

OFFICE FOR LEASE

Downtown Freestanding Building

25 East Silver Springs Boulevard, Ocala, FL 34470



BEAU BROKER
REAL ESTATE GROUP



PROPERTY DESCRIPTION

Downtown Freestanding Office for Lease

PROPERTY HIGHLIGHTS

- Freestanding Office Building Downtown Ocala
- 2 Stories with an Elevator
- Emaculate Full-Size Windows facing the Downtown Square
- 12,000 Sq/Ft of Nice Office Space
- Dedicated Parking Included and Free Lot Parking
- On the Corner of Silver Springs Blvd and 1st Ave

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (MG)
Number of Units:	1
Available SF:	12,500 SF
Building Size:	12,500 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	18,928	39,303	81,041
Total Population	42,376	87,356	182,650
Average HH Income	\$54,372	\$60,971	\$61,642

Beau Broker

Managing Broker

352.208.9945 x3

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

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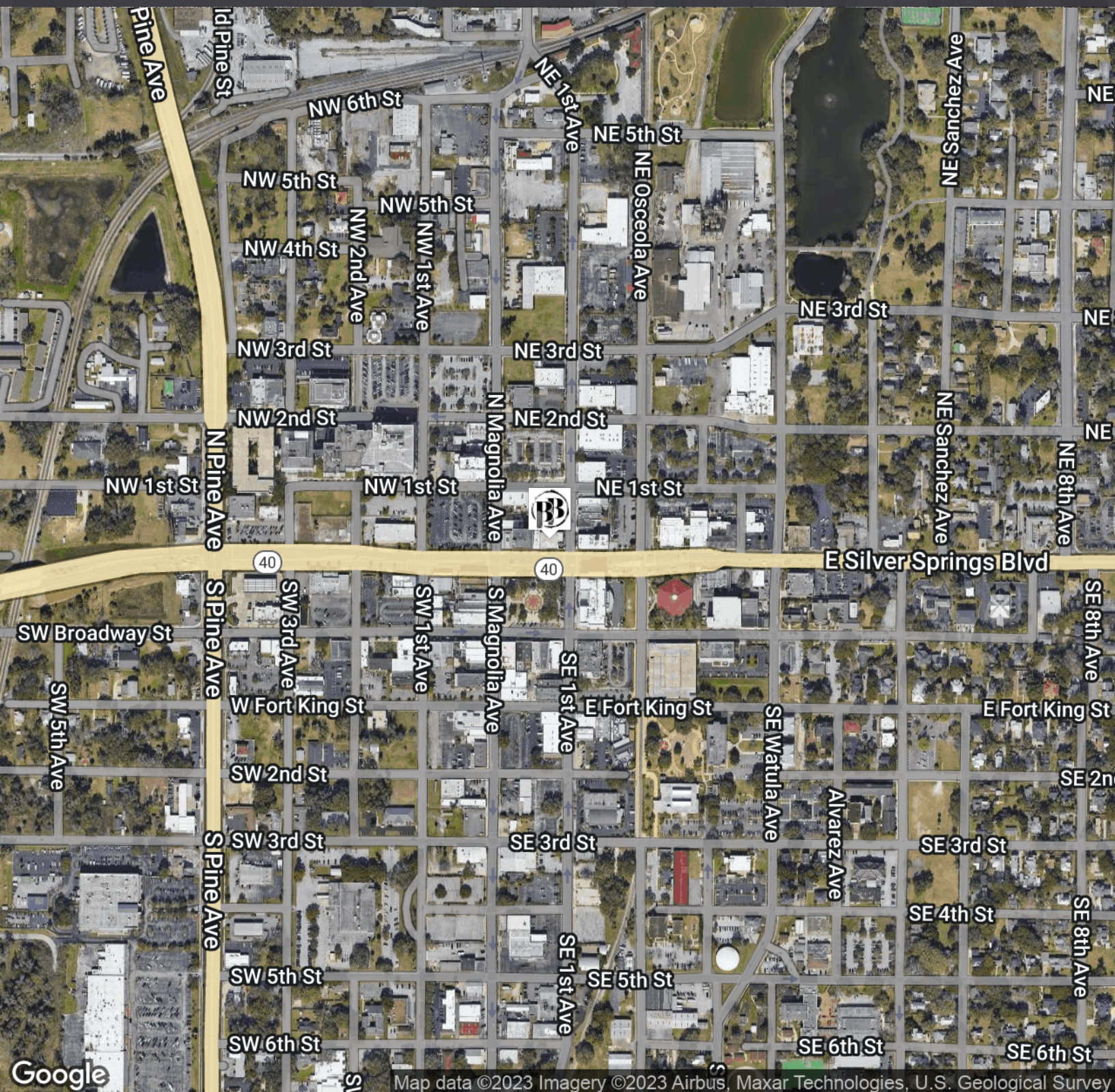
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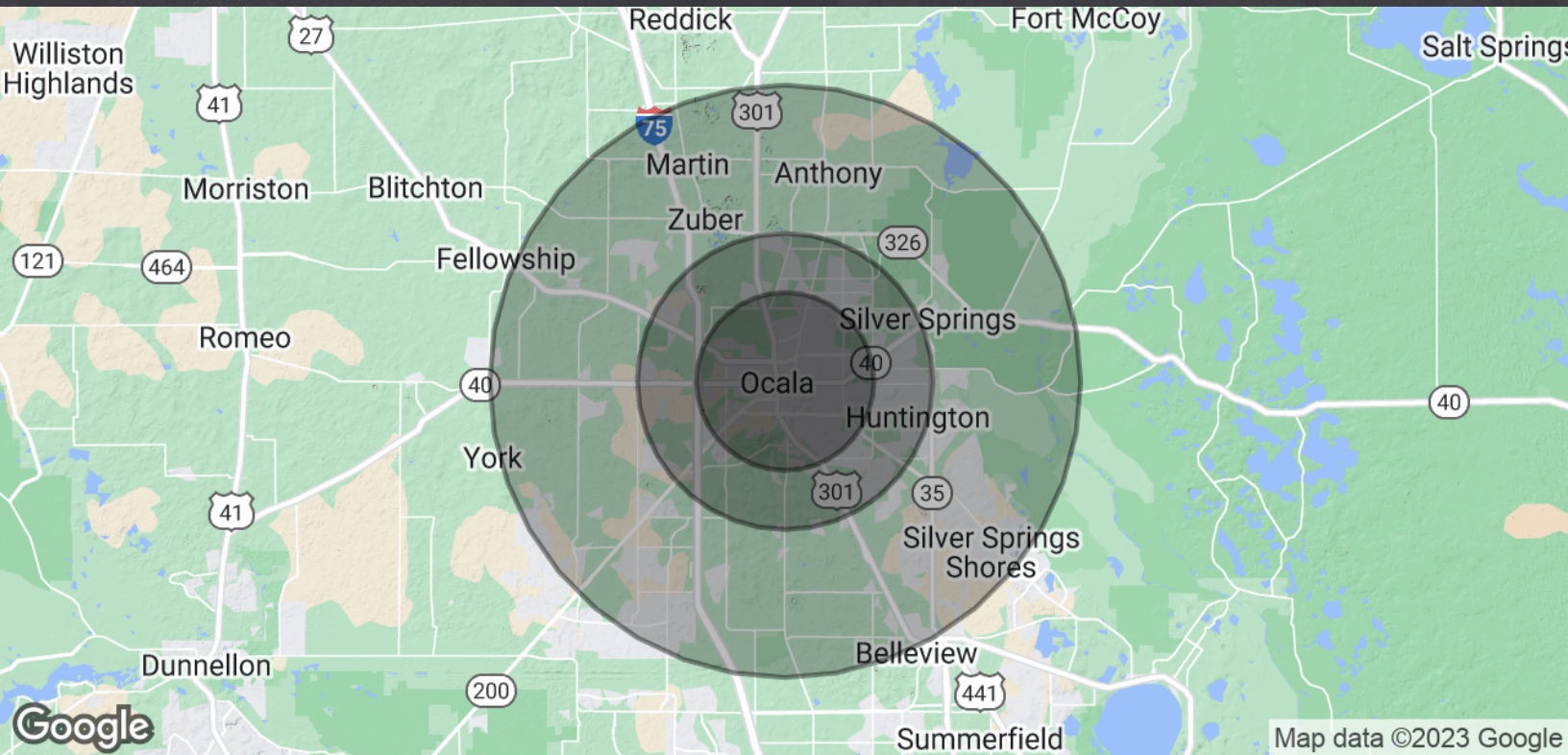
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	42,376	87,356	182,650
Average Age	39.0	40.8	43.1
Average Age (Male)	36.3	38.0	40.9
Average Age (Female)	40.6	42.2	44.9

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	18,928	39,303	81,041
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$54,372	\$60,971	\$61,642
Average House Value	\$129,119	\$147,273	\$167,918

* Demographic data derived from 2020 ACS - US Census

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