

1109 SW 10th Street, Ocala, FL 34471

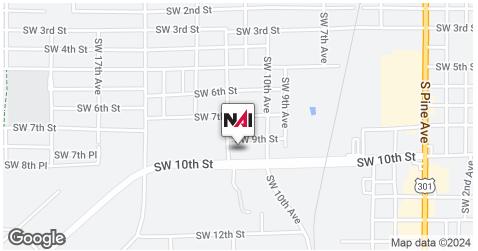


Property Highlights

- 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

Randy Buss, CCIM, SIOR

Managing Partner 352.482.0777 x7214 randy@naiheritage.com



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





2605 SW 33rd St. Suite 200 Ocala, FL 34471 352.482.0777 naiheritage.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



1109 SW 10th Street, Ocala, FL 34471



Randy Buss, CCIM, SIOR Managing Partner 352.482.0777 x7214 randy@naiheritage.com 2605 SW 33rd St. Suite 200 Ocala, FL 34471 352.482.0777 naiheritage.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



1109 SW 10th Street, Ocala, FL 34471





Randy Buss, CCIM, SIOR Managing Partner 352.482.0777 x7214 randy@naiheritage.com

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.	

2605 SW 33rd St. Suite 200 Ocala, FL 34471 352.482.0777 naiheritage.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



1109 SW 10th Street, Ocala, FL 34471



Randy Buss, CCIM, SIOR Managing Partner

352.482.0777 x7214 randy@naiheritage.com 2605 SW 33rd St. Suite 200 Ocala, FL 34471 352.482.0777 naiheritage.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.