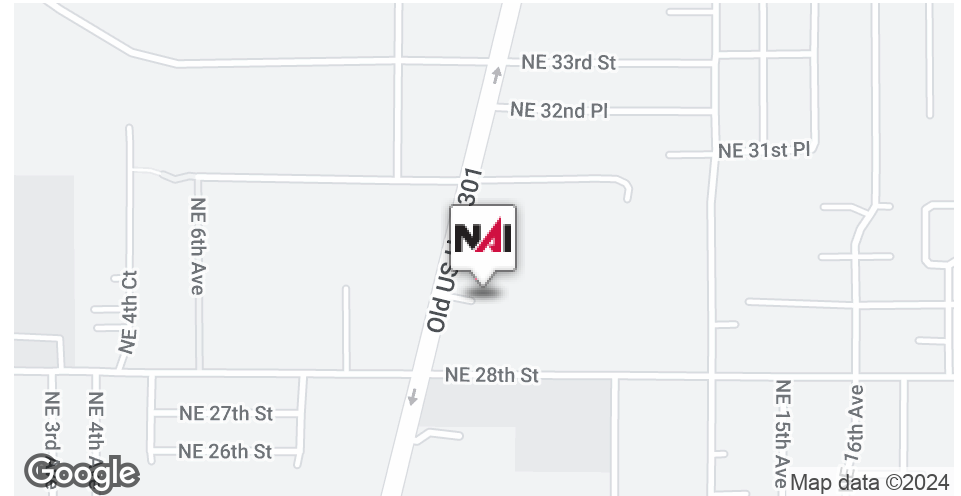


FOR LEASE
\$3.50 SF/YR (NNN)



Property Highlights

- 8,500sf and 12,250sf available, Neighborhood Center
- Zoned B2, within the City Limits of Ocala
- 5.55 acres, Parking Ratio 5.23/1000sf
- AADT 8,800 cars per day (FDOT 2022)
- Parcel ID 24862-000-00
- Floor diagrams available upon request

Demographics	3 Miles	5 Miles	10 Miles
Total Households	12,956	29,599	63,233
Total Population	32,140	76,074	164,829
Average HH Income	\$42,534	\$52,163	\$55,892



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Legend



Available

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Lease Information

Lease Type:	NNN
Total Space:	8,500 - 12,250 SF

Lease Term:	36 months
Lease Rate:	\$3.50 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ 2911	Available	8,500 SF	NNN	\$3.50 SF/yr	Former Diamond Billiards. Mostly open space with bar area, booth seating around perimeter and small area for food prep with cooler. Floor and site diagrams available upon request. 8,500sf, Base Rent \$3.50/sf/yr plus NNN ~\$3/sf/yr, Total: \$4,604/month.
■ 2915	Available	12,250 SF	NNN	\$3.50 SF/yr	Former grocery store. Mostly open with storage and office area in back. Floor and site diagrams available upon request. 12,250sf, Base Rent \$3.50/sf/yr plus NNN ~\$3/sf/yr, Total: \$6,635/month.

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