

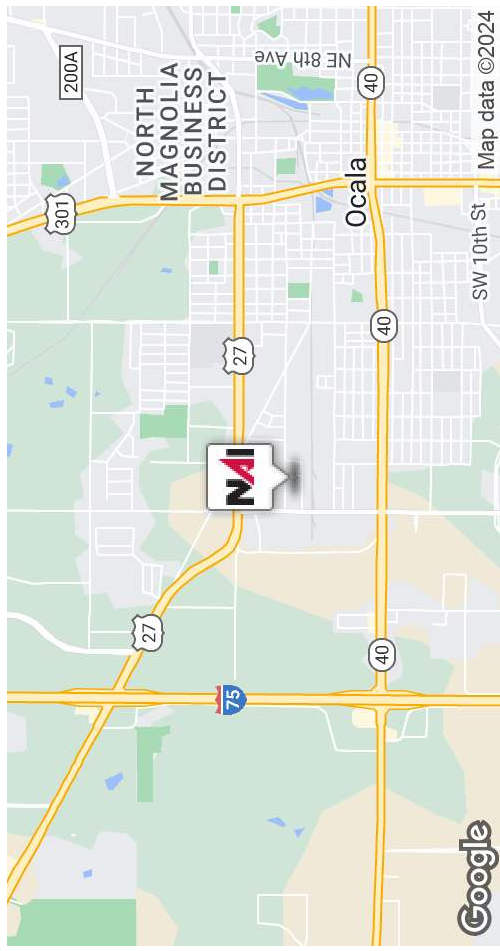


Commercial Real Estate Services, Worldwide.

2500 NW 6th Street Warehouse

2500 NW 6th St., Ste 104, Ocala, FL 34475

FOR SUBLEASE
\$4,400.00 PER MONTH (MG)



Property Highlights

- 4,000sf M1 Zoned Flex Warehouse Condo for Lease.
- Includes 420sf Storefront Showroom/Office & 1 bathroom.
- 18' eave height and 1 at grade 10'w x 12'h truck door.
- Unit is a Sublease through 3/31/26. \$4400/mo thru 3/31/24, then \$4620/mo thru 3/31/25 then \$4851 thru end of term 3/31/26
- Only clean uses are permitted making auto/equip repair, woodworking, granite, welding, machining, painting and similar restricted.
- Showroom counters and security cameras available to purchase or will be removed.
- Condo is within a 21,000sf multi-tenant building.
- 1.48 parking spaces/1000sf ratio.
- Shorter term lease

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Demographics

	1 Mile	5 Miles	10 Miles
Total Households	2,014	34,938	82,519
Total Population	4,859	76,409	184,838
Average HH Income	\$27,943	\$59,558	\$61,714



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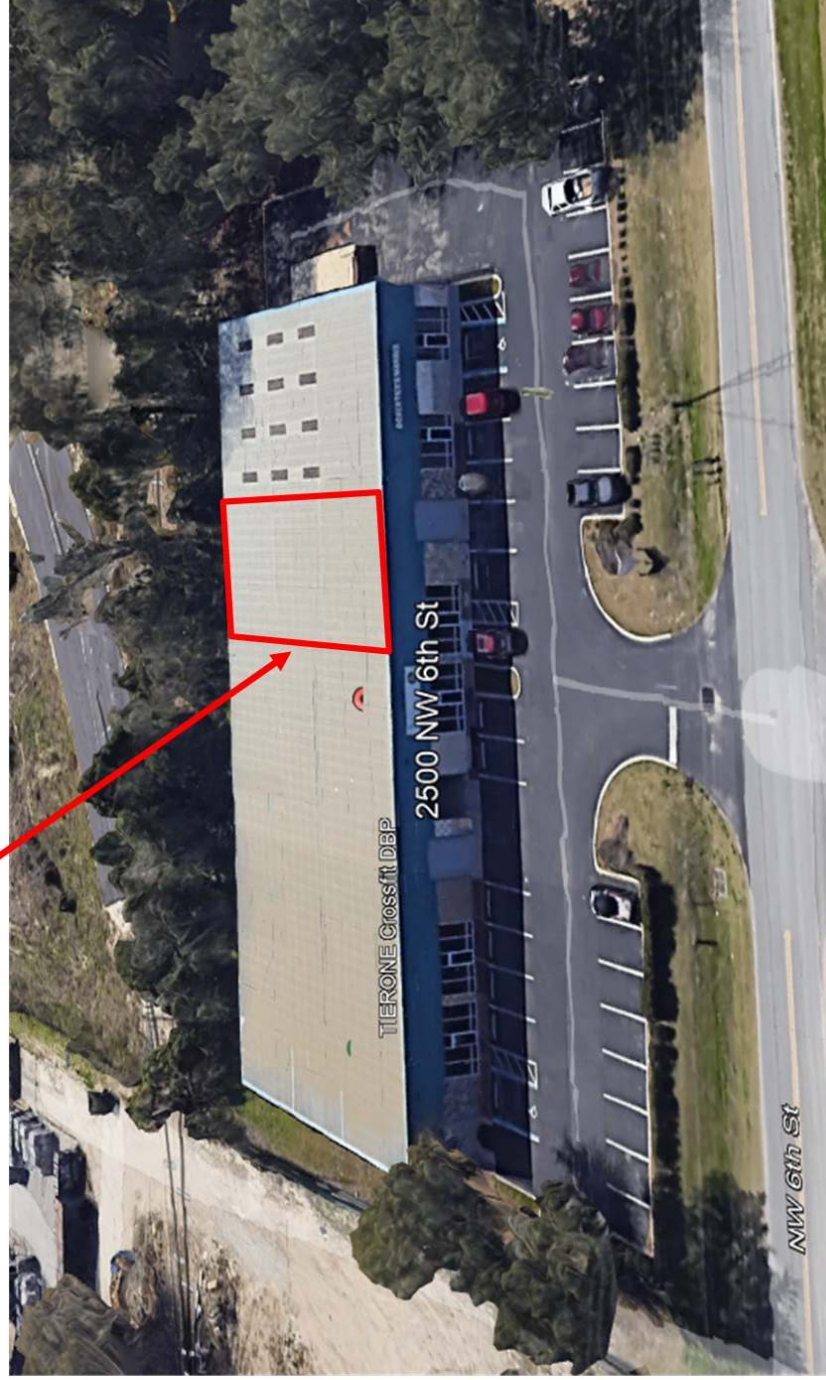
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Suite 104: 4000sf including ~420sf air conditioned showroom storefront office with bathroom. 10'w x 12'h at grade truck door.

Parking Ratio is 31 spaces/21,000sf = 1.48 spaces/1000sf, excluding storefront truck door access drives.



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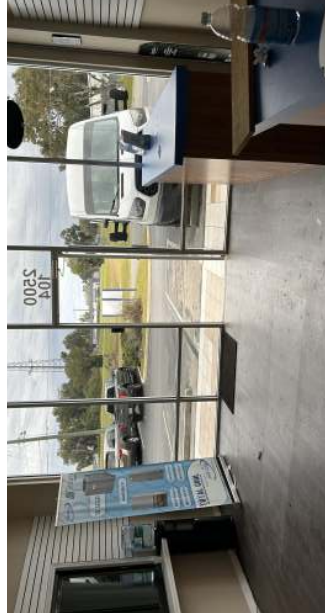
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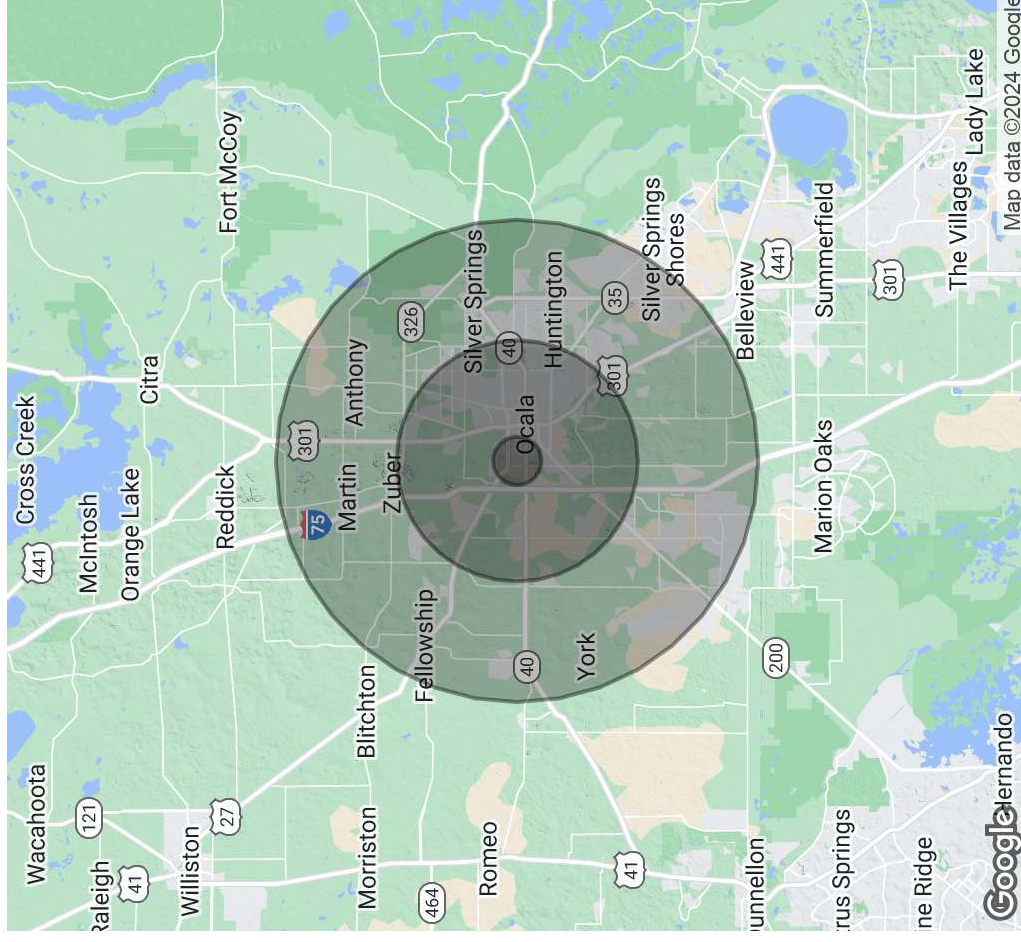
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Population	1 Mile	5 Miles	10 Miles
Total Population	4,859	76,409	184,838
Average Age	35.2	41.2	44.5
Average Age (Male)	35.1	38.0	42.3
Average Age (Female)	35.9	43.2	46.0

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,014	34,938	82,519
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$27,943	\$59,558	\$61,714
Average House Value	\$48,256	\$142,203	\$170,585

* Demographic data derived from 2020 ACS - US Census



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