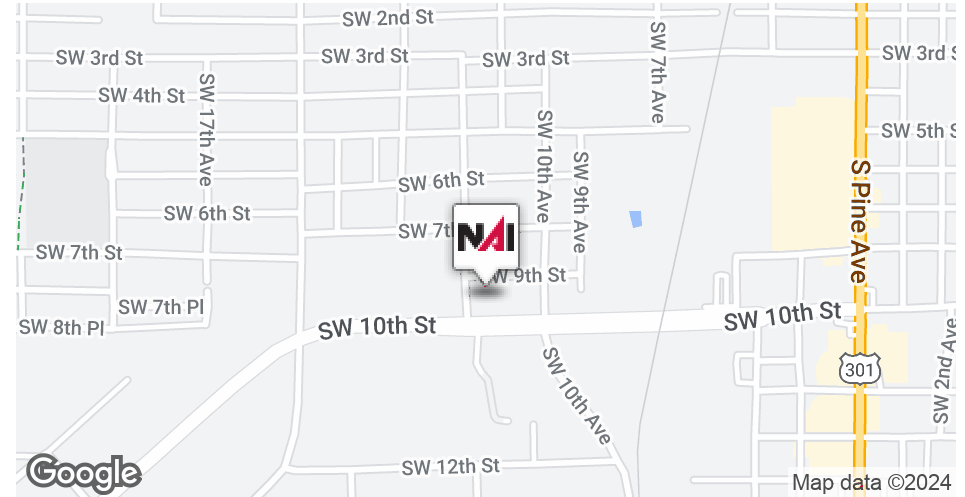


FOR LEASE
\$16.50 SF/YR (NNN)



Property Highlights

- 9,400sf Medical Office Building - Former URGENT CARE
- Zoned B4, Year Built 1966, 1.57 acres
- High exposure with large monument sign
- AADT 26,000 cars per day (FDOT 2022)
- Currently with Triage stations, Exam rooms, and Rehab rooms
- \$30/sf Tenant Improvement Allowance available
- Parking Ratio: 5.96/1000sf
- Parcel ID 2849-001-002

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,992	13,375	30,242
Total Population	5,132	36,009	77,452
Average HH Income	\$39,230	\$51,612	\$56,147



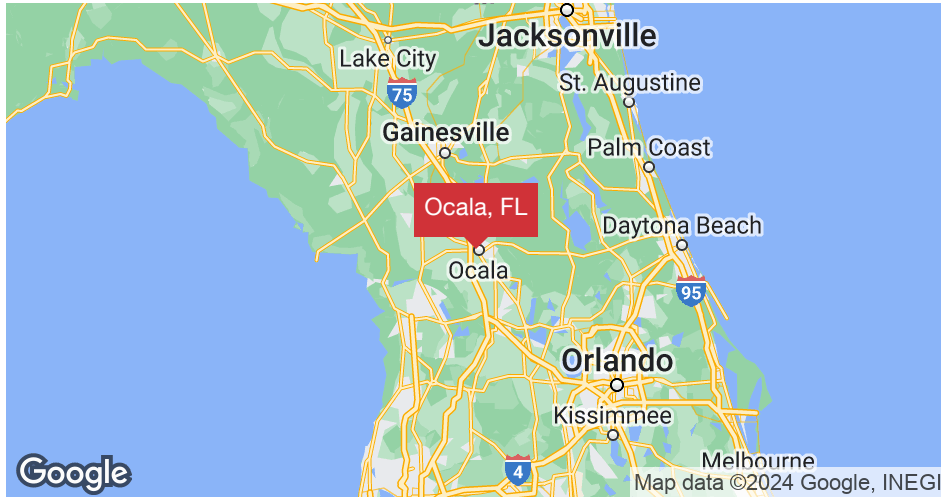
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Location Description

Travel east of SR200 from I-75. Property is on the left at SW 12th Avenue and SW 10th Street (SR200). But you need to know the secret is out. Ocala/Marion County is a great place to live! Companies like FedEx, AutoZone, Chewy's, Dollar Tree and more have invested more than \$300 million on new facilities in the last few years. Ocala/Marion County is fortunate to have a diverse and rebounding economy. With a location along I-75 and the midpoint between Atlanta and Miami, this area is second to none when it comes to logistics and distribution. Our manufacturing base has strengthened and growing professional and business service sectors are on the rise. The growing population and excellent training programs supply a steady workforce stream for employers. The mild climate, close proximity to universities and international airports, and an available, skilled workforce blend together to create the environment new and expanding businesses are naturally attracted to for growth and prosperity. This emerging economic growth and strong, stable economy continues to make our community Beyond Expectations!



Location Details

Market	Ocala
Sub Market	Ocala
County	Marion
Cross Streets	SW 12th Ave.

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