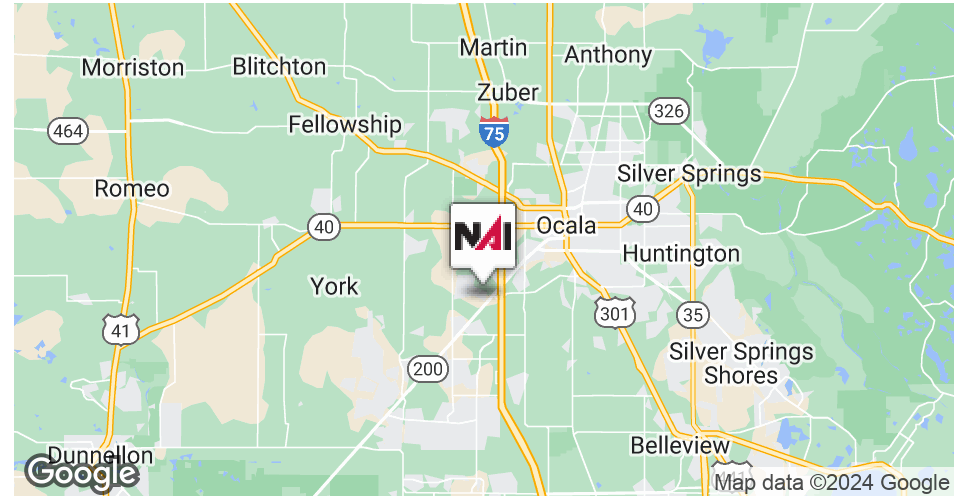


**FOR LEASE**  
**\$22.00 SF/YR (NNN)**



## Property Highlights

- 23,629 SF Class A education facility available 5/1/24
- 3.67 Acres, B2 Zoning, 43000 cars/day, 7 spaces/1000sf parking.
- Suitable for college or trade 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
- Tax/Ins/CAM (NNN) estimated \$5.50/sf/yr. Includes \$10/sf TI Allowance

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**  
Managing Partner  
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randy@naiheritage.com

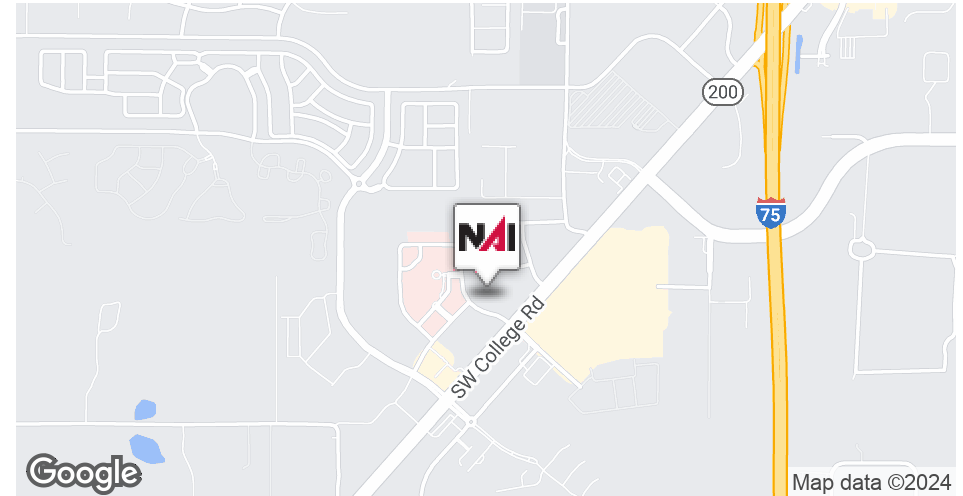
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## Offering Summary

<b>Sale Price:</b>	Undisclosed
<b>Lease Rate:</b>	\$22.00 SF/yr (NNN)
<b>Building Size:</b>	23,629 SF
<b>Lot Size:</b>	3.67 Acres
<b>Year Built:</b>	2010
<b>Zoning:</b>	B2
<b>Market:</b>	Ocala/Gainesville
<b>Traffic Count:</b>	43,000

## 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.

## Property Highlights

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## Lease or Sale: Education Facility

4755 SW 46th Ct, Ocala, FL 34474



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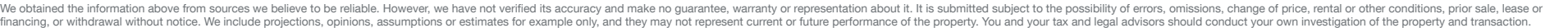
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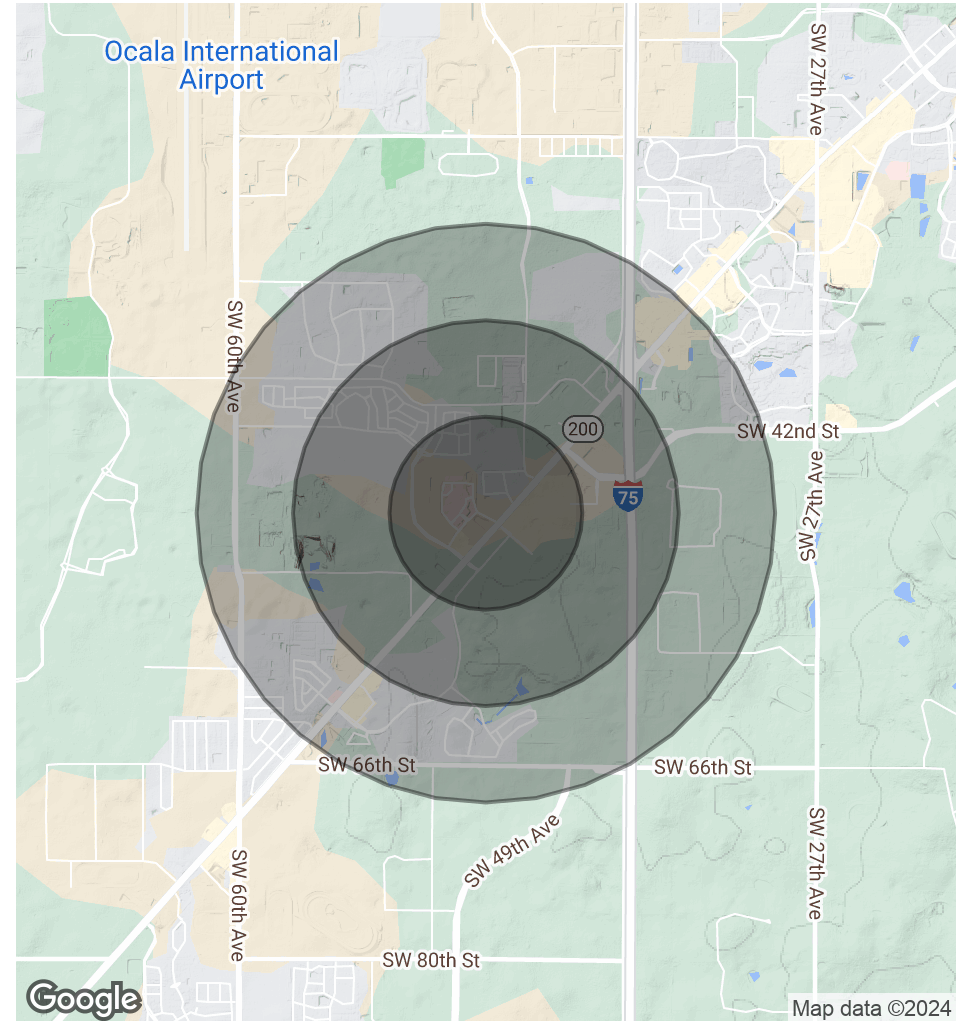




Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,524	4,356	7,989
Average Age	39.7	43.2	45.2
Average Age (Male)	37.7	42.3	44.9
Average Age (Female)	41.3	44.8	46.6

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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