

OFFICE FOR LEASE

# Market Street @ Heath Brook

4414 SW College Rd., Ocala, FL 34471



BEAU BROKER  
REAL ESTATE GROUP



## PROPERTY HIGHLIGHTS

- Want an Office in the greatest Lifestyle Shopping Center in Marion County?
- Join Epic Theater, Dick's, Dillard's, Ocala Eye, Barnes & Noble, HomeGoods, Marshalls, Ulta, Zone Health & Fitness, Kirklands, Old Navy, and DSW Shoes
- Amazing restaurants onsite such as Las Margaritas, Panera Bread, Starbucks, Crazy Cucumber, Shuckin' Shack, Edo Sushi, Mimi's, Eggs Up Grill, and Five Star Pizza
- Suites from 2,500 sq/ft to 9,050 sq/ft

## OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (MG)
Available SF:	2,500 - 18,000 SF
Lot Size:	48.95 Acres
Building Size:	530,000 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	9,465	27,437	55,786
Total Population	20,994	56,581	113,548
Average HH Income	\$68,614	\$61,929	\$61,647

## Beau Broker

Managing Broker

352.208.9945 x3

Beau@beaubroker.com

BEAU BROKER REAL ESTATE GROUP

7 E SILVER SPRINGS BLVD. SUITE 104 | OCALA, FL 34470 | BEAUBROKER.COM

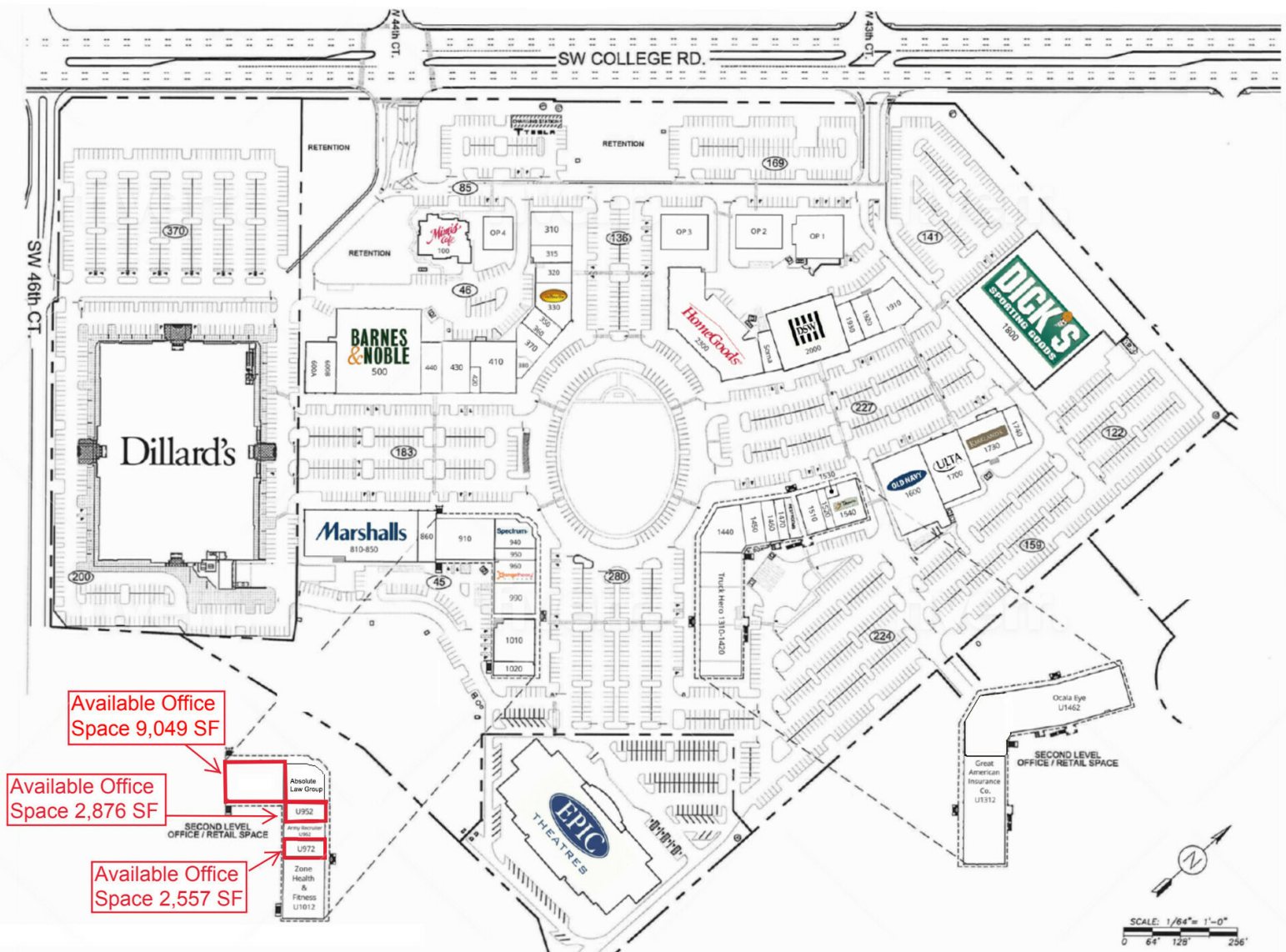
OFFICE FOR LEASE

# Market Street @ Heath Brook

4414 SW College Rd., Ocala, FL 34471



BEAU BROKER  
REAL ESTATE GROUP



## Beau Broker

Managing Broker

352.208.9945 x3

Beau@beaubroker.com

BEAU BROKER REAL ESTATE GROUP

7 E SILVER SPRINGS BLVD. SUITE 104 | OCALA, FL 34470 | BEAUBROKER.COM



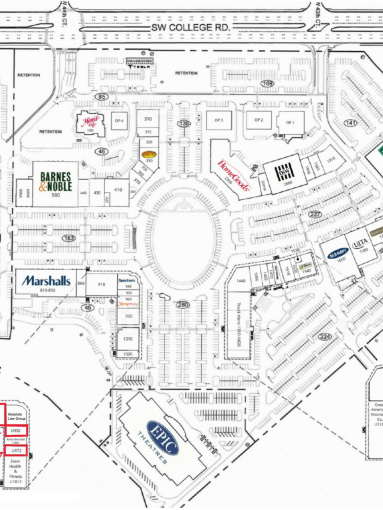
OFFICE FOR LEASE

# Market Street @ Heath Brook

4414 SW College Rd., Ocala, FL 34471



BEAU BROKER  
REAL ESTATE GROUP



## Beau Broker

Managing Broker

352.208.9945 x3

Beau@beaubroker.com

BEAU BROKER REAL ESTATE GROUP

7 E SILVER SPRINGS BLVD. SUITE 104 | OCALA, FL 34470 | BEAUBROKER.COM



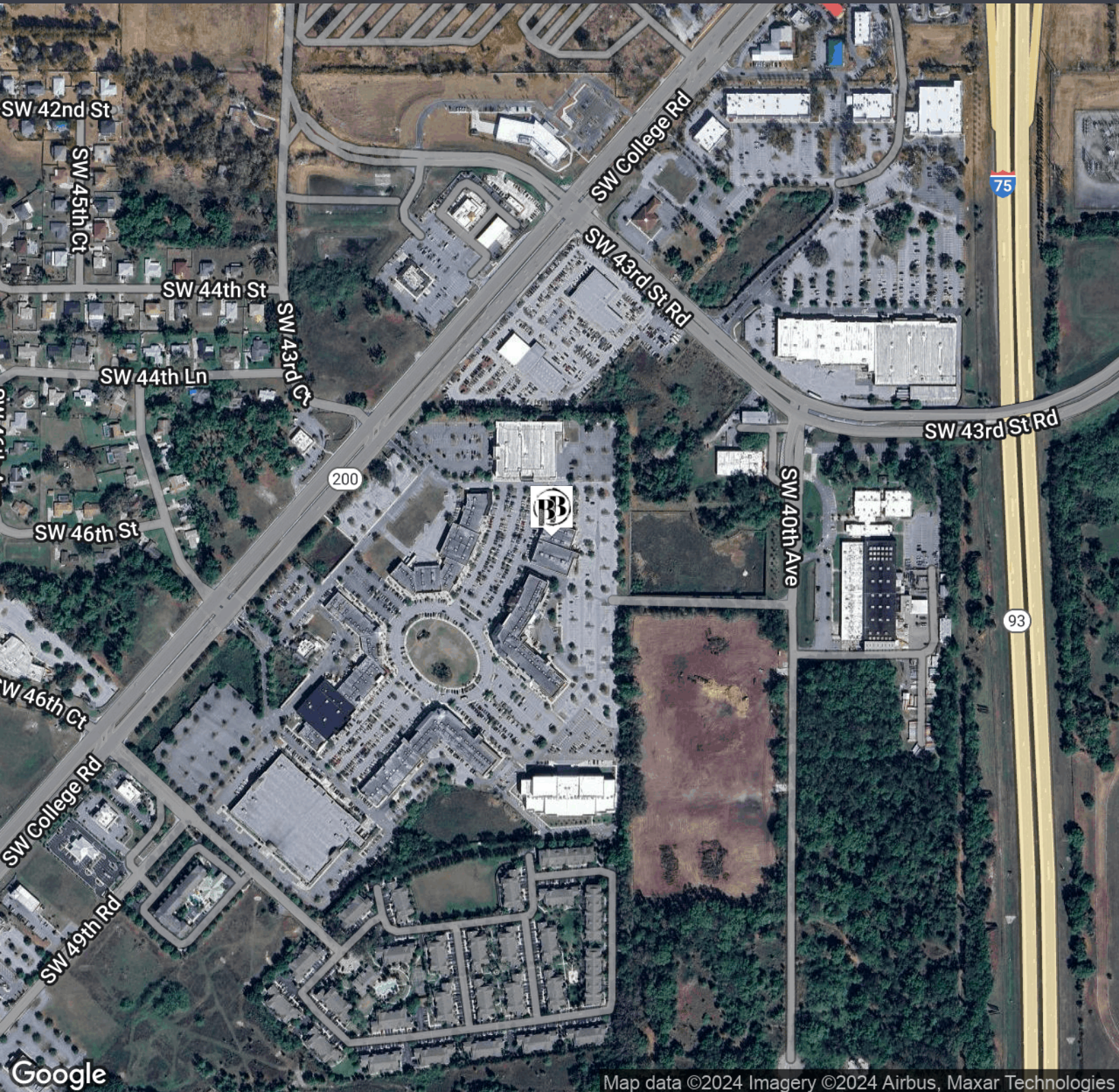
OFFICE FOR LEASE

# Market Street @ Heath Brook

4414 SW College Rd., Ocala, FL 34471



BEAU BROKER  
REAL ESTATE GROUP



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

## Beau Broker

Managing Broker

352.208.9945 x3

Beau@beaubroker.com

BEAU BROKER REAL ESTATE GROUP

7 E SILVER SPRINGS BLVD. SUITE 104 | OCALA, FL 34470 | BEAUBROKER.COM



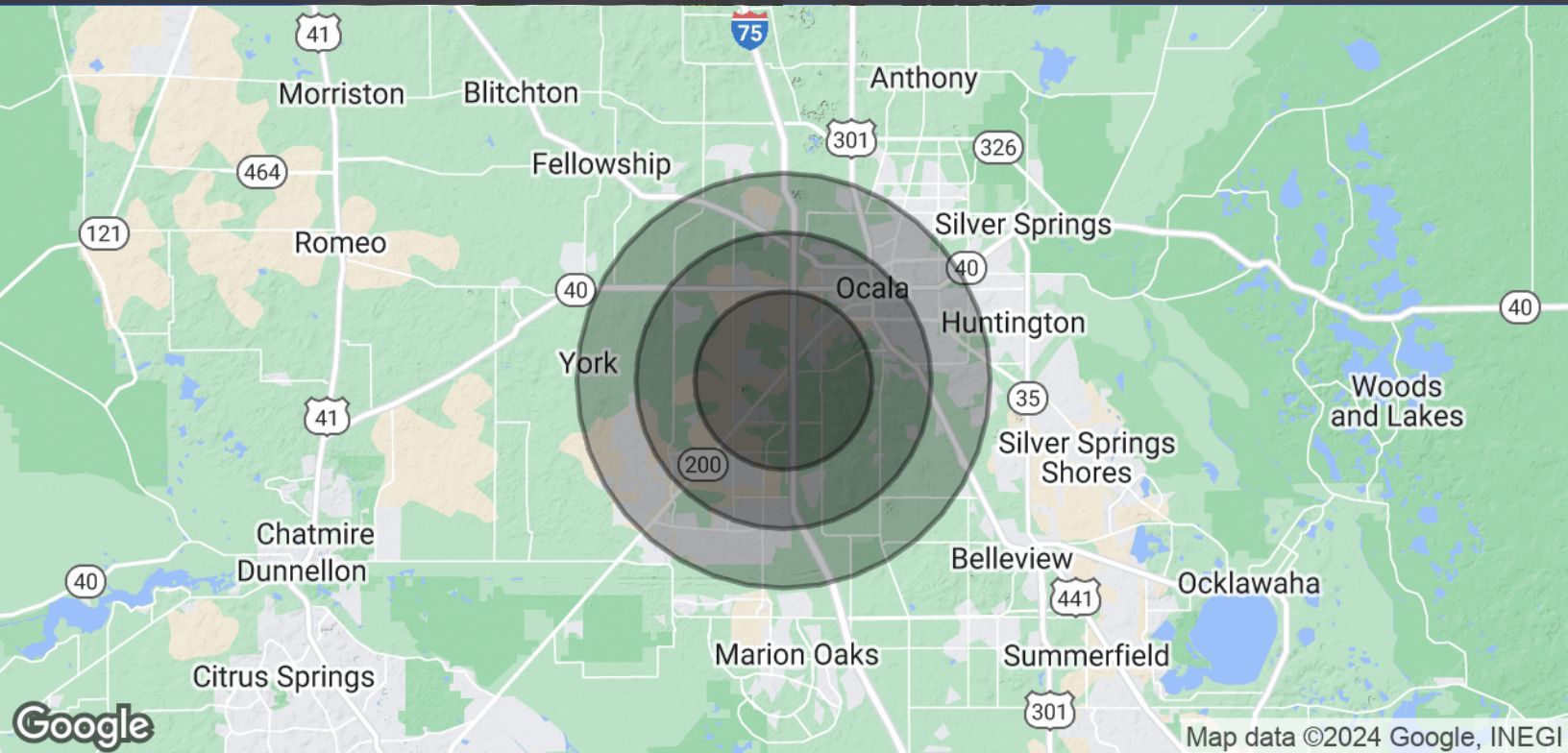
OFFICE FOR LEASE

# Market Street @ Heath Brook

4414 SW College Rd., Ocala, FL 34471



BEAU BROKER  
REAL ESTATE GROUP



POPULATION	3 MILES	5 MILES	7 MILES
Total Population	20,994	56,581	113,548
Average Age	43.7	46.0	48.1
Average Age (Male)	42.9	44.7	46.8
Average Age (Female)	45.1	48.0	49.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	9,465	27,437	55,786
# of Persons per HH	2.2	2.1	2.0
Average HH Income	\$68,614	\$61,929	\$61,647
Average House Value	\$194,527	\$173,907	\$175,180

\* Demographic data derived from 2020 ACS - US Census

## Beau Broker

Managing Broker

352.208.9945 x3

Beau@beaubroker.com

BEAU BROKER REAL ESTATE GROUP

7 E SILVER SPRINGS BLVD. SUITE 104 | OCALA, FL 34470 | BEAUBROKER.COM