

# 1746 E SILVER SPRINGS BLVD

---

**6,297 SF FREESTANDING  
BUILDING**

Ocala, FL 34470

**PRESENTED BY:**

**GAIL BOWDEN**

O: 941.223.1525

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

**BARTOW MCDONALD IV**

O: 352.274.3800

[bartow.mcdonald@svn.com](mailto:bartow.mcdonald@svn.com)





## OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	6,297 SF
AVAILABLE SF:	
LOT SIZE:	0.68 Acres
YEAR BUILT:	1980
ZONING:	B2
MARKET:	Ocala
SUBMARKET:	North Central Florida
TRAFFIC COUNT:	27,000
APN:	28335-002-01

## PROPERTY OVERVIEW

Freestanding retail/professional office available to lease. Excellent location on the highly traveled main artery of E Silver Springs Blvd. The single-story building has great access, 22 parking spaces, rear dock high load door, newly painted, and excellent visibility. Property is surrounded by abundant dining options, banks, Walgreens, Wawa, 1 mile to the downtown square, and the new Hilton Garden Inn. With the development of Downtown Ocala the potential for this location is endless. Current Operating Expenses are \$4.62sf.

## PROPERTY HIGHLIGHTS

- Freestanding building
- Excellent visibility
- Easy Access

GAIL BOWDEN

O: 941.223.1525

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

BARTOW MCDONALD IV

O: 352.274.3800

[bartow.mcdonald@svn.com](mailto:bartow.mcdonald@svn.com)

LEASE RATE	NEGOTIABLE
------------	------------

### LOCATION INFORMATION

BUILDING NAME	6,297 sf Freestanding Building
STREET ADDRESS	1746 E Silver Springs Blvd
CITY, STATE, ZIP	Ocala, FL 34470
COUNTY	Marion
MARKET	Ocala
SUB-MARKET	North Central Florida
CROSS-STREETS	1746 E Silver Springs & NE 19th Ave
TOWNSHIP	15S
RANGE	22E
SECTION	16
SIDE OF THE STREET	South
SIGNAL INTERSECTION	No
ROAD TYPE	Highway
MARKET TYPE	Medium
NEAREST HIGHWAY	0 miles to US 40 (Silver Springs Blvd)
NEAREST AIRPORT	7.4 miles to Ocal International Airport

### PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Free Standing Building
ZONING	B2
LOT SIZE	0.68 Acres
APN #	28335-002-01
LOT FRONTAGE	111 ft
LOT DEPTH	249 ft
CORNER PROPERTY	No
TRAFFIC COUNT	27000
TRAFFIC COUNT STREET	E Silver Springs Blvd
WATERFRONT	No
THOMAS GUIDE PAGE #	206
POWER	Yes

### BUILDING INFORMATION

BUILDING SIZE	6,297 SF
OCCUPANCY %	0.0%
TENANCY	Single
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	6,297 SF
YEAR BUILT	1980
GROSS LEASABLE AREA	6,297 SF
CONSTRUCTION STATUS	Existing
FRAMING	Concrete Block
CONDITION	Fair
ROOF	Flat
FREE STANDING	Yes
NUMBER OF BUILDINGS	1
FOUNDATION	Slab
EXTERIOR WALLS	Concrete Block

GAIL BOWDEN	BARTOW MCDONALD IV
O: 941.223.1525	O: 352.274.3800
gail.bowden@svn.com	bartow.mcdonald@svn.com





**GAIL BOWDEN**

O: 941.223.1525

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

**BARTOW MCDONALD IV**

O: 352.274.3800

[bartow.mcdonald@svn.com](mailto:bartow.mcdonald@svn.com)





GAIL BOWDEN

O: 941.223.1525

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

BARTOW MCDONALD IV

O: 352.274.3800

[bartow.mcdonald@svn.com](mailto:bartow.mcdonald@svn.com)





GAIL BOWDEN

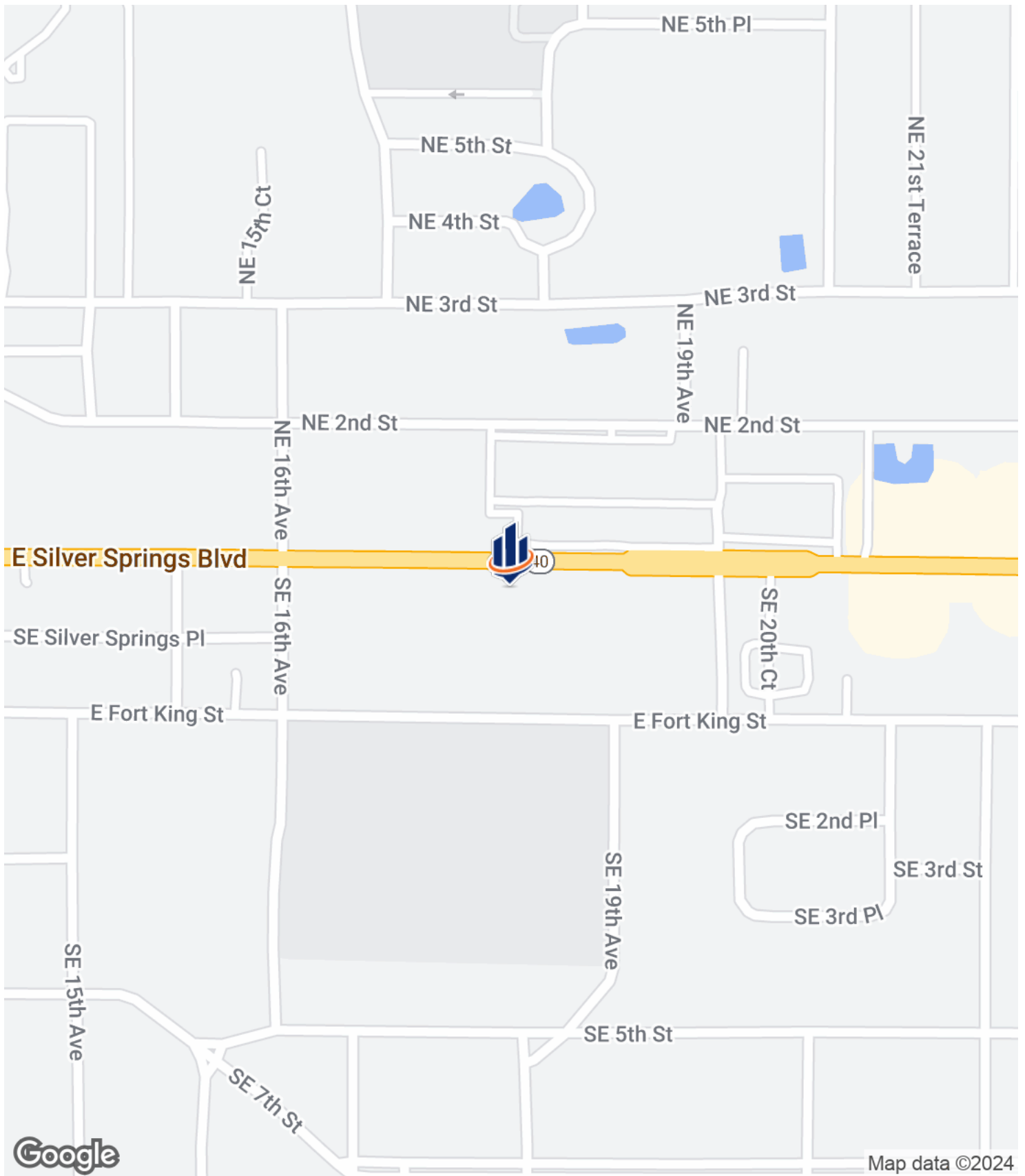
O: 941.223.1525

gail.bowden@svn.com

BARTOW MCDONALD IV

O: 352.274.3800

bartow.mcdonald@svn.com



**GAIL BOWDEN**

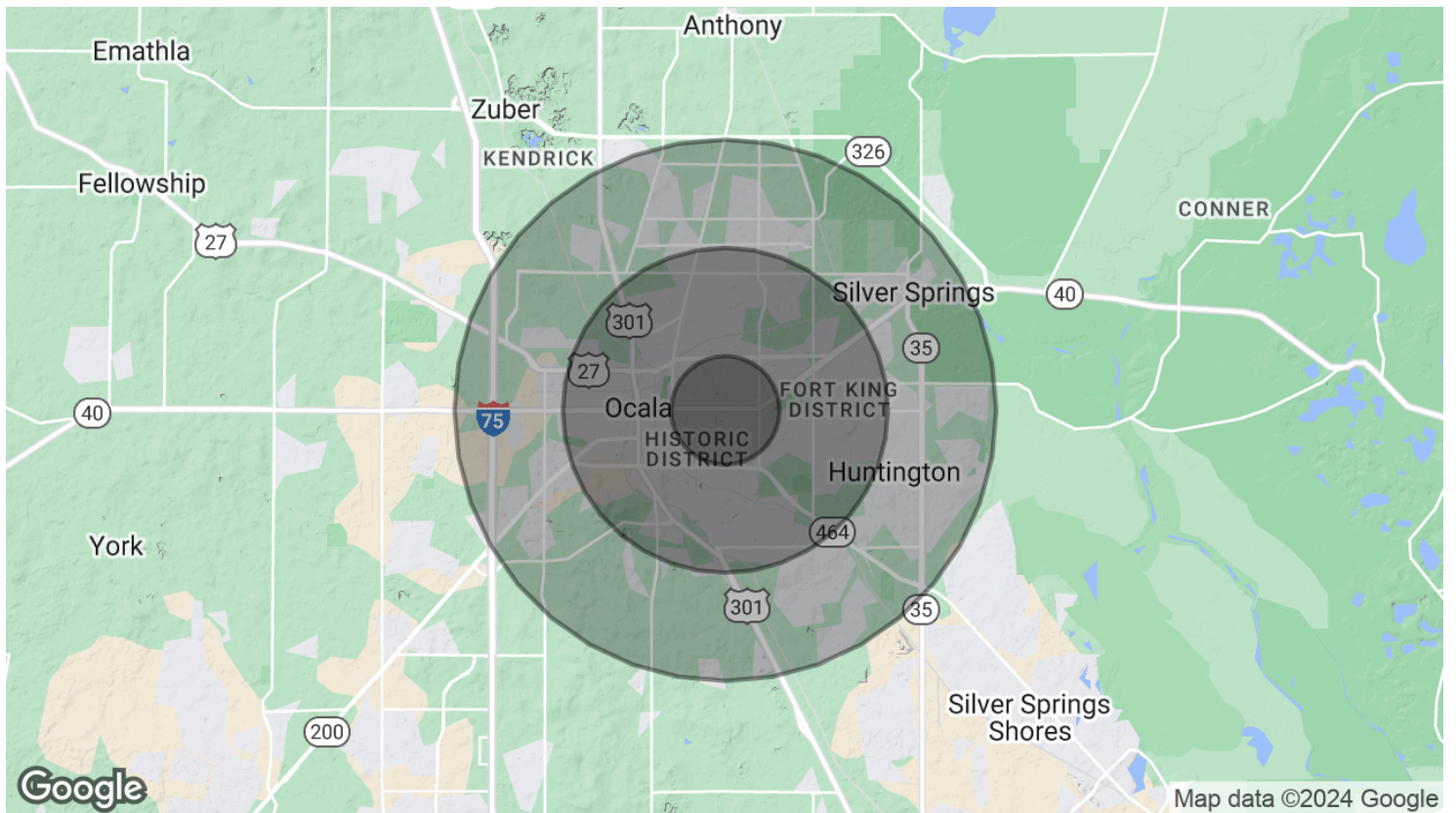
O: 941.223.1525

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

**BARTOW MCDONALD IV**

O: 352.274.3800

[bartow.mcdonald@svn.com](mailto:bartow.mcdonald@svn.com)



## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,691	44,399	86,625
AVERAGE AGE	36.8	41.2	39.9
AVERAGE AGE (MALE)	35.2	38.9	38.2
AVERAGE AGE (FEMALE)	38.6	42.8	41.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,837	18,119	33,664
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$49,262	\$56,450	\$56,755
AVERAGE HOUSE VALUE	\$143,415	\$171,302	\$213,351

\* Demographic data derived from 2020 ACS - US Census

GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

BARTOW MCDONALD IV

O: 352.274.3800

bartow.mcdonald@svn.com





## GAIL BOWDEN

Senior Investment Advisor

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

**Direct:** 941.223.1525 | **Cell:** 941.223.1525

## PROFESSIONAL BACKGROUND

Gail Bowden, Senior Investment Advisor and founder of Global Medical Team, brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on over thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive, as well as her list of accomplishments as an expert and industry leader.

SVN Certified Specialist in Office, Self-Storage, Industrial, and Retail

Real Estate Forum's Women of Influence 2020 & 2016

SVN's prestigious honor "Partners Circle" 2022, 2021, 2019, 2015 & 2014

MS&C Commercial Presidents Circle, Top Team Outstanding Performance 2018 & 2017

Four-time Top CRE Advisor; Top Producer; Top Sale Transaction

Ranked #11 worldwide & #2 in Florida with SVN 2019

Ranked #3 worldwide & #1 in Florida with SVN 2015

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, self-storage, retail, and industrial properties. Gail's propensity for guiding clients to appropriate financing and her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$600 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every transaction element is presented clearly and logically. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals worldwide.

## RECENT TRANSACTIONS

- LEASED | Orlando, FL (Lake Nona area) | Medical Office Building | 2,229 sq | 10 Year Lease
- LEASED | Venice, FL | Medical Office Building | 5,554 sq | 5 Year Lease
- LEASED | Anna Maria Island, FL | Retail | 1,057 sq | 5 Year Lease

### SVN | Commercial Advisory Group

1626 Ringling Boulevard, Suite 500  
Sarasota, FL 34236  
941.387.1200

#### GAIL BOWDEN

O: 941.223.1525

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

#### BARTOW MCDONALD IV

O: 352.274.3800

[bartow.mcdonald@svn.com](mailto:bartow.mcdonald@svn.com)



## BARTOW MCDONALD IV

Managing Director

bartow.mcdonald@svn.com

Direct: 352.274.3800 | Cell: 352.274.3800

### PROFESSIONAL BACKGROUND

Bartow McDonald IV serves as managing director for SVN | McDonald & Company in Ocala, FL, where he enjoys working on commercial real estate deals throughout Florida.

Prior to joining SVN, McDonald served as the vice president of acquisitions and development for Cope Properties, Inc. in Ocala, Florida where he was responsible for the acquisition, entitlement, and marketing of portfolio and client properties.

Previously, McDonald served as the founder and chief executive officer of two start-up companies; Bluewire, a service based electrical solutions company and StoreParts, a e-commerce company that supplied supply chain management technology to the supermarket and food retail industries.

Before starting two companies, McDonald spent six years working for a fast-growing international manufacturing firm, where he gained in depth industrial experience through his leadership positions in manufacturing operations, distribution, logistics and marketing.

In the early 1990's, McDonald served in college leadership with Young Life and interned with the Southwestern Company and Merrill Lynch.

McDonald previously served on the board of directors for RMI [Reciprocal Ministries International], The Ocala Chamber of Commerce, the Central Florida Commercial Association of Realtors, the regional advisory board of directors for RBC Bank and as a director on the advisory board for Wachovia Bank. In addition, he has participated as a conference speaker for the Florida Venture Capital Forum, the Food Marketing Institute and has been quoted in the Wall Street Journal, Forbes and the New York Times.

Sight fishing and bow hunting are two things that will get him up before sunrise.

### EDUCATION

MBA, University of Florida

Bachelor of Science, University of Florida

#### SVN | McDonald & Company

217 SE 1st Ave, #200-60

Ocala, FL 34471

#### GAIL BOWDEN

O: 941.223.1525

gail.bowden@svn.com

#### BARTOW MCDONALD IV

O: 352.274.3800

bartow.mcdonald@svn.com



**PRESENTED BY:**

**GAIL BOWDEN**

941.223.1525

[gail.bowden@svn.com](mailto:gail.bowden@svn.com)

**BARTOW MCDONALD IV**

352.274.3800

[bartow.mcdonald@svn.com](mailto:bartow.mcdonald@svn.com)

