

**FOR SALE**  
**UNDISCLOSED**



## Property Highlights

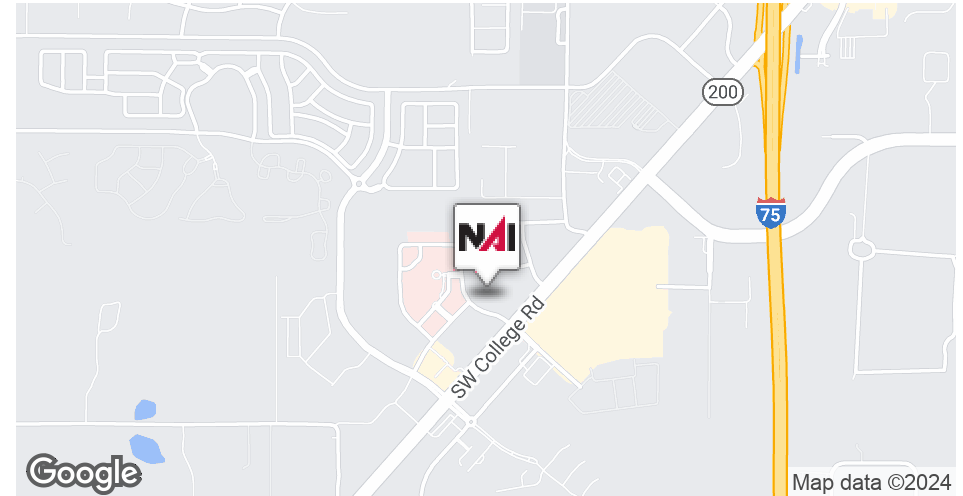
- 23,629 SF Class A education facility
- 3.67 Acres, B2 Zoning, 43000 cars/day, 7 spaces/1000sf parking.
- Suitable for school, adaptable to research, medical, or corporate office
- Premium exposure on SW College road, aka SW State Road 200
- Adjacent to HCA Florida West Marion Hospital
- Current single tenant lease expires 4/30/24
- Confidentiality Agreement required for further information.

Demographics	0.5 Miles	1 Mile	1.5 Miles
<b>Total Households</b>	585	1,831	3,566
<b>Total Population</b>	1,524	4,356	7,989
<b>Average HH Income</b>	\$75,503	\$74,947	\$71,802



**Randy Buss, CCIM, SIOR**  
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## Offering Summary

<b>Sale Price:</b>	Undisclosed
<b>Building Size:</b>	23,629 SF
<b>Lot Size:</b>	3.67 Acres
<b>Number of Units:</b>	1
<b>Price / SF:</b>	-
<b>Year Built:</b>	2010
<b>Renovated:</b>	2010
<b>Zoning:</b>	B2
<b>Market:</b>	Ocala/Gainesville
<b>Submarket:</b>	Ocala

## Property Overview

NAI Heritage is proud to present this modern Class A education facility with classrooms, non-class laboratories, conference room, break room, lobby, reception and offices.

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## Lease or Sale: Education Facility

4755 SW 46th Ct, Ocala, FL 34474



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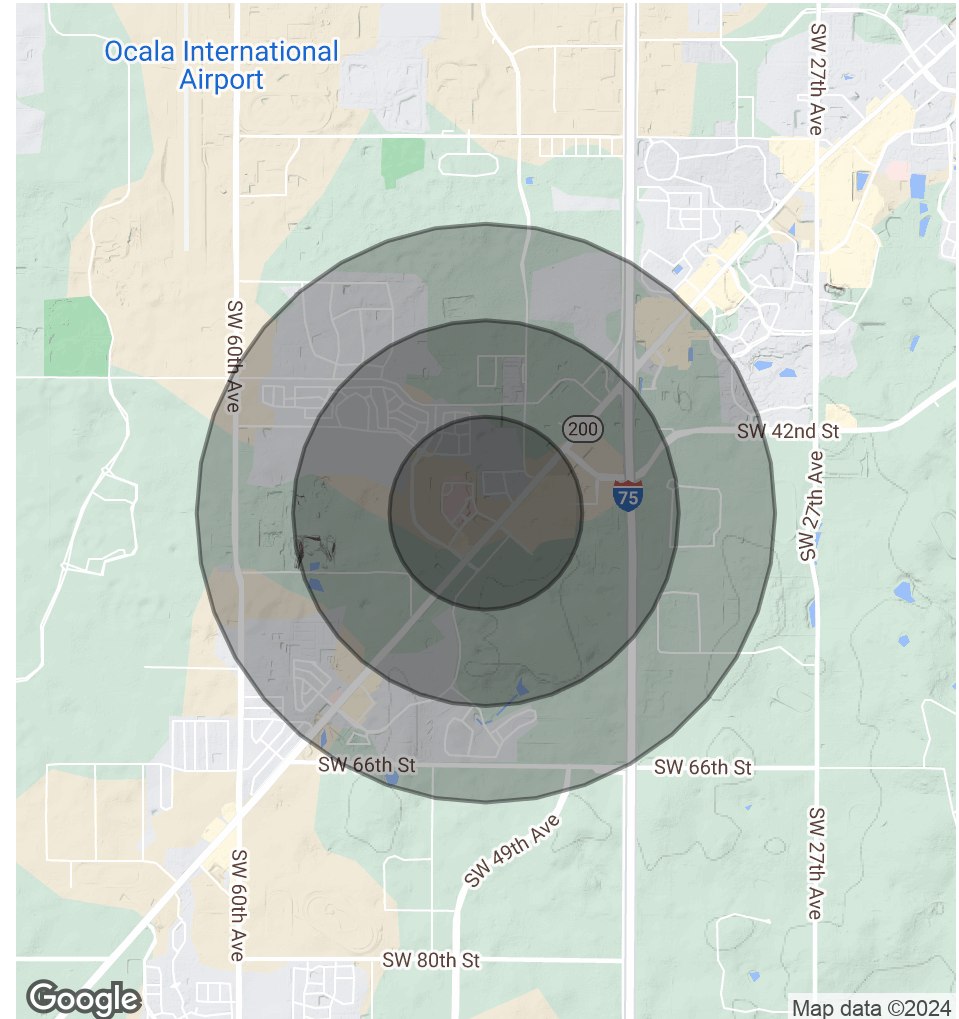




Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,524	4,356	7,989
Average Age	39.7	43.2	45.2
Average Age (Male)	37.7	42.3	44.9
Average Age (Female)	41.3	44.8	46.6

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	585	1,831	3,566
# of Persons per HH	2.6	2.4	2.2
Average HH Income	\$75,503	\$74,947	\$71,802
Average House Value	\$198,743	\$204,184	\$191,329

\* Demographic data derived from 2020 ACS - US Census



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