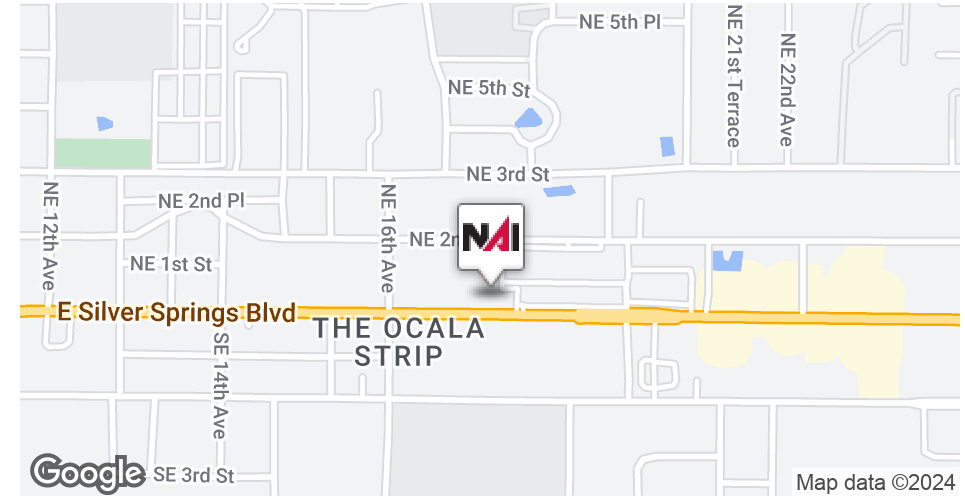


FOR LEASE
\$1,800.00 PER MONTH (GROSS)



Property Highlights

- Office/Retail space available
- Zoned B2, .98 AC, YB 1984
- Marion County Parcel ID 28335-018-0, within the City Limits of Ocala
- AADT 27,000 cars per day (FDOT 2022)
- Parking Ratio 3.48/1,000sf paved, overflow grass area

Demographics	3 Miles	5 Miles	10 Miles
Total Households	18,078	33,395	69,365
Total Population	44,273	86,060	178,554
Average HH Income	\$56,149	\$56,796	\$55,470



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Lease Information

Lease Type:	Gross
Total Space:	1,321 SF

Lease Term:	36 months
Lease Rate:	\$1,800.00 per month

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ Unit 5	-	552 SF	Gross	-	-
■ Unit 1	-	560 SF	Gross	-	-
■ Unit 4	-	525 SF	Gross	-	-
■ Unit 3	-	525 SF	Gross	-	-

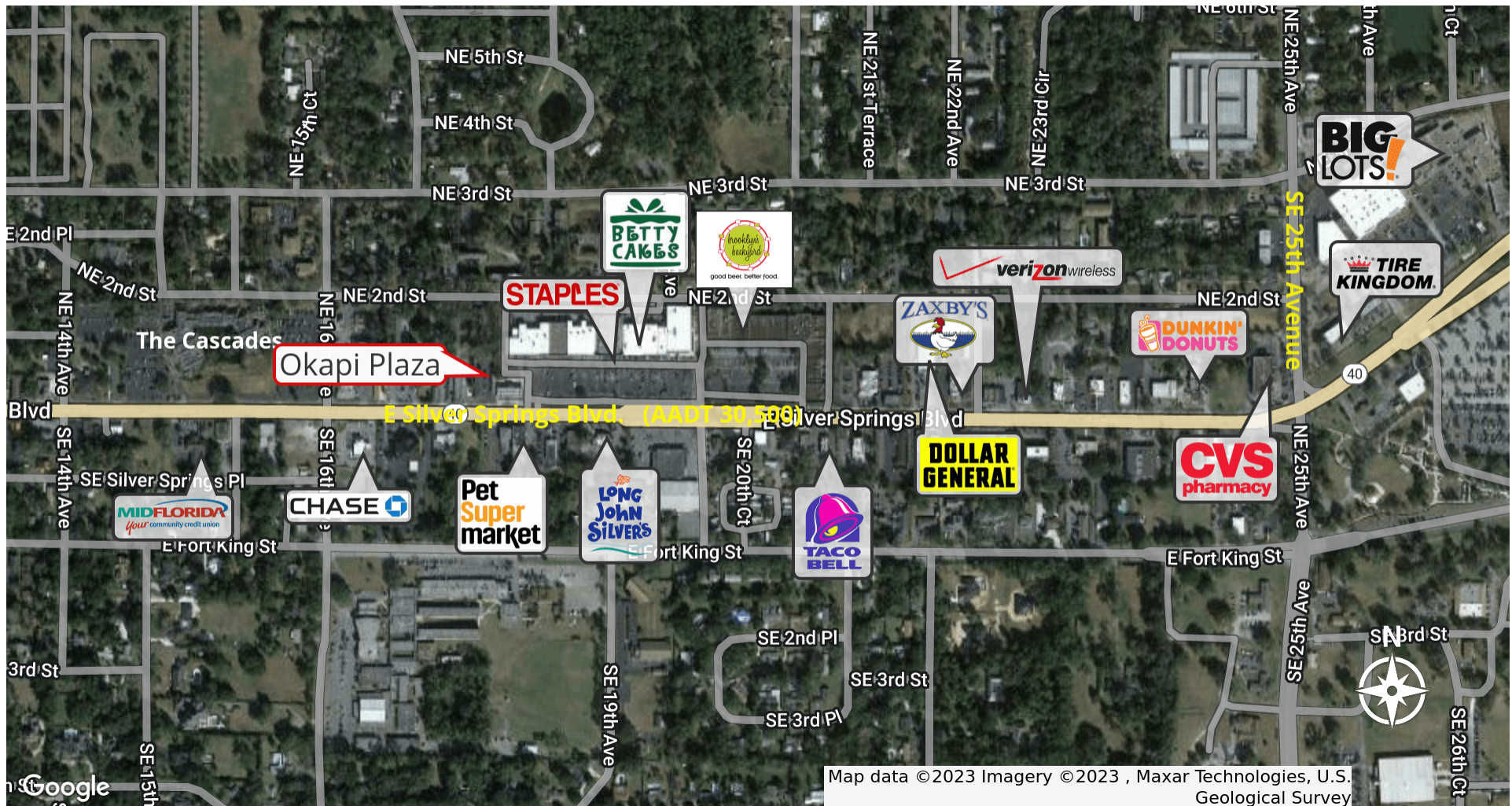
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	Suite	Tenant	Size	Type	Rate	Description
■	Unit 7	Available	1,321 SF	Gross	\$1,800 per month	Unit 7 - 1321sf, \$1800/month Gross Rent. A mix of retail, office and warehouse. 13.5' x 26' windowed Showroom in front, followed by a 13.5' x 13' office including 1 bathroom. Then step up into a rear 13.5' x 14' industrial office with a 13.5' x 24' un-airconditioned warehouse in the rear that has a 6' x 7' industrial door.

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