

TIMBER RIDGE MEDICAL CENTER

9401 SW 200 HIGHWAY OCALA, FL 34481

EXECUTIVE SUMMARY

OFFICE BUILDING FOR LEASE



OFFERING SUMMARY

Available SF:	1,469 - 7,092 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	7,092 SF
Market:	Office
Submarket:	Medical
Traffic Count Street:	43,000

PROPERTY OVERVIEW

This highly desirable medical/professional complex is located next to Advent Health Timber Ridge ER, and is located west on State Road 200. It consists of twelve 7,000 plus sq ft buildings, divided into varying square footage. In addition to being located next to Advent Health Timber Ridge Emergency Room, it is in close proximity to several retirement communities including On Top of the World, Oak Run, Marion Oaks, Palm Cay, Pine Run and more. Highway frontage on State Road 200, and can be accessed on 2 sides with a traffic signal. Ocala was recently ranked the #2 metro in number of new homes planned and Ocala is the #1 top growth city in America based on the net gain of one way U-Haul trucks during the past year.

PROPERTY HIGHLIGHTS

- Configurable, adjoining spaces available
- Close to Advent Health
- Near Wal-Mart, Lowe's, and On Top of The World
- 40,000 people live within 5 miles

FOR MORE INFORMATION CONTACT:

Erin Freel | Agent | 813.478.1735 | erin@erinfreel.com

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

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ADDITIONAL PHOTOS

OFFICE BUILDING FOR LEASE



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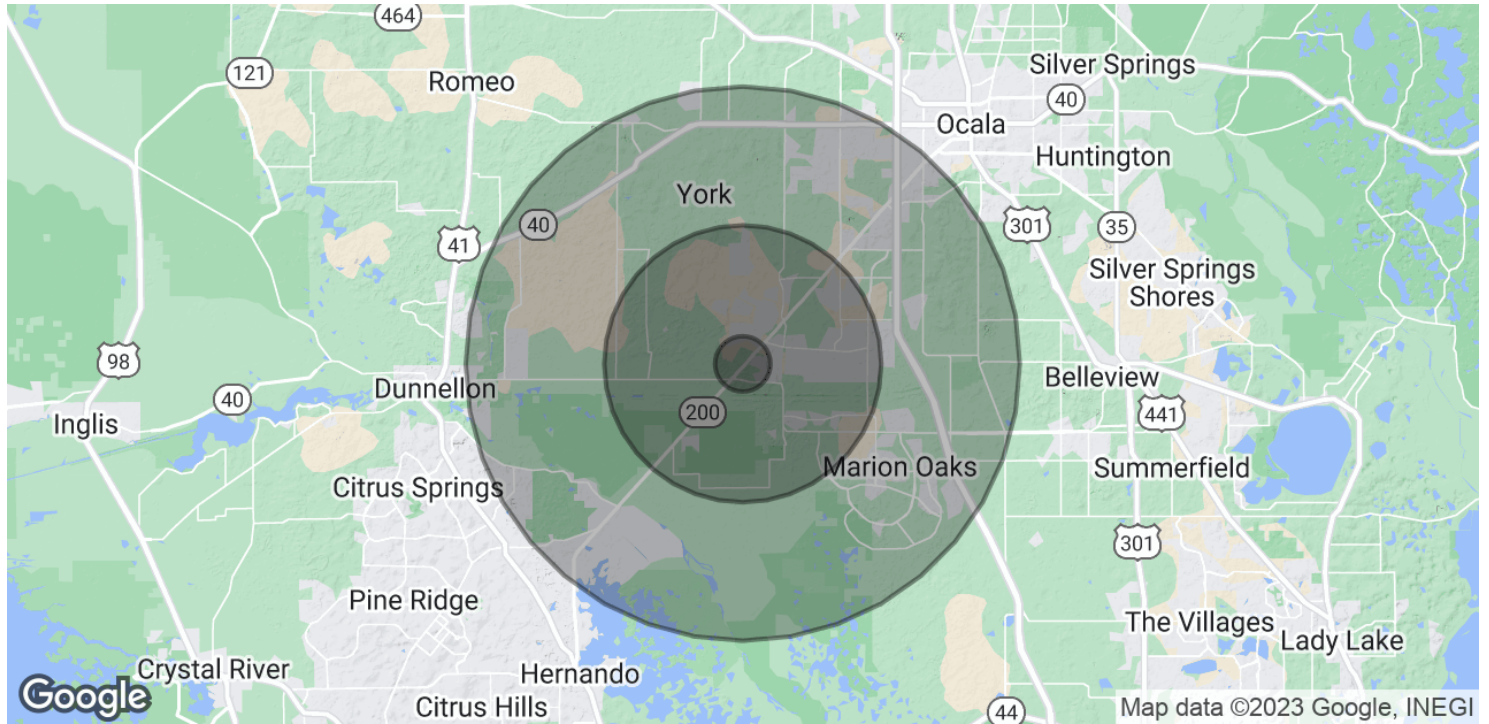


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DEMOGRAPHICS MAP & REPORT

OFFICE BUILDING FOR LEASE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,001	40,017	101,196
Average Age	71.4	59.5	51.8
Average Age (Male)	70.8	59.7	51.7
Average Age (Female)	71.5	60.2	52.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,929	21,373	49,492
# of Persons per HH	1.6	1.9	2.0
Average HH Income	\$43,322	\$54,321	\$57,829
Average House Value	\$120,017	\$159,466	\$179,178

* Demographic data derived from 2020 ACS - US Census

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Economic Drivers-Health Care

More than **\$500 Million** in Health Care Capital Investment underway or recently completed



FORWARD MOMENTUM



Population

Population-Ocala MSA 2020 - 2021

- **142nd** Largest Metro (up 6 spots)
- **Top 25** Fastest Growing (rate)
- **38th** Fastest Growing (quantity)

**US Census Bureau, June 30, 2021, estimate*



Metro Economy

The Ocala Metro had one of the 10 Fastest Growing Economies in the nation from 2019-2021.

- Ocala Metro – 11.3%
- Florida – 6.8%
- US – 3.0%



US Department of Commerce, BEA Dec 2022

Population



**U-Haul Names Top 25
Cities for Growth – 2019,
2020, 2021, 2022 (#1)**

**PODS Names Top 20
Cities for Relocation –
2021 (12), 2022 (5)**

**Millennial population (30-39) is growing at double the US average and
among the highest for all small metros.**

Avalanche Consulting, 2019

Population

US News & World Report 2023 Best Places Lists

- #10 Safest Places to Live
- #6 Fastest Growing Metro
- #16 Best Places to Retire

