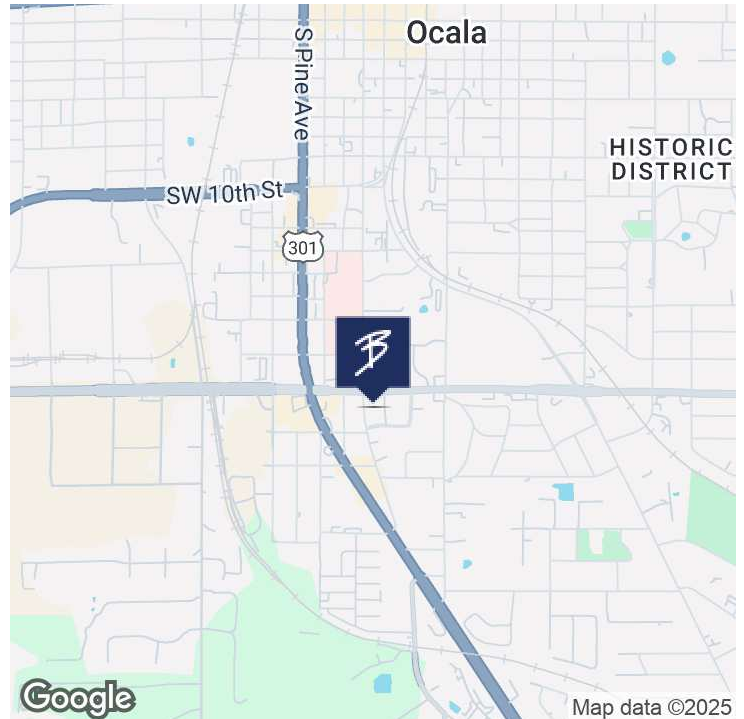


# 4880 SF MEDICAL OFFICE CLOSE TO HOSPITALS

1623 SOUTHWEST 1ST AVENUE OCALA, FL 34475

## EXECUTIVE SUMMARY

## OFFICE BUILDING FOR LEASE



### OFFERING SUMMARY

Available SF: 4,880 SF

Lease Rate: \$18.00 SF/yr (NNN)

Year Built: 1988

Building Size: 4,880 SF

Renovated: 2010

Zoning: O1

Market: Medical

Traffic Count Street:

### PROPERTY OVERVIEW

Discover a premier 4,880 sq. ft. medical office suite ideally located in central Ocala—just a short walk from both HCA Florida and AdventHealth hospitals. This spacious facility features 12 exam rooms, private physician offices, a welcoming lobby, and an upstairs break area with a full kitchen—perfectly suited for a busy practice.

The property offers ample patient parking at the front, along with dedicated employee parking in the rear for added convenience.

The landlord is highly motivated and seeking a long-term tenant to take full advantage of this prime healthcare location.

### PROPERTY HIGHLIGHTS

- Close to Hospitals
- Ample Parking
- Wheelchair access

FOR MORE INFORMATION CONTACT:

**Erin Freel** | Broker Associate, CCIM | 813.478.1735 | [erin@erinfreel.com](mailto:erin@erinfreel.com)

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | [boydrealestategroup.com](http://boydrealestategroup.com)

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

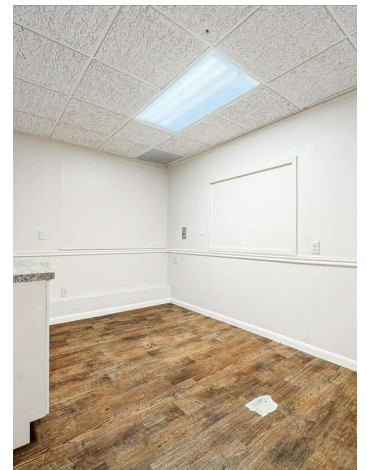
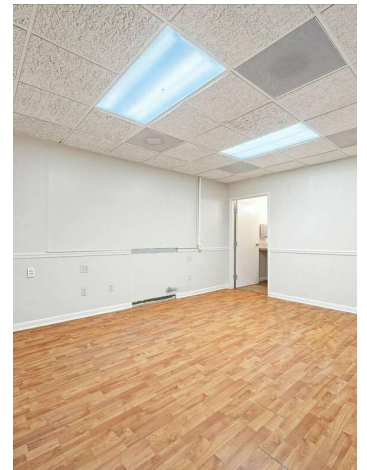


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ADDITIONAL PHOTOS

OFFICE BUILDING FOR LEASE



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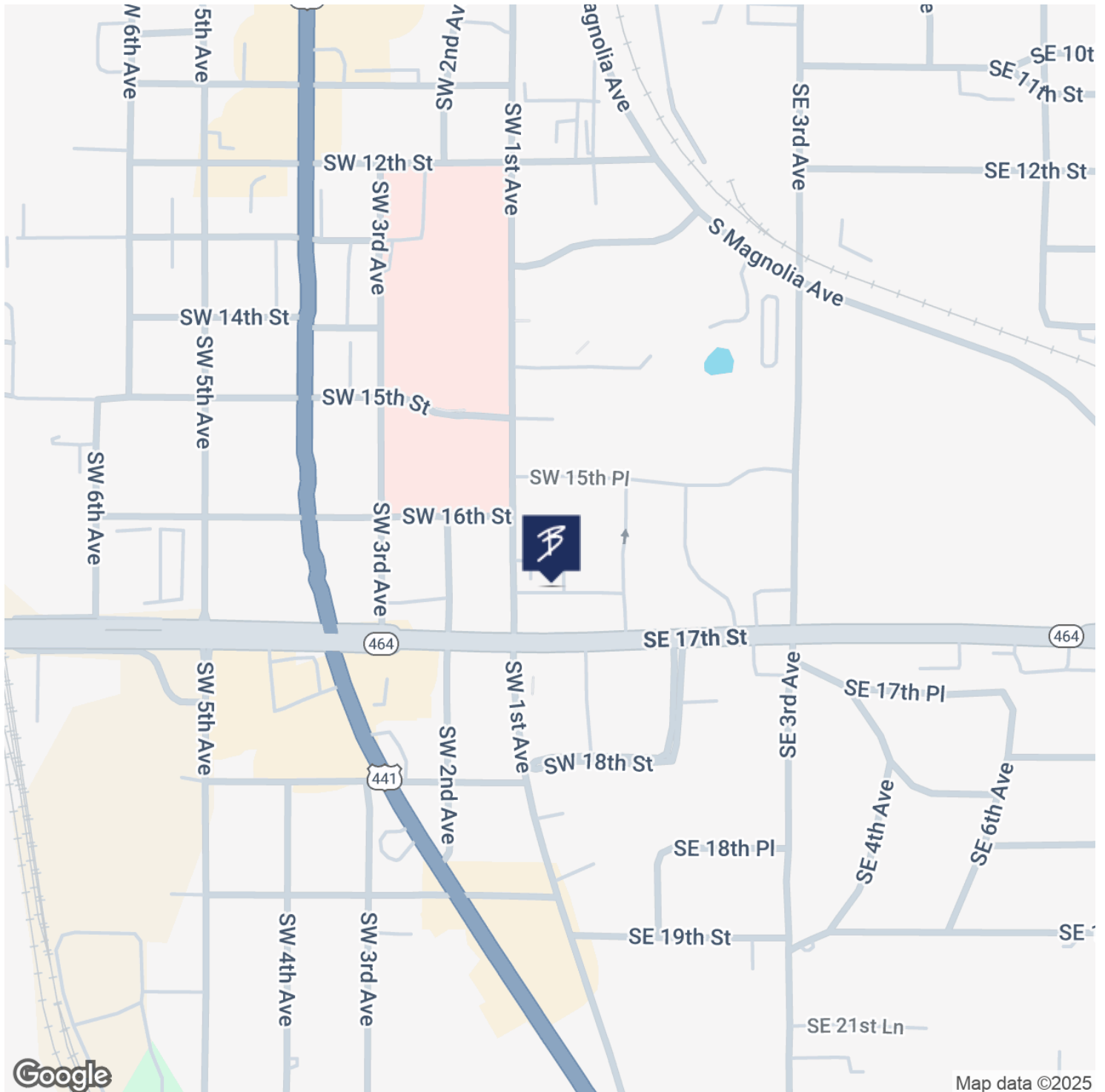




1623 SOUTHWEST 1ST AVENUE OCALA, FL 34475

## LOCATION MAP

# OFFICE BUILDING FOR LEASE



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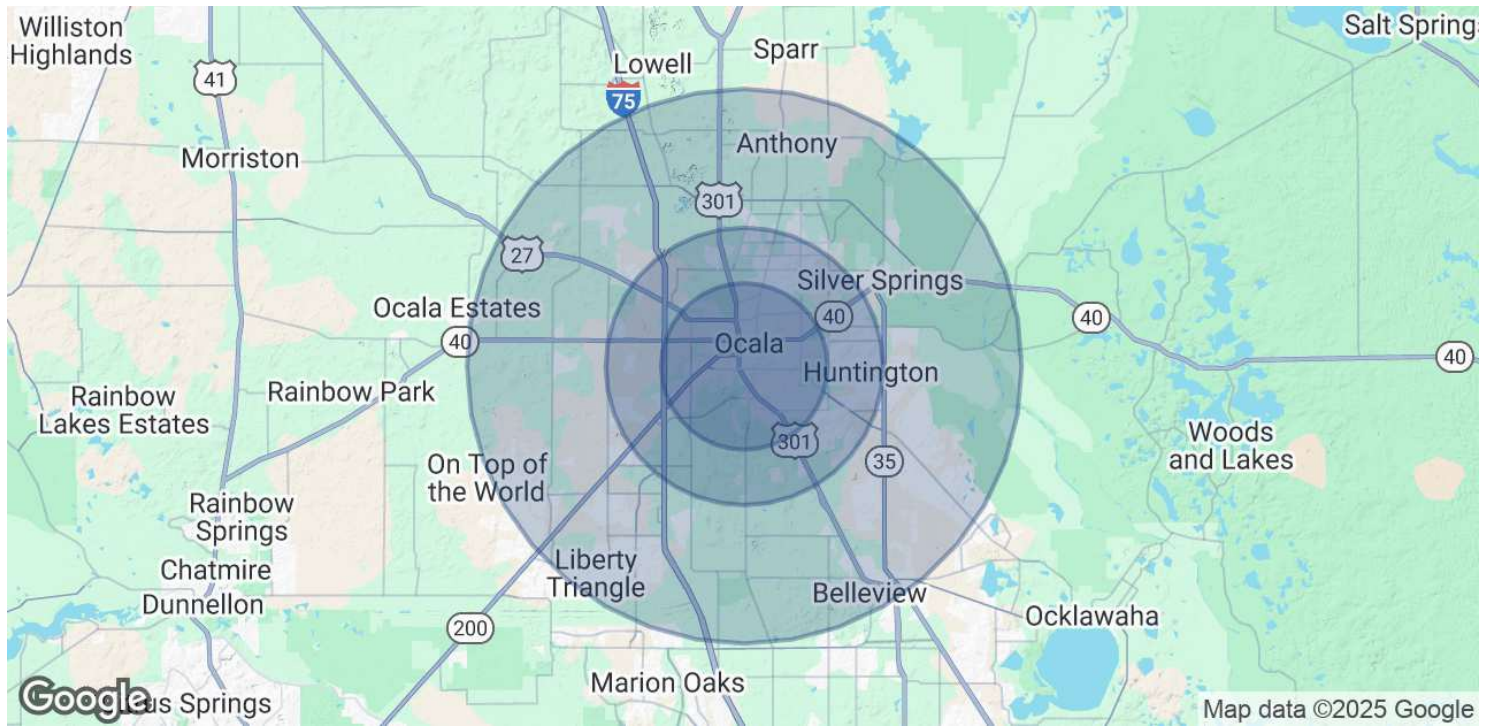


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DEMOGRAPHICS MAP & REPORT

OFFICE BUILDING FOR LEASE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	47,248	98,776	218,550
Average Age	42	43	45
Average Age (Male)	40	41	44
Average Age (Female)	43	44	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	18,886	39,636	88,578
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$84,850	\$88,363	\$85,951
Average House Value	\$268,276	\$268,368	\$276,260

Demographics data derived from AlphaMap

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