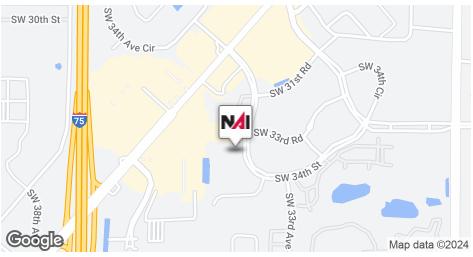


3300 SW 34th Avenue, Ocala, FL 34474





### **Property Highlights**

- Well located space between Paddock Mall & Lowes Paddock Park Commercial Center
- In close proximity to the best retail, restaurant, and lodging amenities in Ocala
- Surrounded by a prime demographic customer base, and area is popular with medically oriented businesses
- 82,000sf building on 7.5 acres, zoned B2, some units include small warehouse space
- Inquire about flexible terms and a tour. Floor diagrams available
- Call Today

Demographics	1 Mile	5 Miles	10 Miles	
Total Households	708	22,194	77,216	
Total Population	2,213	56,751	187,669	
Average HH Income	\$68,247	\$58,464	\$54,731	





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#### **Lease Information**

Lease Type:	NNN
Total Space:	1,649 - 7,125 SF

Lease Term:	36 months
Lease Rate:	\$8.50 - \$13.00 SF/yr

#### **Available Spaces**

	Suite	Tenant	Size	Туре	Rate	Description
•	112	Available	2,987 SF	NNN	\$8.50 SF/yr	2,987sf office space with 9 offices, reception area, conference rooms, 2 restrooms, one with shower, kitchen break area, storage/copy machine area, back entrance. 2,987sf, Base Rent \$8.50sf/yr plus NNN \$5.45/sf, Total: \$3,472.39/month plus sales tax.
	103	Available	7,125 SF	NNN	\$9.00 SF/yr	7,125sf office, a former call center, with lobby, large break area, extra large training area/conf room, perimeter offices, and tenant may use or landlord will dispose of the call center stations in the large open center area. Base Rent \$9/sf/yr plus NNN \$5.45/sf, Total: \$8,579.69/month plus sales tax.
	120	Available	1,649 SF	NNN	\$13.00 SF/yr	1,649sf Office/warehouse: Lobby, 3 offices, 1 medical office, 1 workroom, and 24' x 24' air conditioned Warehouse with 10' overhead truck door which could be re-exposed to the parking lot. The IT room shares equipment with adjacent tenant. 1649sf x (\$13/sf base + \$5.45/sf NNN) = \$2,535.34/mo. plus Sales Tax.

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