

**FOR LEASE**  
**\$16.00 SF/YR (NNN)**



### Property Highlights

- Deerwood Professional Center - Class A
- 3rd Floor Suite Options: 680sf, contact Broker for NNN rate
- 3 year minimum lease term
- RSF includes elevator, stairs, lobby & restrooms (15% load factor)
- Beautiful 3rd floor view, Regions operates on first floor
- AADT 29,000 cars per day (FDOT 2022), Parcel ID #28632-002-01, Zoned OP, YB 2000
- Locate your business in this prestigious building with elevator and ample parking, & a safe, secure setting

| Demographics             | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------------|----------|----------|----------|
| <b>Total Households</b>  | 2,269    | 16,636   | 33,726   |
| <b>Total Population</b>  | 5,767    | 41,175   | 86,689   |
| <b>Average HH Income</b> | \$82,973 | \$62,072 | \$58,659 |



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Commercial Real Estate Services, Worldwide.

# Deerwood Regions Building

1700 SE 17th Street, Ocala, FL 34471

| Tenant Name                       | Unit Number | Unit Size (SF) | % Of Building | Base Price Per SF/YR |
|-----------------------------------|-------------|----------------|---------------|----------------------|
| Regions Bank                      | 100         | 11,327         | 34.36         | \$0.00               |
| Kimley-Horn & Associates          | 200         | 4,786          | 14.52         | \$0.00               |
| Kimley-Horn & Associates          | 250         | 7,045          | 21.37         | \$0.00               |
| Auto-Owners Insurance Co.         | 310         | 4,011          | 12.17         | \$0.00               |
| Medical Injury Group of Ocala LLC | 320         | 1,474          | 4.47          | \$0.00               |
| AVAILABLE                         | 330         | 680            | 2.06          | \$16.00              |
| Bankers Life & Casualty Company   | 340/350     | 3,645          | 11.06         | \$0.00               |
| Totals/Averages                   |             | 32,968         |               |                      |

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