** on 1.66 acres at the signalized corner of SE Maricamp Road and SE 25th Avenue, about two miles southeast of downtown Ocala. Built in 2008 and re-roofed in February 2025, it is a true second-generation branch: a teller line, two drive-thru lanes and an ATM under a covered canopy, a double-height atrium lobby and a digital monument sign facing ±33,500 cars a day.

For a bank or credit union, that means opening in Ocala in weeks rather than the year or more it takes to find land, entitle and build a new branch. For a **medical, dental or professional user**, the same plan reads as fifteen private offices, a waiting area, a large file room and four-per-thousand parking, with OP zoning already in place.

Ocala is the **fastest-growing metro area in the country** by percentage, up 3.4% to 442,260 residents in the year to July 2025, and Maricamp Road is the main artery between downtown and the neighborhoods of southeast Marion County.

±6,955 SF	1.66 AC	2008	33.5K
Freestanding building	Corner parcel	Built · new roof 2025	Cars a day*



DETAILS AT A GLANCE

SALE PRICE	Call for details
ADDRESS	2510 SE Maricamp Rd, Ocala, FL 34471
BUILDING	±6,955 SF · one story · Class A
LAND	1.66 AC (±72,310 SF)
PARCEL ID	29509-000-55
ZONING	OP
CURRENT USE	Bank / office
YEAR BUILT	2008 · roof replaced February 2025
DRIVE-THRU	Two teller lanes + ATM under canopy
PARKING	4 / 1,000 SF
SIGNAGE	Building + digital monument
ACCESS	Signalized corner, SE Maricamp Rd & SE 25th Ave
TRAFFIC	±33,500 AADT on SE Maricamp Rd*

*Traffic count per prior 4 Acre marketing (SE Maricamp Rd); FDOT AADT verification pending. Population: U.S. Census Bureau Vintage 2025 metro estimates (Ocala MSA, July 2024–July 2025).

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THE SITE

A Signalized Corner on SE Maricamp Road

2510 SE MARICAMP RD OCALA · FL



1.66 AC
±72,310 SF parcel · boundary approximate

4 / 1,000
Surface parking ratio

2 LANES
Drive-thru teller lanes + ATM

Signal
Lighted corner at SE 25th Ave

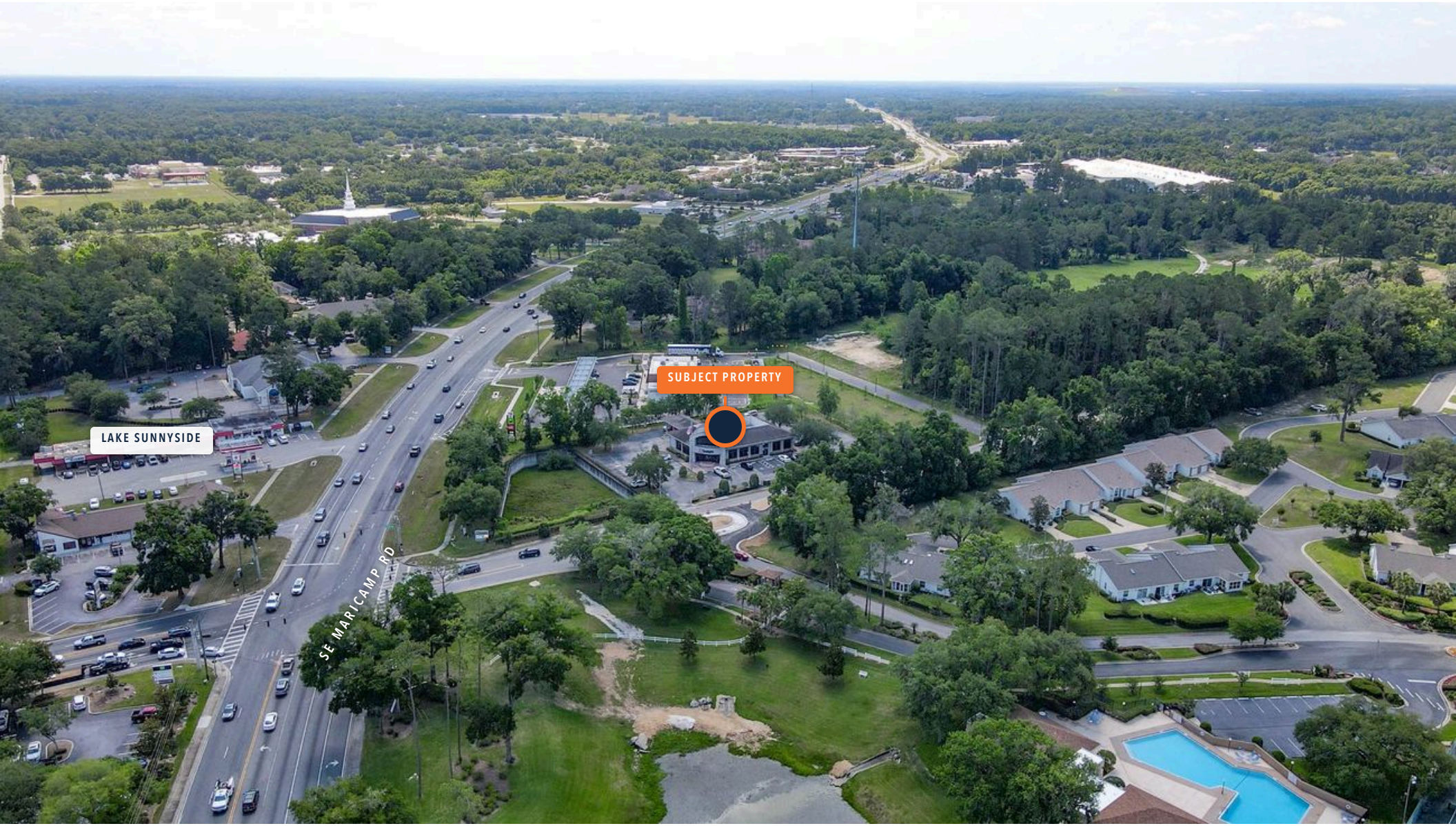
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PROPERTY AERIAL

Frontage Where Ocala Drives

2510 SE MARICAMP RD OCALA · FL



Subject location approximate. Traffic count per prior 4 Acre marketing (SE Maricamp Rd); FDOT AADT verification pending.

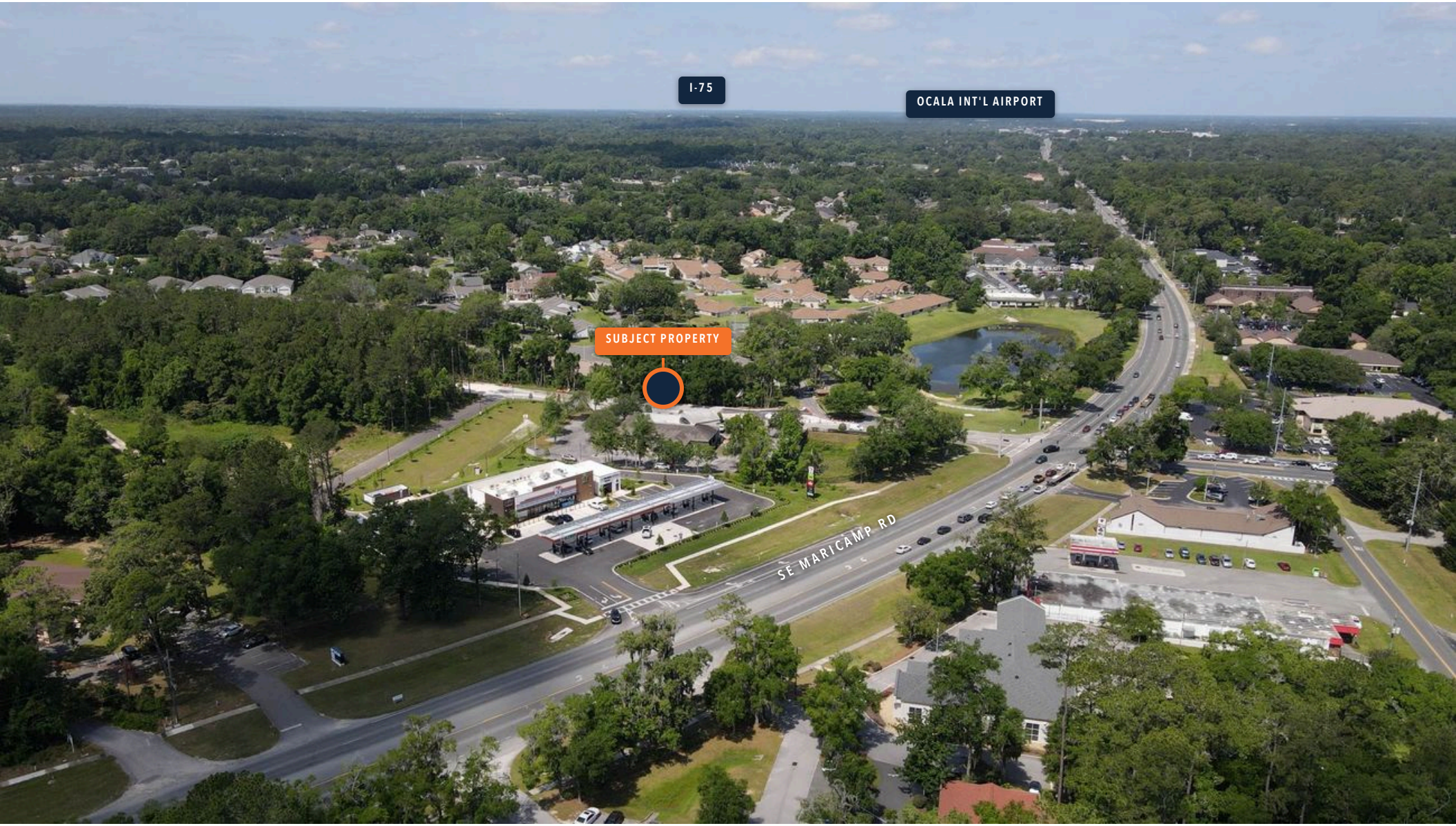
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LOCATION AERIAL

Two Miles to Downtown, Minutes to I-75

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Landmark labels indicate direction only; distances on the location page.

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EXTERIORS

Class A Construction, Well Kept

2510 SE MARICAMP RD OCALA · FL



MAIN ENTRY · SE MARICAMP RD SIDE


DRIVE-THRU CANOPY


SIDE ELEVATION



ATRIUM AND CANOPY FROM ABOVE

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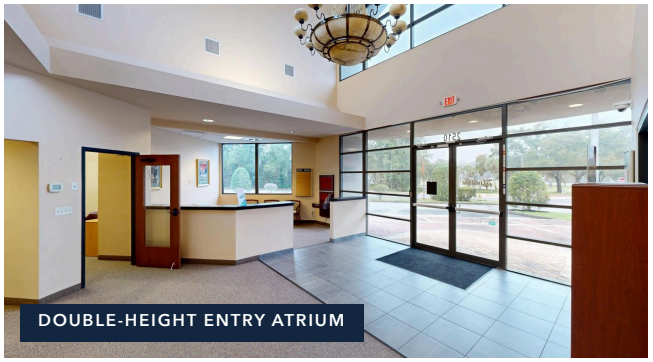
INTERIORS

Branch-Ready Today, Office-Ready Tomorrow

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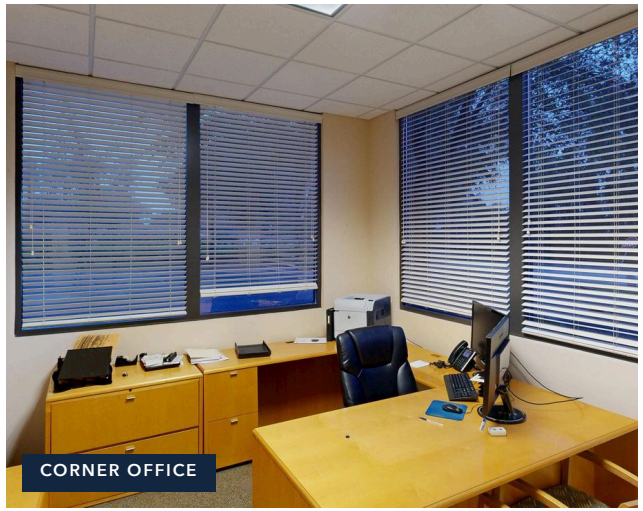


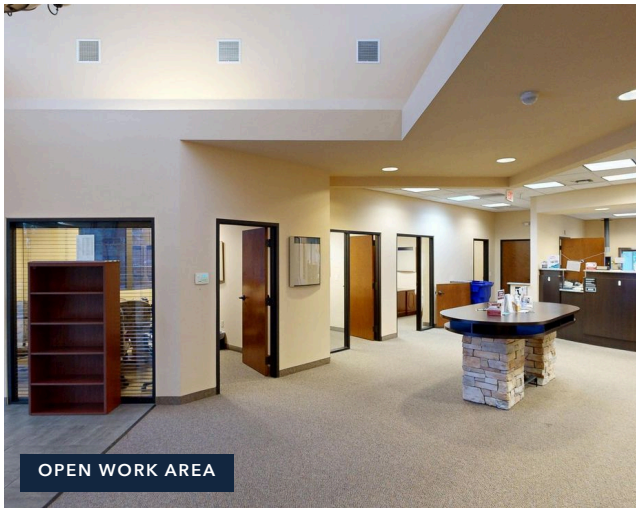
BANKING HALL


DOUBLE-HEIGHT ENTRY ATRIUM


TELLER LINE


PRIVATE OFFICE


CORNER OFFICE


OPEN WORK AREA

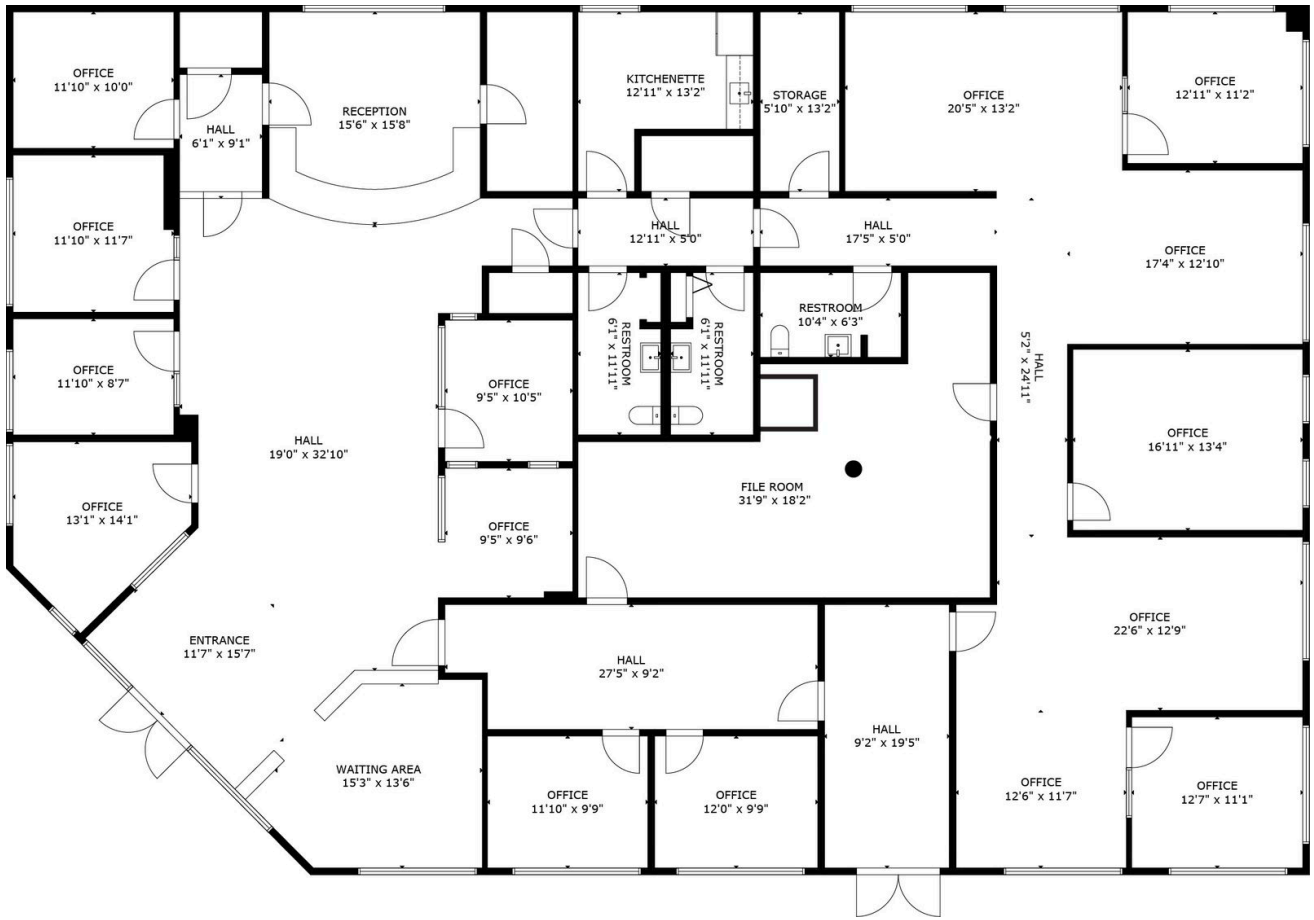
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FLOOR PLAN

±6,955 SF, All on One Level

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THE PROGRAM

15	Private offices	8'7" to 22'6"
R	Reception / teller line	15'6" × 15'8"
F	File room	31'9" × 18'2"
W	Waiting area + entry	15'3" × 13'6"
K	Kitchenette	12'11" × 13'2"
3	Restrooms	
D	Drive-thru canopy	2 lanes + ATM

The office ring around the banking hall converts readily to exam, treatment or consult rooms; the file room and teller area can open up to a larger work or procedure space.†

WALK THE BUILDING NOW

Every room, the teller line and the drive-thru in a self-guided Matterport tour.

TAKE THE 3D VIRTUAL TOUR

Floor plan from the Matterport scan; room dimensions approximate. †Illustrative uses, subject to zoning, permitting and buyer due diligence.

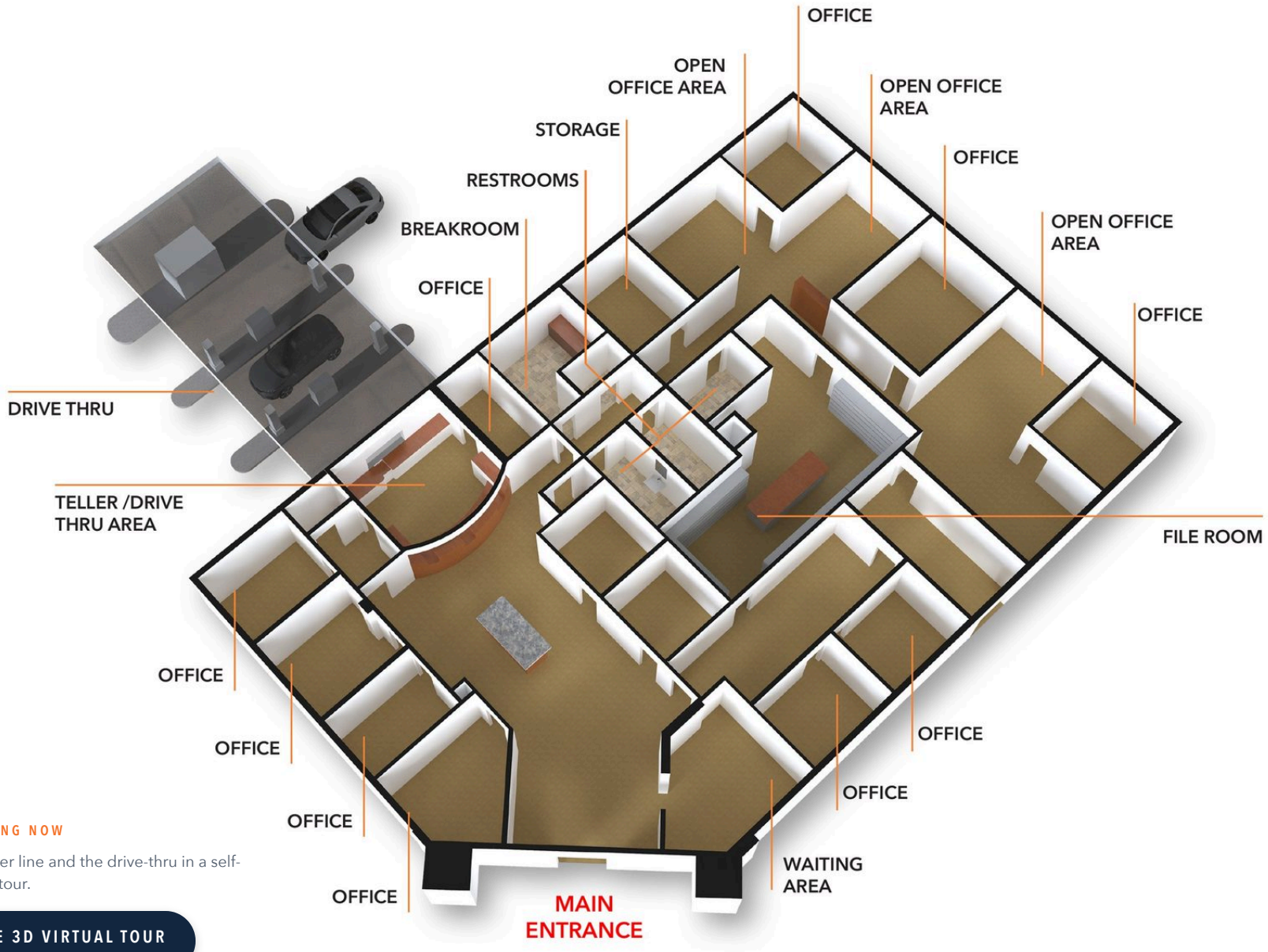
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3D LAYOUT

How the Branch Works

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HIGHEST & BEST USE

Four Buyers This Building Fits

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Bank or Credit Union

Teller line, two drive-thru lanes, ATM and digital monument sign are already built and permitted in use.

BEST FIT: A LENDER ENTERING OR EXPANDING IN OCALA†

Medical or Dental

Fifteen offices around a central hall map cleanly to exam and consult rooms, with a waiting area at the entry and 4/1,000 parking.

BEST FIT: PRIMARY CARE, DENTAL, SPECIALTY CLINIC†

Professional Office

Private offices, a large file room and a front-of-house lobby suit firms that see clients every day.

BEST FIT: TITLE, INSURANCE, WEALTH, LEGAL, CPA†

Drive-Thru Service

A covered two-lane canopy is rare on an office-zoned parcel and keeps a pick-up or service window in play.

BEST FIT: PHARMACY, FINANCIAL OR SERVICE USER†

BUY 2510 VS. BUILD NEW

	2510 SE MARICAMP RD	NEW GROUND-UP BRANCH
TIME TO OPEN	**After closing and FF&E**	Site search, entitlement, permitting and construction, typically a year or more
DRIVE-THRU	**Built: two lanes + ATM**	Requires site plan approval and stacking room
SIGNAGE	**Building + digital monument in place**	Subject to new sign permits
ZONING	**OP in place**	Land may need rezoning or a special exception
ROOF	**Replaced February 2025**	New
COST	**Known purchase price**	Land + hard and soft costs, exposed to construction pricing and rates

OWN VS. LEASE IN OCALA

#1
Fastest-growing U.S. metro, +3.4% (2024–25)

442K
Ocala MSA residents, July 2025

18.2%
Ocala office vacancy, 2025 average

$16.74
Avg. office asking rent / SF / yr

Leasing ±6,955 SF at the Ocala average would run about **$9,700 a month**‡ before operating costs, with no equity at the end of the term and no drive-thru. Ownership turns that rent into an asset.

†Illustrative uses, subject to zoning, permitting and ownership approval. ‡$16.74 × 6,955 SF ÷ 12 = $9,702; illustrative only, not a quote. Market data: CommercialCafe / Yardi Research, Ocala office market, 2025 averages (buildings of 25,000 SF+); population: U.S. Census Bureau Vintage 2025 estimates as reported by the Ocala Star-Banner, Apr. 2026. Construction timelines vary by site and jurisdiction.

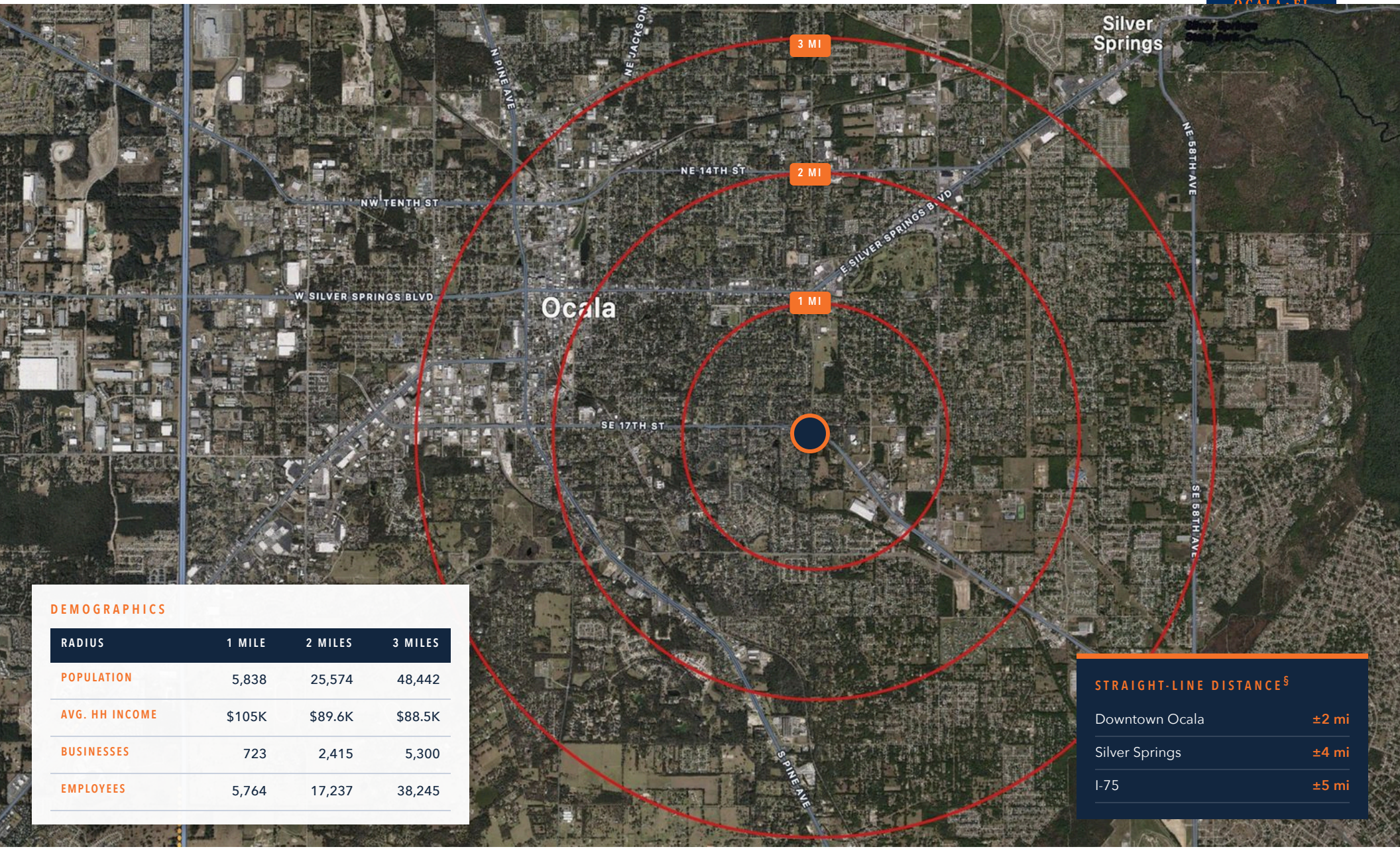
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LOCATION

Center of Ocala's Growth

2510 SE MARICAMP RD



DEMOGRAPHICS

RADIUS	1 MILE	2 MILES	3 MILES
POPULATION	5,838	25,574	48,442
AVG. HH INCOME	$105K	$89.6K	$88.5K
BUSINESSES	723	2,415	5,300
EMPLOYEES	5,764	17,237	38,245

STRAIGHT-LINE DISTANCE§

Downtown Ocala	±2 mi
Silver Springs	±4 mi
I-75	±5 mi

Demographics from the prior 4 Acre marketing package (to be refreshed). §Measured on the ring map; drive distances are longer.

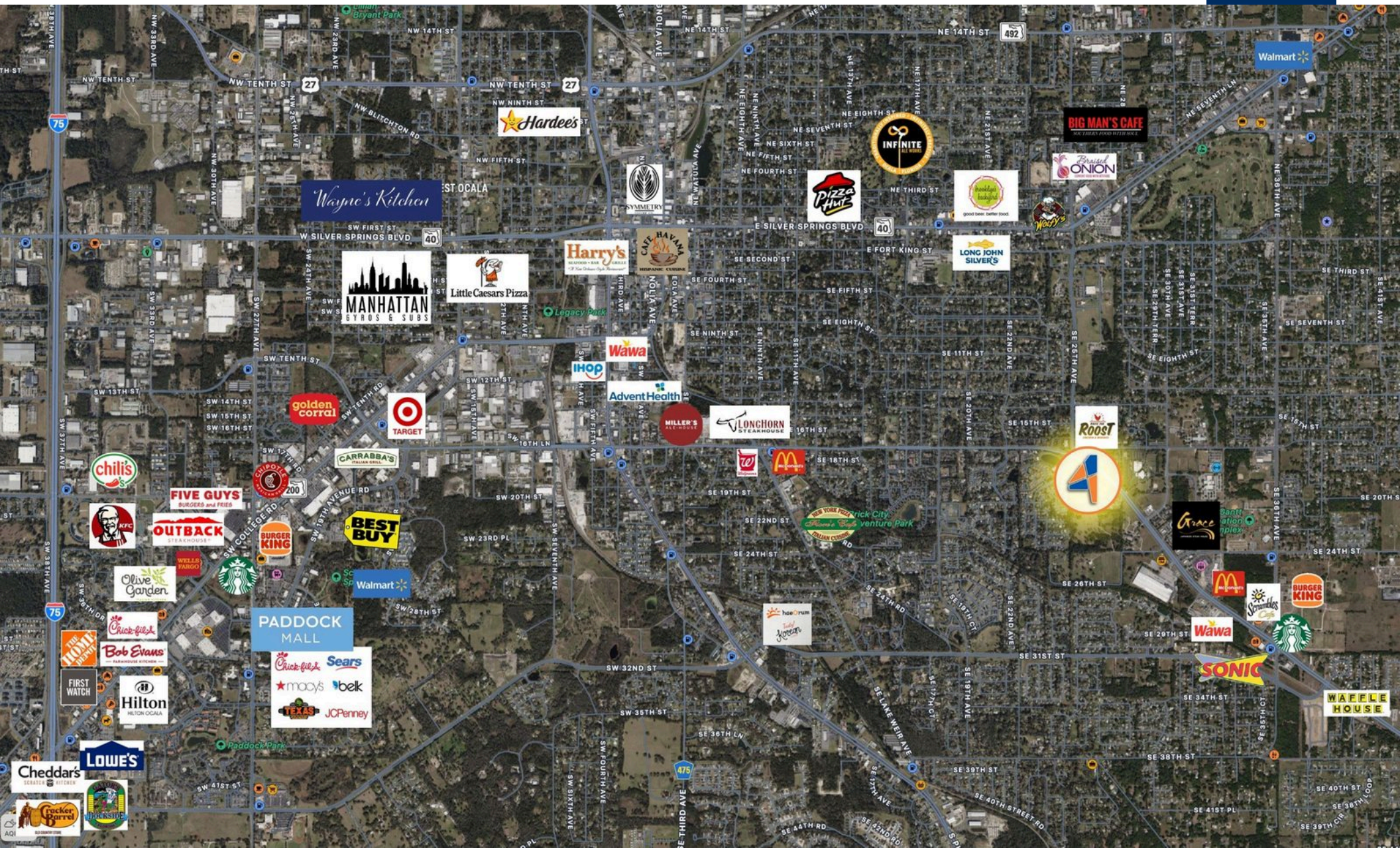
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POINTS OF INTEREST

Retail, Dining and Services Nearby

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2510 SE MARICAMP RD · OCALA

Your Ocala Branch Is Already Built.

±6,955 SF · 1.66 acres
Drive-thru, ATM and monument sign in place

Call for pricing and a private tour.

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