

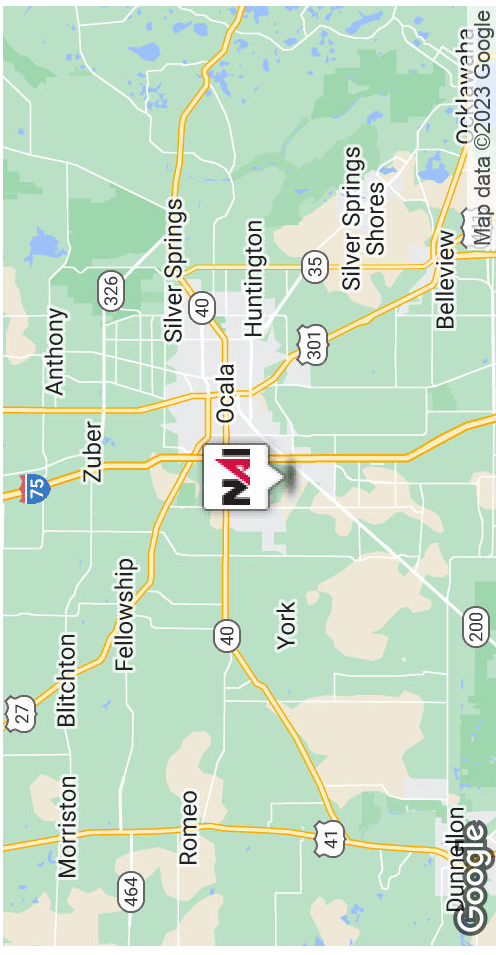


Commercial Real Estate Services, Worldwide.

Lease or Sale: Education Facility

4755 SW 46th Ct, Ocala, FL 34474

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
- 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

Randy Buss, CCIM, SIOR
Managing Partner
352.482.0777 x7214
randy@natheritage.com

Demographics

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



2605 SW 33rd St. Suite 200
Ocala, FL 34471
352.482.0777
natheritage.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Commercial Real Estate Services, Worldwide.

Lease or Sale: Education Facility

4755 SW 46th Ct, Ocala, FL 34474



Randy Buss, CCIM, SIOR
 Managing Partner
 352.482.0777 x7214
 randy@natheritage.com

2605 SW 33rd St. Suite 200
 Ocala, FL 34471
 352.482.0777
 natheritage.com

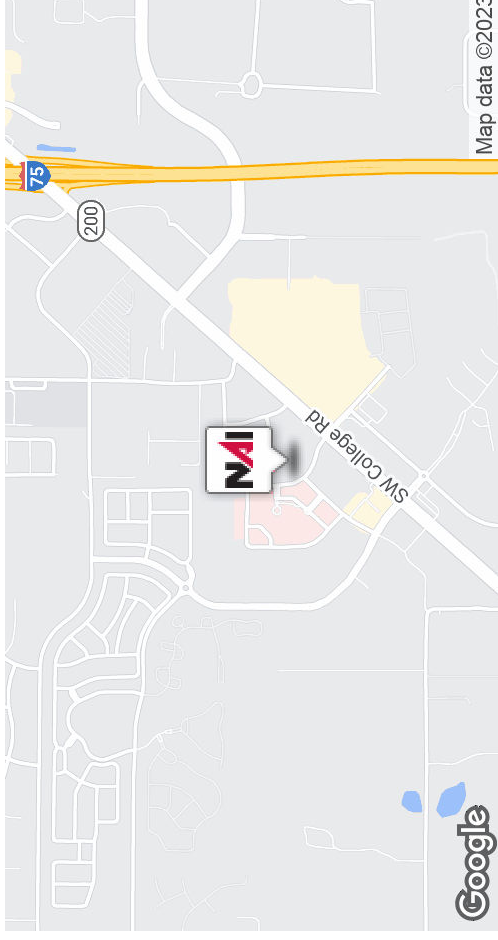
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Commercial Real Estate Services, Worldwide.

Lease or Sale: Education Facility

4755 SW 46th Ct, Ocala, FL 34474



Offering Summary

Lease Rate:	\$22.00 SF/yr (NNN)
Building Size:	23,629 SF
Available SF:	23,629 SF
Lot Size:	3.67 Acres
Number of Units:	1
Year Built:	2010
Zoning:	B2
Market:	Ocala/Gainesville
Submarket:	Ocala

Randy Buss, CCIM, SIOR
Managing Partner
352.482.0777 x7214
randy@naiheritage.com

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

- 23,629 SF Class A education facility available 5/1/24
- 3.67 Acres, B2 Zoning, 43000 cars/day
- 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

2605 SW 33rd St. Suite 200
Ocala, FL 34471
352.482.0777
naiheritage.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Commercial Real Estate Services, Worldwide.

Lease or Sale: Education Facility

4755 SW 46th Ct, Ocala, FL 34474



Randy Buss, CCIM, SIOR
Managing Partner
352.482.0777 x7214
randy@natheritage.com

2605 SW 33rd St. Suite 200
Ocala, FL 34471
352.482.0777
natheritage.com

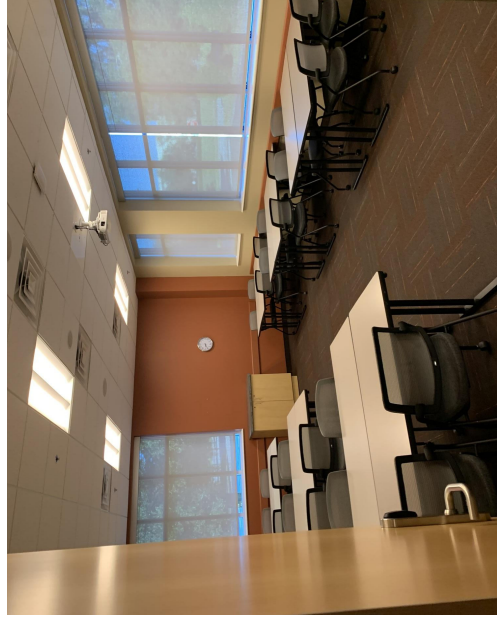
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Commercial Real Estate Services, Worldwide.

Lease or Sale: Education Facility

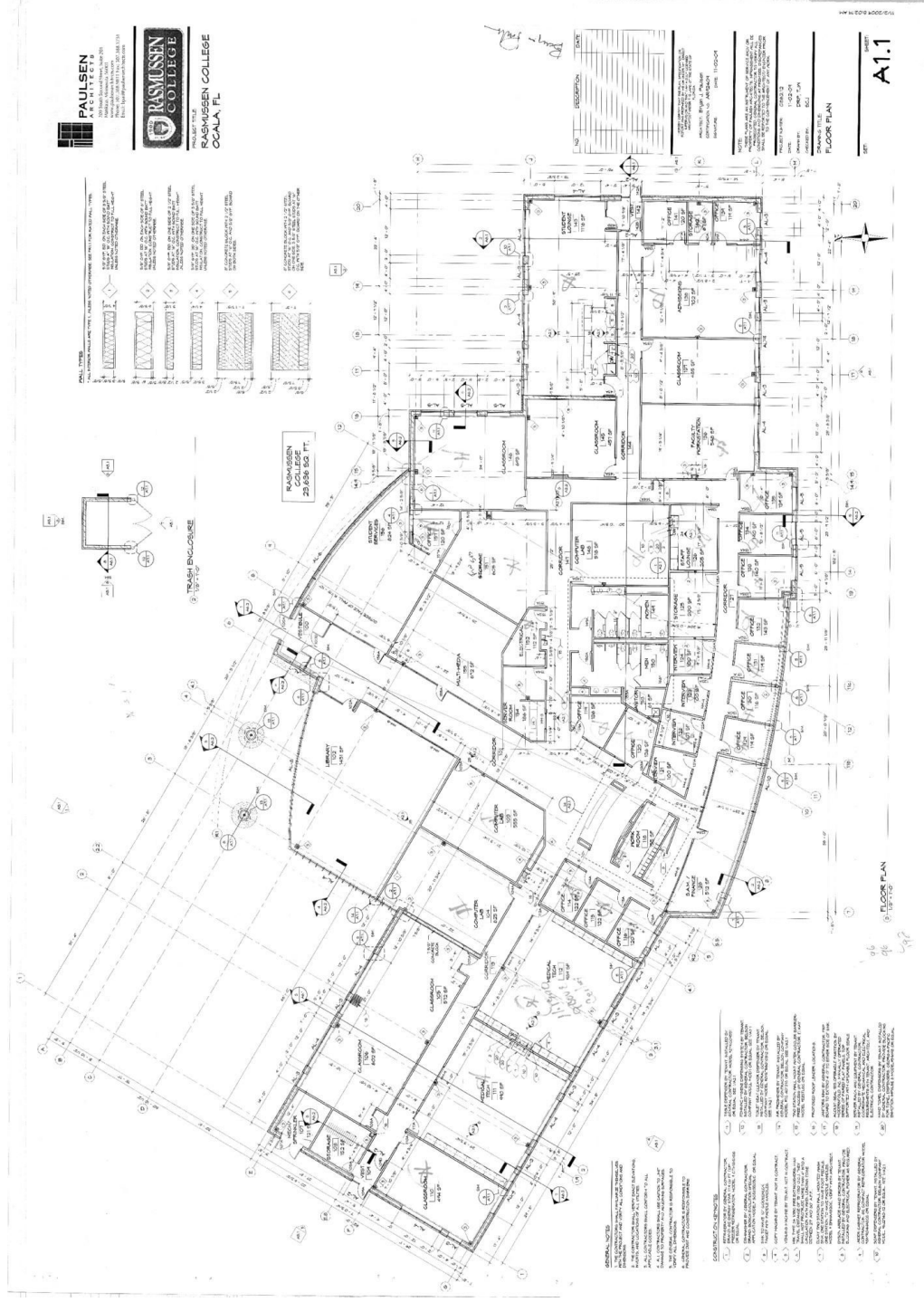
4755 SW 46th Ct, Ocala, FL 34474



Randy Buss, CCIM, SIOR
Managing Partner
352.482.0777 x7214
randy@naiheritage.com

2605 SW 33rd St. Suite 200
Ocala, FL 34471
352.482.0777
naiheritage.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

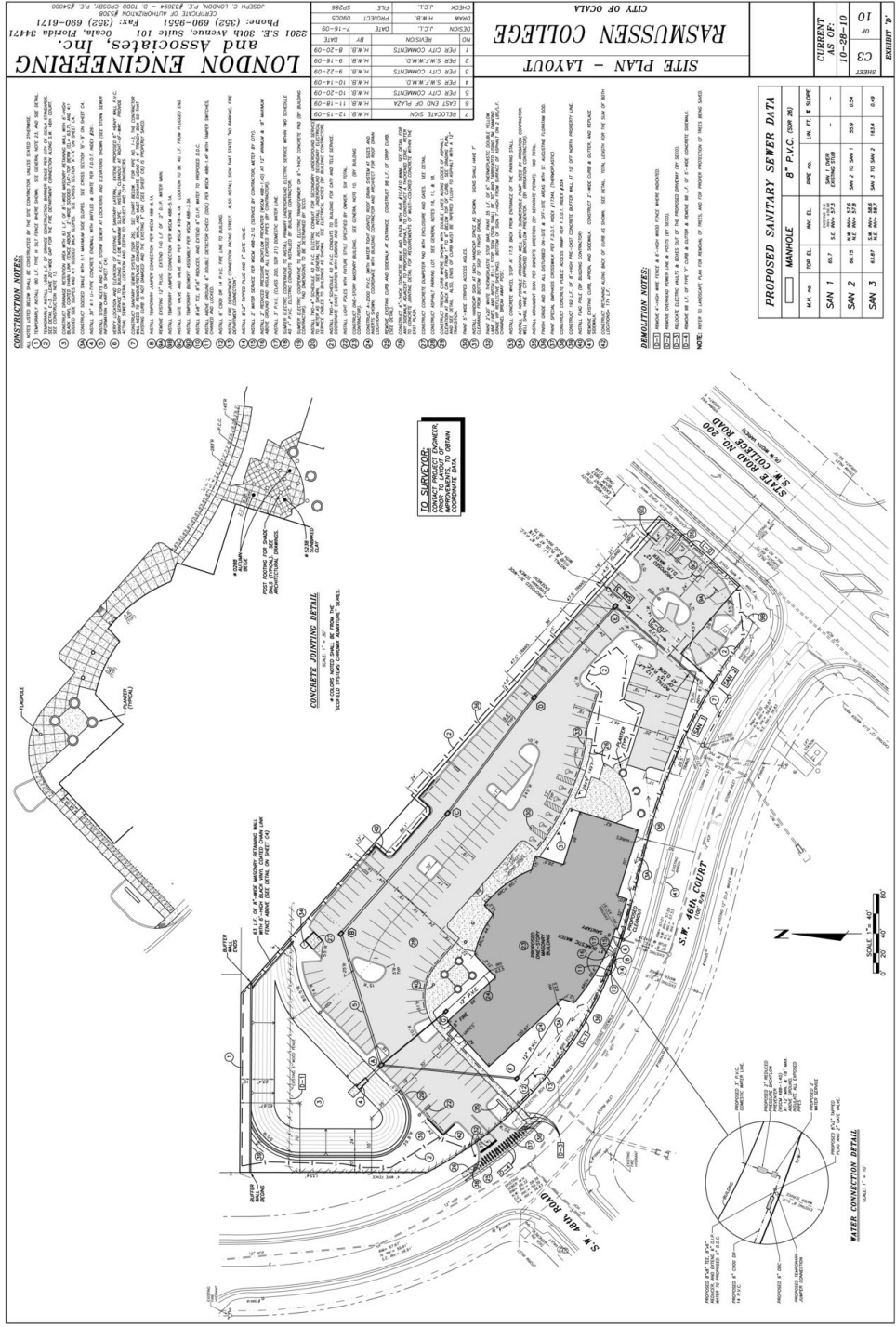


Randy Buss, CCIM, SIOR
 Managing Partner
 352.482.0777 x7214
randy@natheritage.com

2605 SW 33rd St. Suite 200
 Ocala, FL 34471
 352.482.0777
natheritage.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



LONDON ENGINEERING and Associates, Inc.
2201 S.E. 30th Avenue, Suite 101 Ocala, Florida 34471
Phone: (352) 699-0551 Fax: (352) 690-6171
JOSEPH C. LONDON, P.E. #13854 - D, 1000 CROSSLAN, P.E. #4000

RASMUSSEN COLLEGE
CITY OF OCALA

SITE PLAN - LAYOUT

NO.	DESCRIPTION	DATE	PROJECT
1	PREP. SITE PLAN	7-16-99	09005
2	PREP. SITE PLAN	7-16-99	09005
3	PREP. SITE PLAN	7-16-99	09005
4	PREP. SITE PLAN	7-16-99	09005
5	PREP. SITE PLAN	7-16-99	09005
6	PREP. SITE PLAN	7-16-99	09005
7	PREP. SITE PLAN	7-16-99	09005
8	PREP. SITE PLAN	7-16-99	09005
9	PREP. SITE PLAN	7-16-99	09005
10	PREP. SITE PLAN	7-16-99	09005



Commercial Real Estate Services, Worldwide.

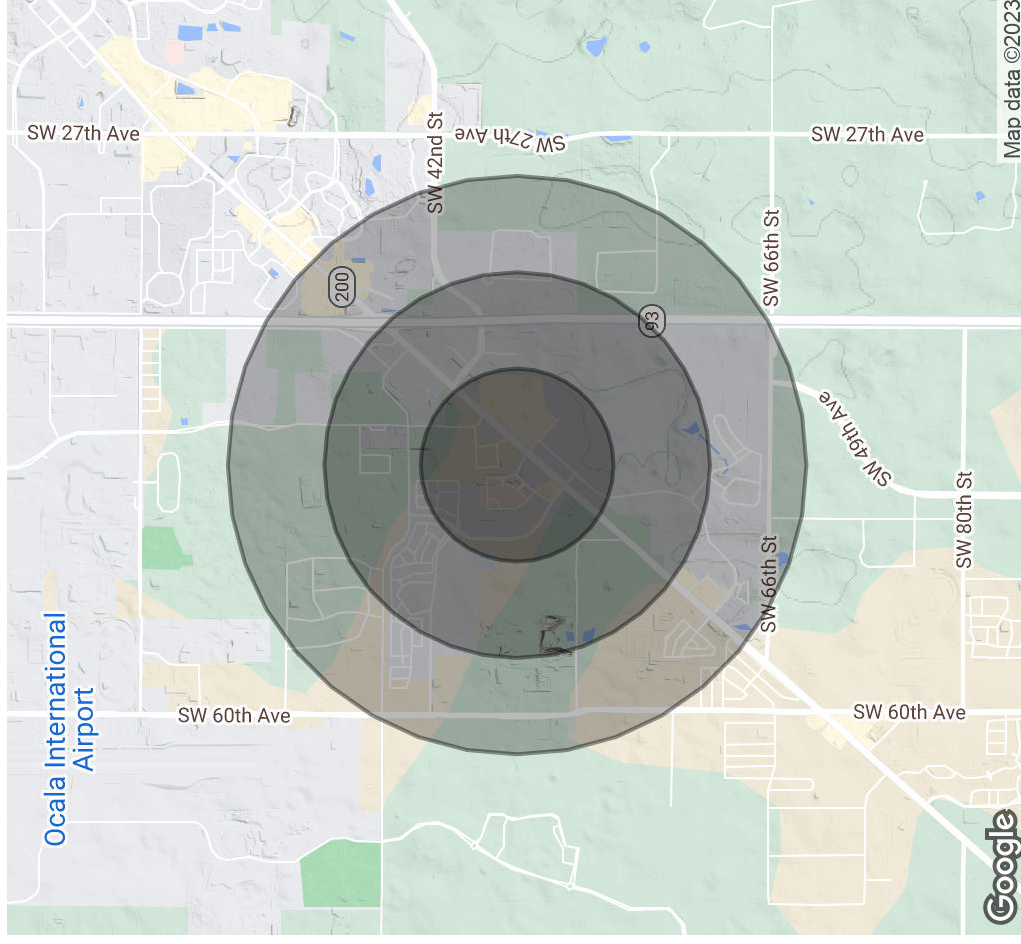
Lease or Sale: Education Facility

4755 SW 46th Ct, Ocala, FL 34474

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



Map data ©2023

Randy Buss, CCIM, SIOR
 Managing Partner
 352.482.0777 x7214
 randy@natheritage.com

2605 SW 33rd St. Suite 200
 Ocala, FL 34471
 352.482.0777
 natheritage.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.