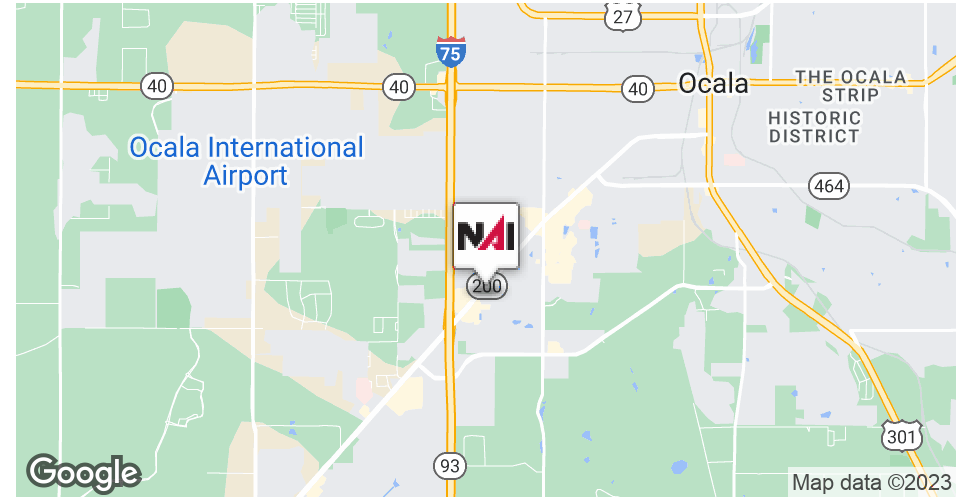


**FOR LEASE**  
\$16.00 SF/YR (NNN)



### Property Highlights

- High demand office space available, single floor office configuration with direct parking and entry way and signage
- 3 minutes from I-75 @ SR200
- Meticulously manicured Campus Office Park Atmosphere
- Parking ratio: 4.6/1000sf, 197 surface parking spaces
- Parcel ID 2372-204-000
- Zoned B2A

Demographics	1 Mile	5 Miles	10 Miles
<b>Total Households</b>	723	22,521	77,908
<b>Total Population</b>	2,325	57,397	189,017
<b>Average HH Income</b>	\$66,680	\$58,043	\$54,505



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Legend	
<span style="color: yellow;">■</span>	Available
<span style="color: orange;">■</span>	Unavailable

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## Lease Information

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	36 months
<b>Total Space:</b>	1,956 SF	<b>Lease Rate:</b>	\$16.00 SF/yr

## Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ 202A	Skin Cancer Center of Central FL	1,950 SF	NNN	-	-
■ 203	Kosmerida Organika Salon	1,092 SF	NNN	-	-
■ 402	Heal at Home Healthcare, LLC	2,292 SF	NNN	-	-
■ 202	Inhealth MD Alliance	3,653 SF	NNN	-	-
■ 101	Wells Fargo	3,217 SF	NNN	-	-
■ 102	Prime Lending	1,811 SF	NNN	-	-
■ 201	LabCorp	2,100 SF	NNN	-	-
■ 204	Union Home Mortgage Corp.	1,092 SF	NNN	-	-
■ 301	BDC Promotions	3,599 SF	NNN	-	-
■ 302	Dr V Kidambi	1,475 SF	NNN	-	-
■ 401	Magnifique Aesthetics	2,800 SF	NNN	-	-
■ 501	MedVet	3,118 SF	NNN	-	-
■ 502	Available	1,956 SF	NNN	\$16.00 SF/yr	AVAILABLE 9/1/23: Unit 502 is a medical layout with waiting room, receptionist, nurse area, 4 exam rooms with sinks, 1 private office, 1 storage room, 1 physician office, a break room, and 3 bathrooms. Rate \$16/sf base rent plus \$5.25/sf NNN rent = \$3,463.75/mo plus ST.

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Commercial Real Estate Services, Worldwide.

# Paddock Park Professional Center

3200 SW 34th Avenue, Ocala, FL 34474

	Suite	Tenant	Size	Type	Rate	Description
■	600	Trilogy Home Healthcare	7,446 SF	NNN	-	-
■	701	Balanced Wellbeing	3,000 SF	NNN	-	-
■	702	Dispatch Health	2,092 SF	NNN	-	-

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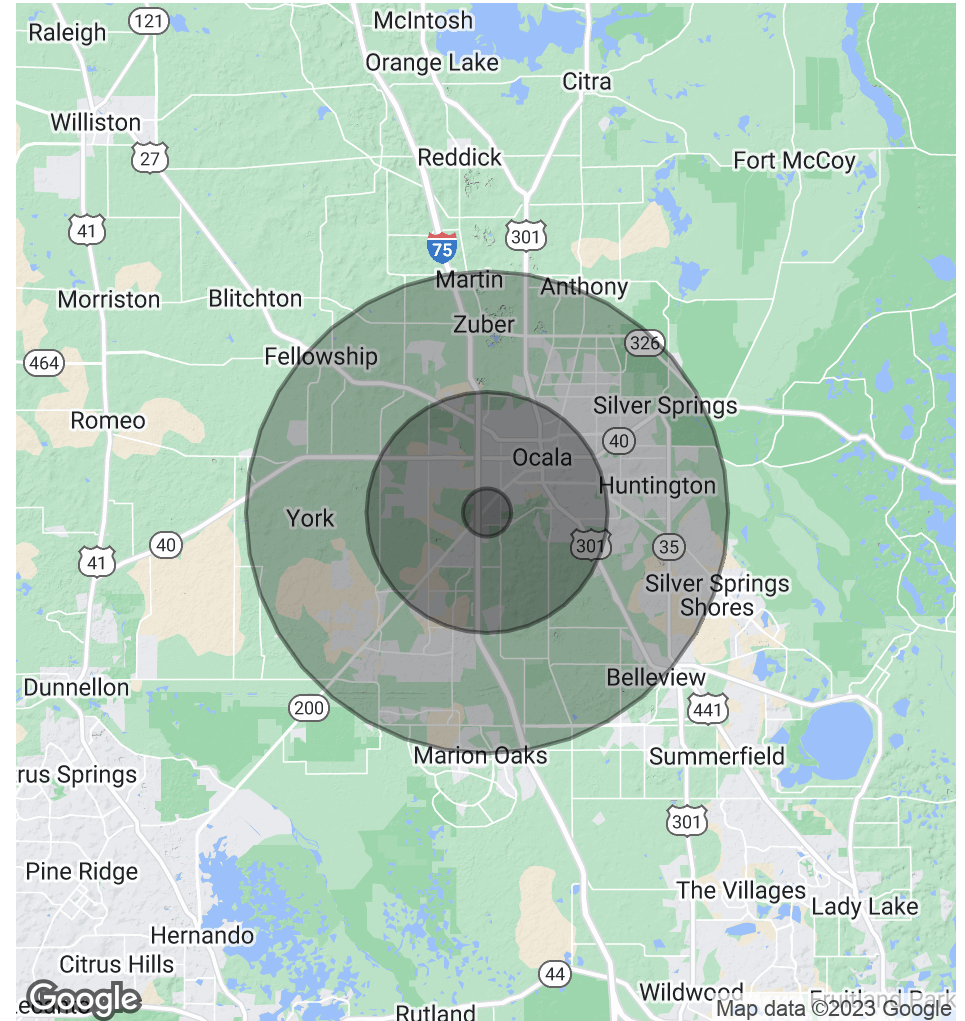
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Population	1 Mile	5 Miles	10 Miles
<b>Total Population</b>	2,325	57,397	189,017
<b>Average age</b>	36.4	40.5	44.4
<b>Average age (Male)</b>	36.0	39.5	43.1
<b>Average age (Female)</b>	36.6	42.2	45.8

Households & Income	1 Mile	5 Miles	10 Miles
<b>Total households</b>	723	22,521	77,908
<b># of persons per HH</b>	3.2	2.5	2.4
<b>Average HH income</b>	\$66,680	\$58,043	\$54,505
<b>Average house value</b>	\$343,767	\$249,162	\$201,212

\* Demographic data derived from 2020 ACS - US Census



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