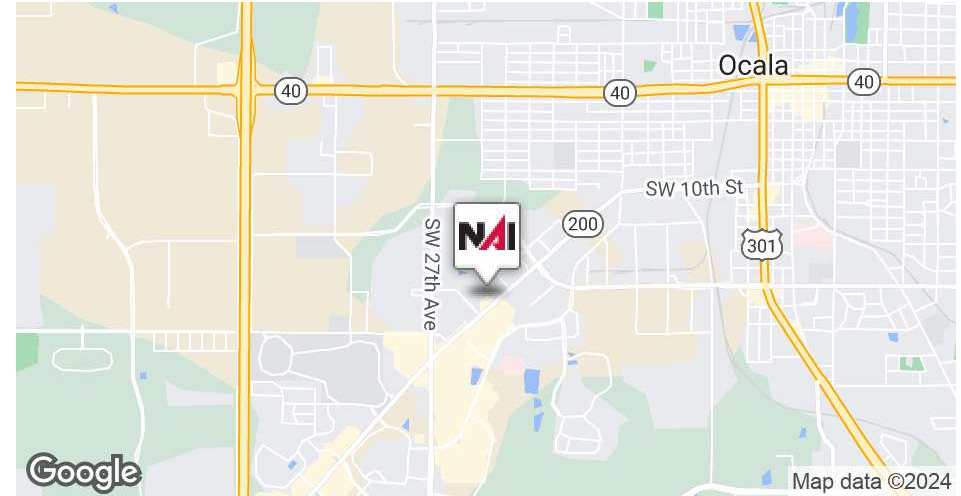


**FOR LEASE**  
\$3.50 - \$21.50 SF/YR (GROSS; NNN)



### Property Highlights

- 8,520sf dead storage building in rear
- 2,000sf open retail storefront in front
- Zoned B4, YB 1972
- AADT 37,500 (FDOT 2022), across from Hobby Lobby
- Marion County Parcel ID 23550-000-00
- Pylon Sign available too

Demographics	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	1,558	10,456	26,714
<b>Total Population</b>	4,722	28,341	68,900
<b>Average HH Income</b>	\$42,572	\$52,735	\$56,292



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Commercial Real Estate Services, Worldwide.

# Plaza 200

2375 - 2393 SW College Road, Ocala, FL 34471

## Lease Information

<b>Lease Type:</b>	Gross; NNN
<b>Total Space:</b>	2,000 - 8,520 SF

<b>Lease Term:</b>	36 months
<b>Lease Rate:</b>	\$3.50 - \$21.50 SF/yr

## Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ Building #2	Available	8,520 SF	Gross	\$3.50 SF/yr	Dead storage Warehouse has 6 offices/storage rooms, two restrooms, two large open areas. One 14' wide truck door at grade. There are 3 parking spaces for the warehouse unmarked and unreserved. Warehouse building is As-ls, no semi-truck access, limited box truck access to be parked inside while on-site - it is meant for dead storage and not any sort of normal operating business. Monthly rent is \$2,485/month.
■ 2375	Vinyl Oasis, LLC	1,164 SF	NNN	-	-
■ 2377	Pizza Hut	1,210 SF	NNN	-	-
■ 2379	Tech Bros, LLC	1,026 SF	NNN	-	-
■ 2381	Cricket	1,000 SF	NNN	-	-
■ 2383	Available	2,000 SF	NNN	\$21.50 SF/yr	Unit has open showroom space in front with one office, storage area, 2 bathrooms in rear. Available 9/1/2024. Rent is \$21.50/sqft + \$4.25/sf NNN = \$4,291.67/monthly.
■ 2385	Smoke Shop	2,000 SF	NNN	-	-
■ 2393	Optical Outlet	5,000 SF	NNN	-	-

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