

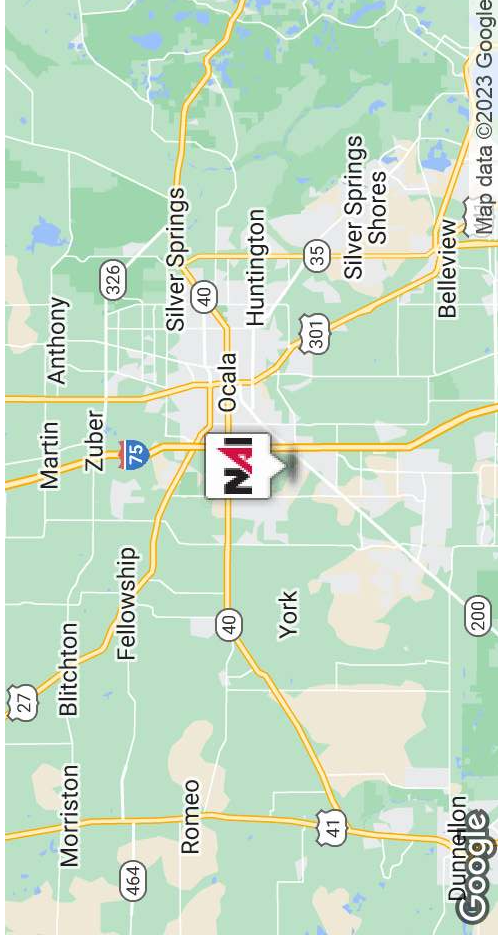


Commercial Real Estate Services, Worldwide.

Lease or Sale: Education Facility

4755 SW 46th Ct, Ocala, FL 34474

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.

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



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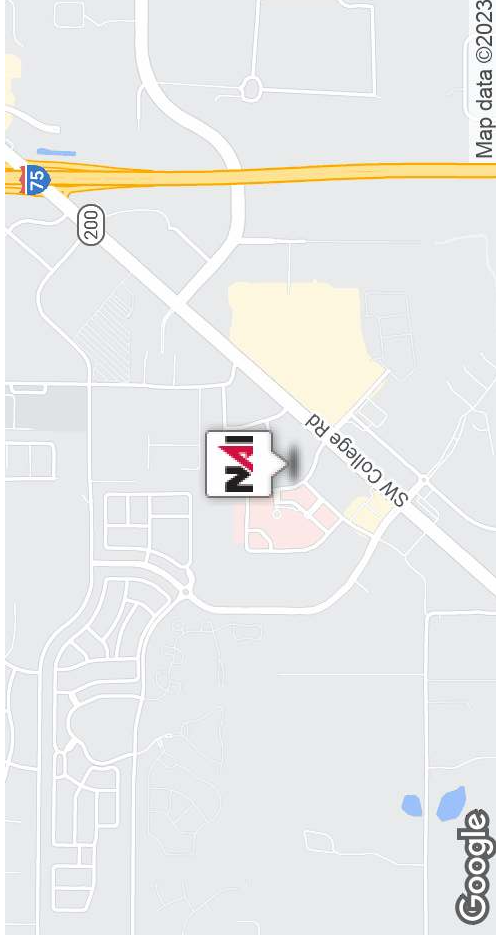
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Offering Summary

Sale Price:	Undisclosed
Building Size:	23,629 SF
Available SF:	23,629 SF
Lot Size:	3.67 Acres
Number of Units:	1
Price / SF:	-
Year Built:	2010
Renovated:	2010
Zoning:	B2

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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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Google

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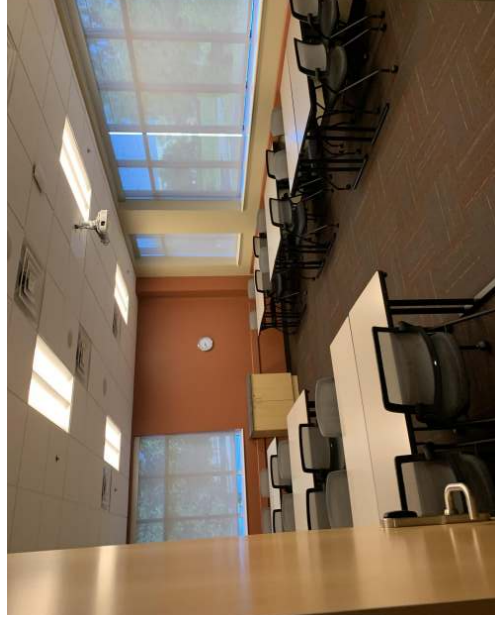
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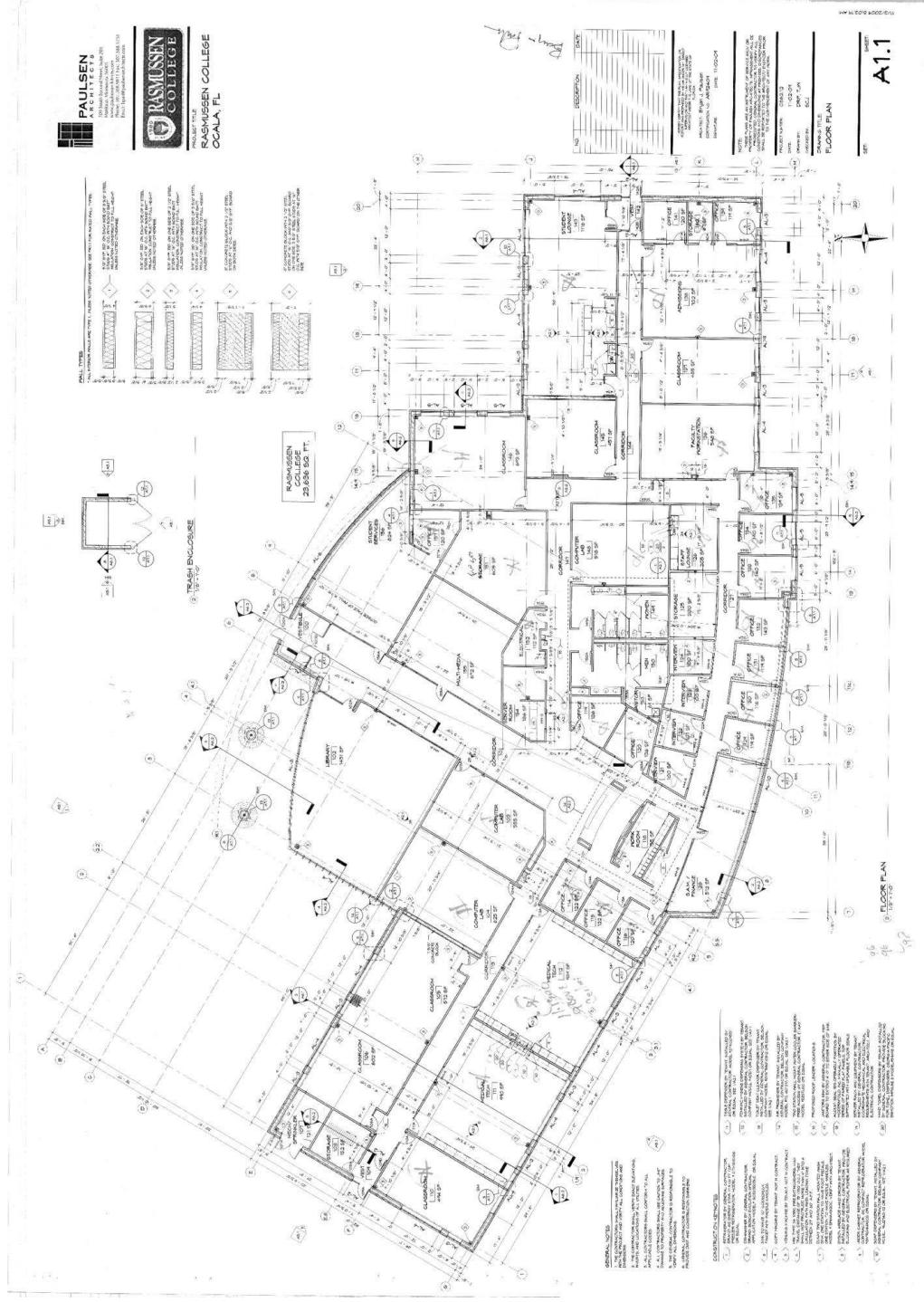
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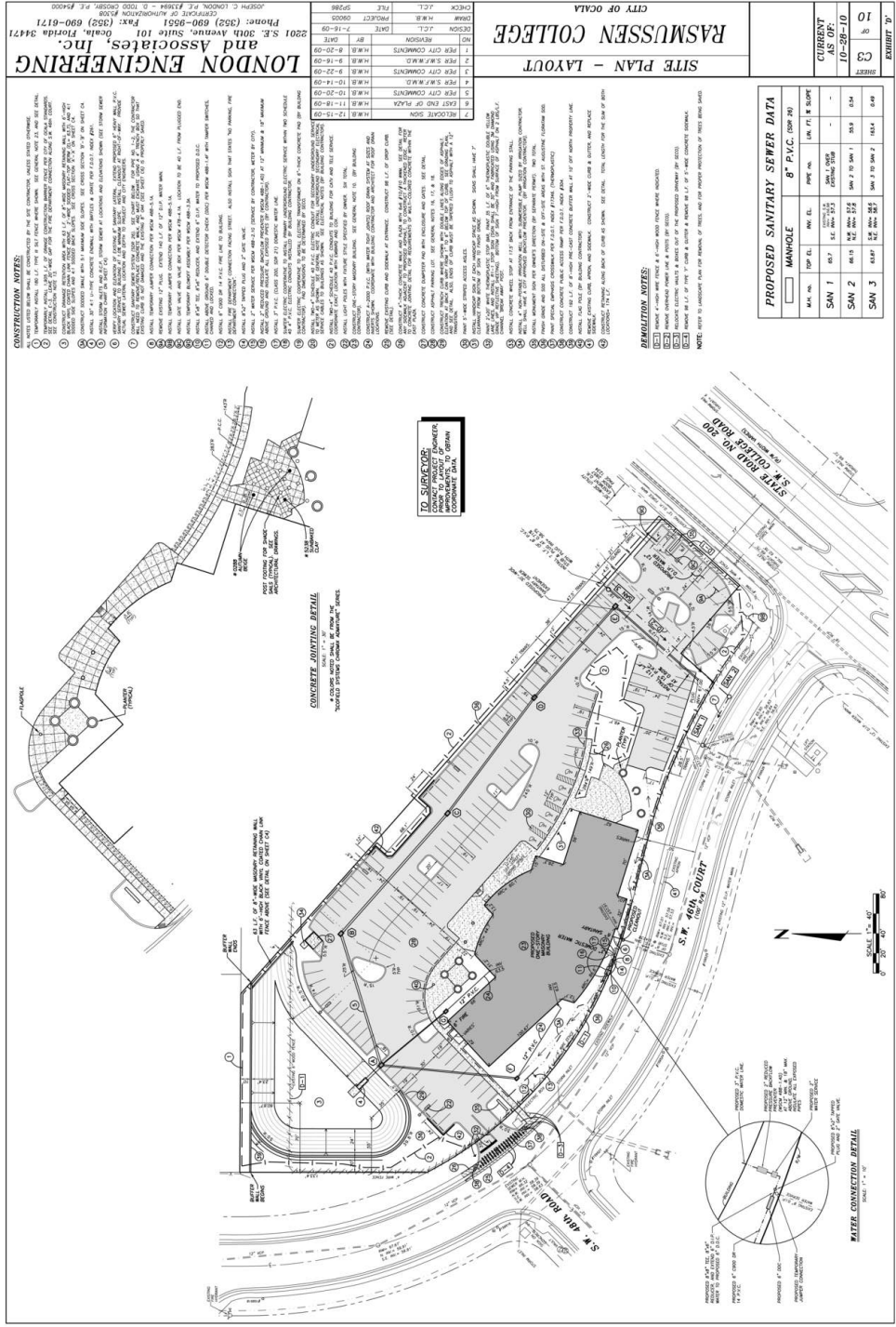
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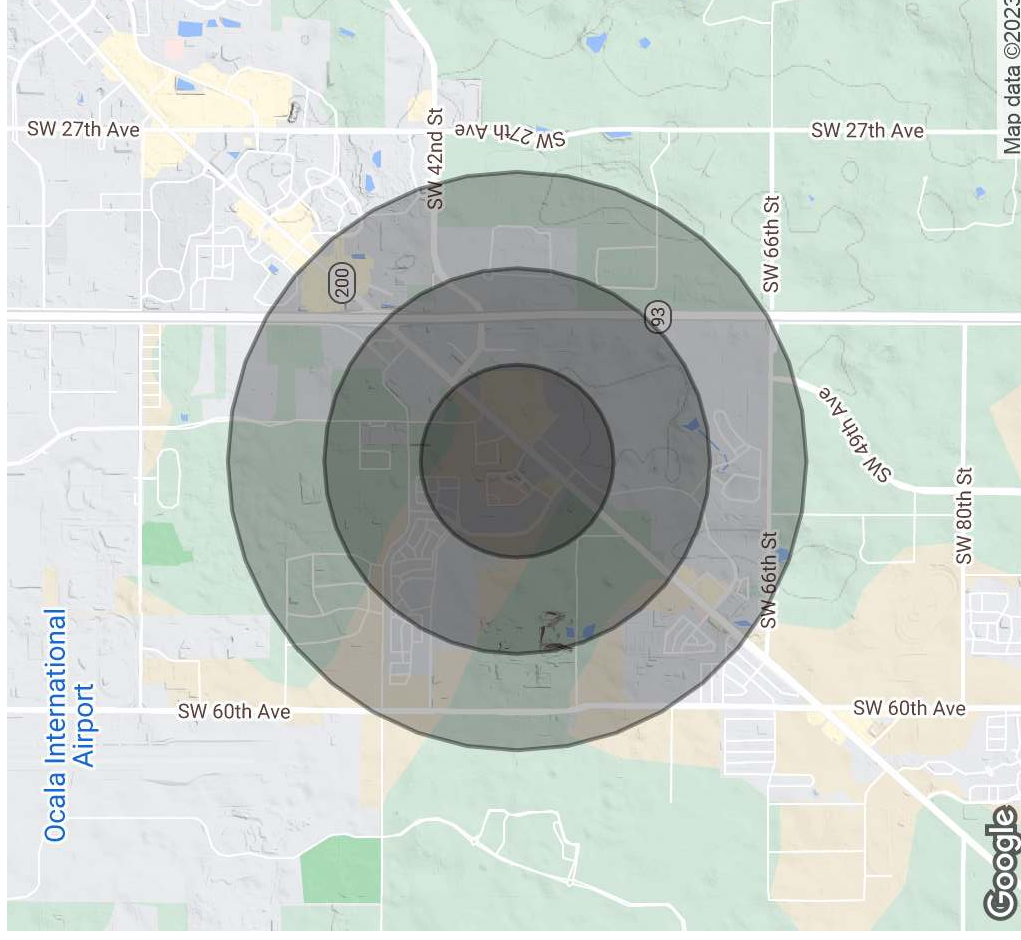
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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	1,524	4,356	7,989
Average Age	39.7	43.2	45.2
Average Age (Male)	37.7	42.3	44.9
Average Age (Female)	41.3	44.8	46.6

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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