

RETAIL FOR LEASE

4407 NW Blitchton Road

Ocala, FL 34482



BEAU BROKER
REAL ESTATE GROUP



PROPERTY DESCRIPTION

Build to Suit in front of Golds Gym

PROPERTY HIGHLIGHTS

- Join Dunkin Donuts, Marcos Pizza and AutoZone Auto Parts
- Lots of new development, multifamily and retail
- Golds Gym Outparcel
- AADT 8200

OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$22.00 SF/yr (NNN) |
| Available SF: | 2,500 - 5,000 SF |
| Lot Size: | 0.49 Acres |
| Building Size: | 4 SF |

| DEMOGRAPHICS | 3 MILES | 5 MILES | 7 MILES |
|-------------------|----------|----------|----------|
| Total Households | 8,602 | 23,592 | 42,056 |
| Total Population | 17,462 | 52,030 | 93,268 |
| Average HH Income | \$46,621 | \$52,316 | \$59,519 |

Beau Broker

Managing Broker

352.208.9945 x3

Beau@beaubroker.com

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

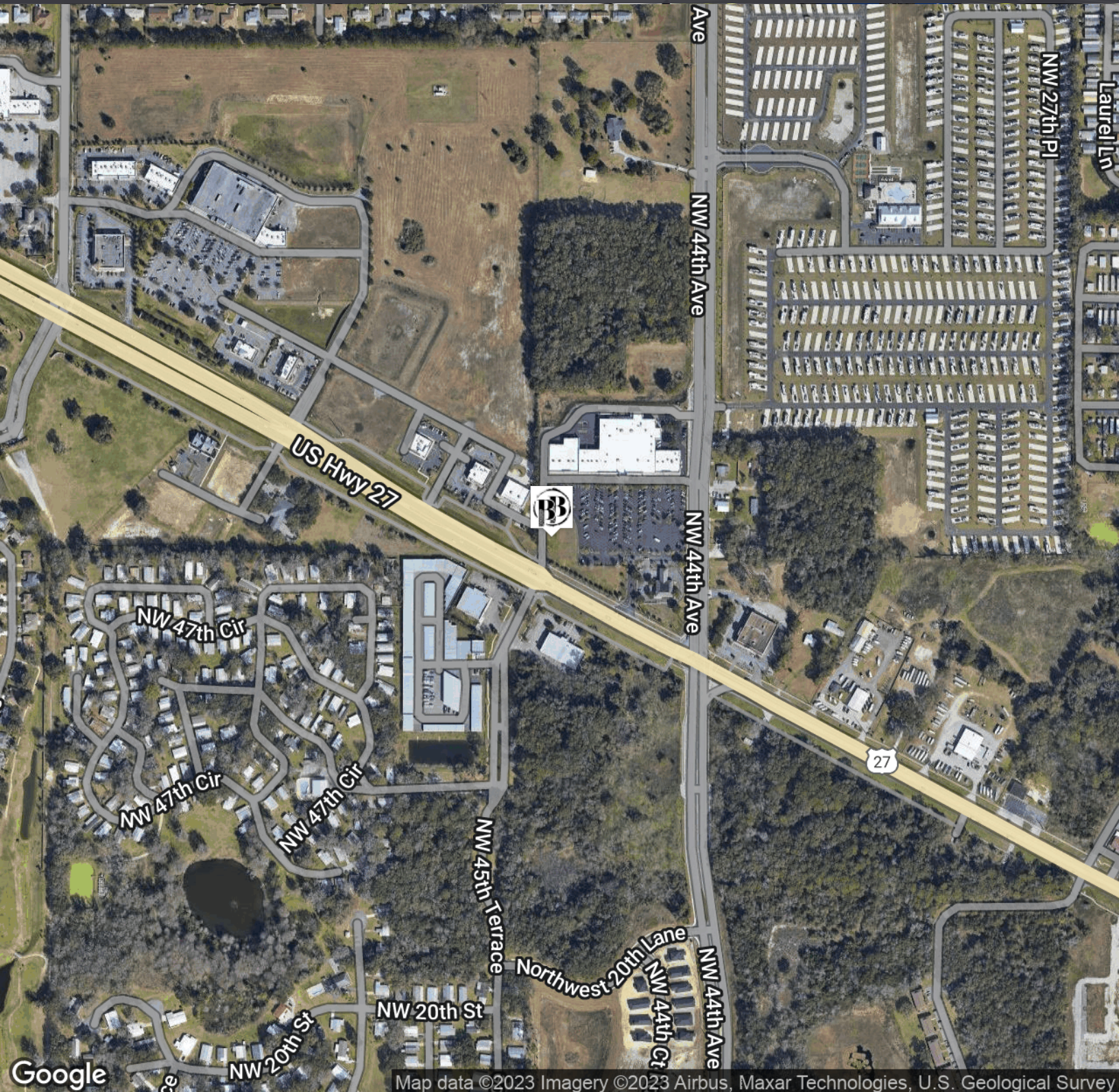
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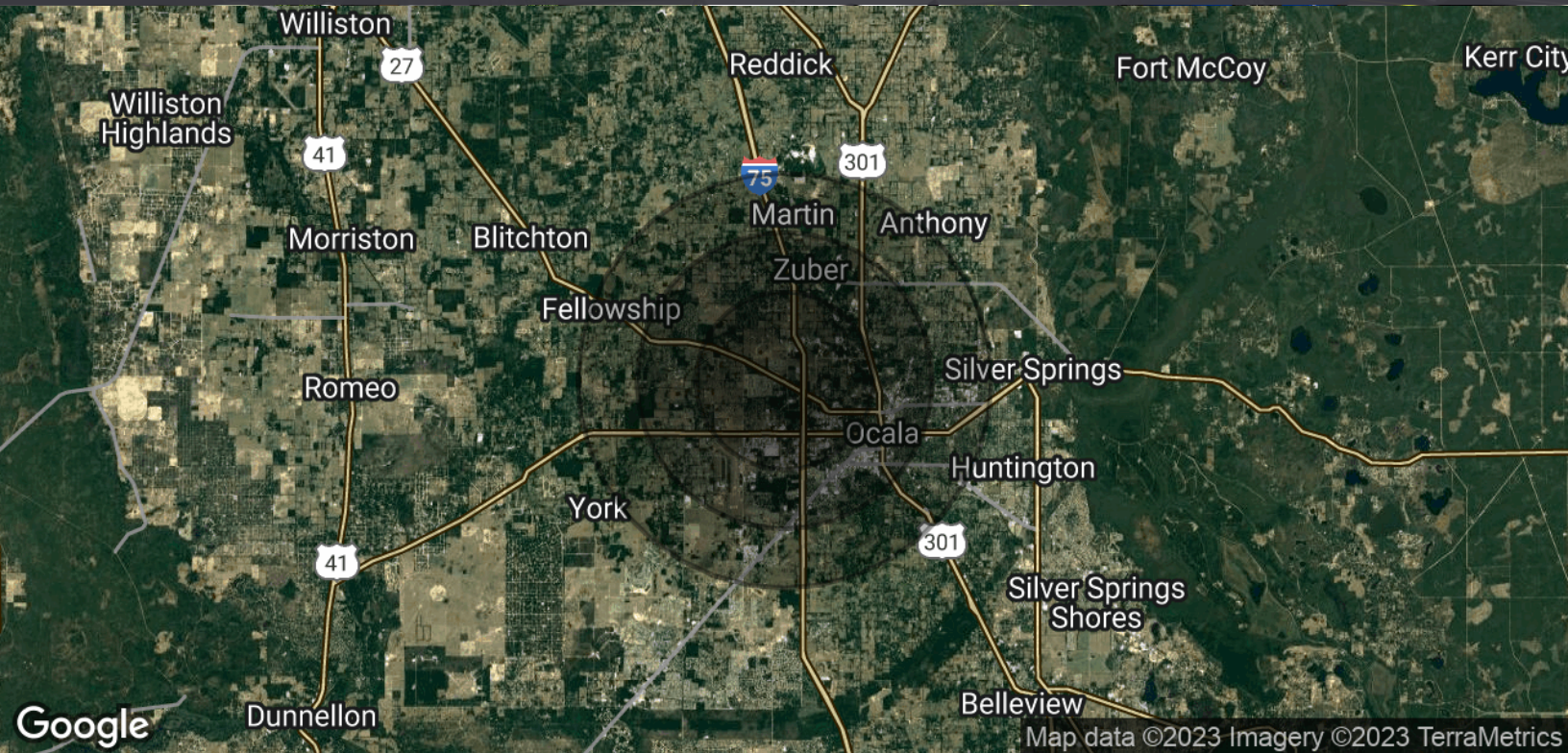
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| POPULATION | 3 MILES | 5 MILES | 7 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 17,462 | 52,030 | 93,268 |
| Average Age | 44.2 | 41.3 | 42.2 |
| Average Age (Male) | 40.8 | 37.9 | 38.9 |
| Average Age (Female) | 47.6 | 43.2 | 44.3 |
| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 7 MILES |
| Total Households | 8,602 | 23,592 | 42,056 |
| # of Persons per HH | 2.0 | 2.2 | 2.2 |
| Average HH Income | \$46,621 | \$52,316 | \$59,519 |
| Average House Value | \$112,094 | \$124,535 | \$156,047 |

* Demographic data derived from 2020 ACS - US Census

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