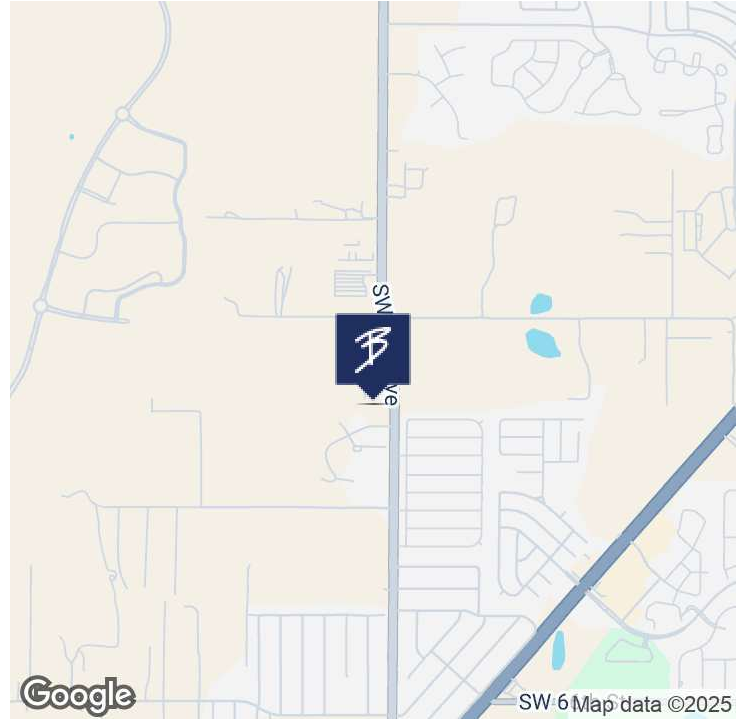


# CHARLESTON PLACE

6041 SW 54TH ST SUITE 100 , OCALA, FL 34474

## EXECUTIVE SUMMARY

## OFFICE BUILDING FOR SALE



### OFFERING SUMMARY

Sale Price:	\$494,200
Year Built:	2008
Building Size:	2,825 SF
Renovated:	2018
Zoning:	RO
Market:	Medical
Submarket:	Office
Price / SF:	\$174.94

### PROPERTY OVERVIEW

This medical-use condo, located in Charleston Place on 60th Avenue, offers a turnkey opportunity for healthcare providers seeking a well-equipped space in one of Ocala's most strategic corridors, just off Highway 200 and surrounded by numerous retirement communities. The interior layout is thoughtfully designed to support a high-functioning medical practice, featuring a spacious and welcoming waiting room, a receptionist and billing area, a central nurses' station, two private doctors' offices, and eight exam rooms. Additional features include a dedicated break room for staff, multiple lab and records rooms, and three restrooms for added convenience. The unit is complemented by an expansive shared lobby and abundant on-site parking, ensuring comfort and accessibility for both staff and patients.

### PROPERTY HIGHLIGHTS

- Office Condo
- On Airport Rd near SR 200
- Close to Calesa Township and Winding Oaks

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.



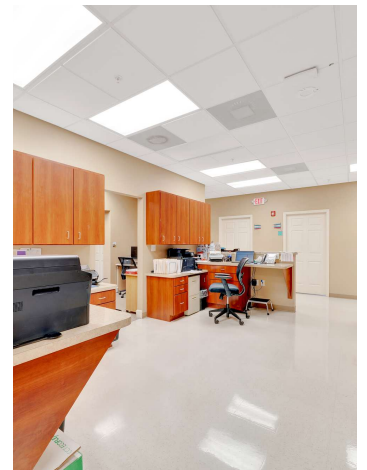
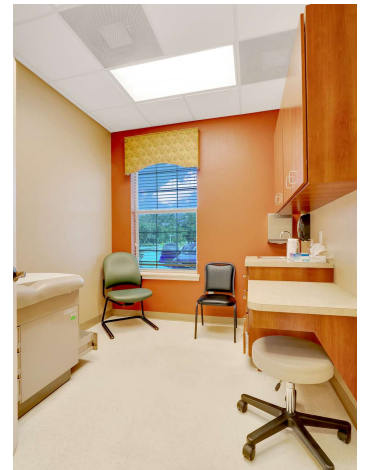
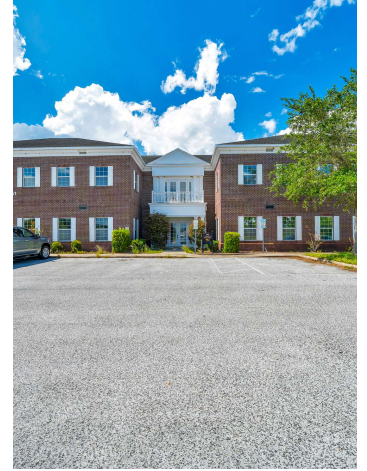


# CHARLESTON PLACE

6041 SW 54TH ST SUITE 100 , OCALA, FL 34474

ADDITIONAL PHOTOS

OFFICE BUILDING FOR SALE



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)

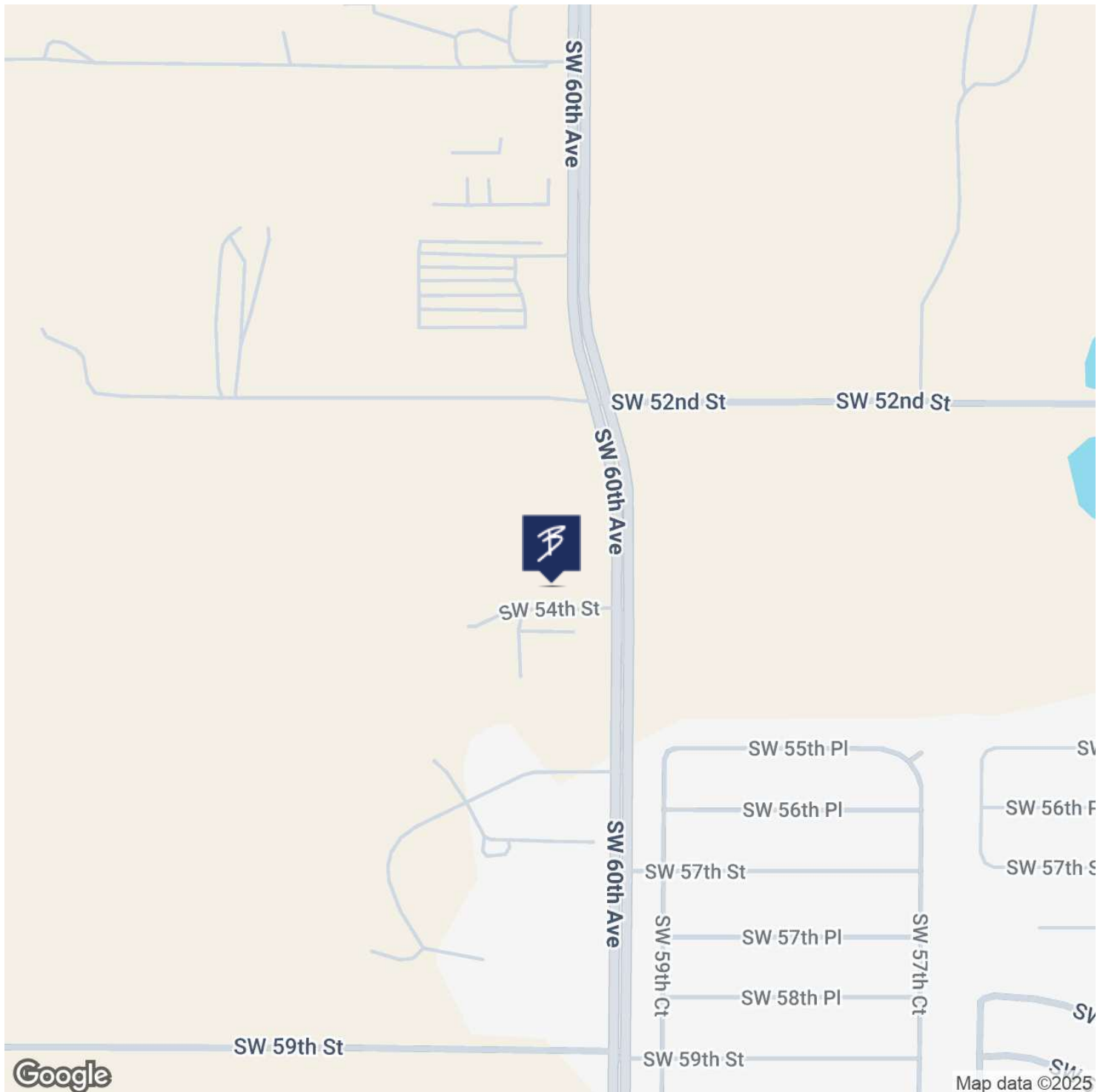


# CHARLESTON PLACE

6041 SW 54TH ST SUITE 100 , OCALA, FL 34474

LOCATION MAP

OFFICE BUILDING FOR SALE



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)



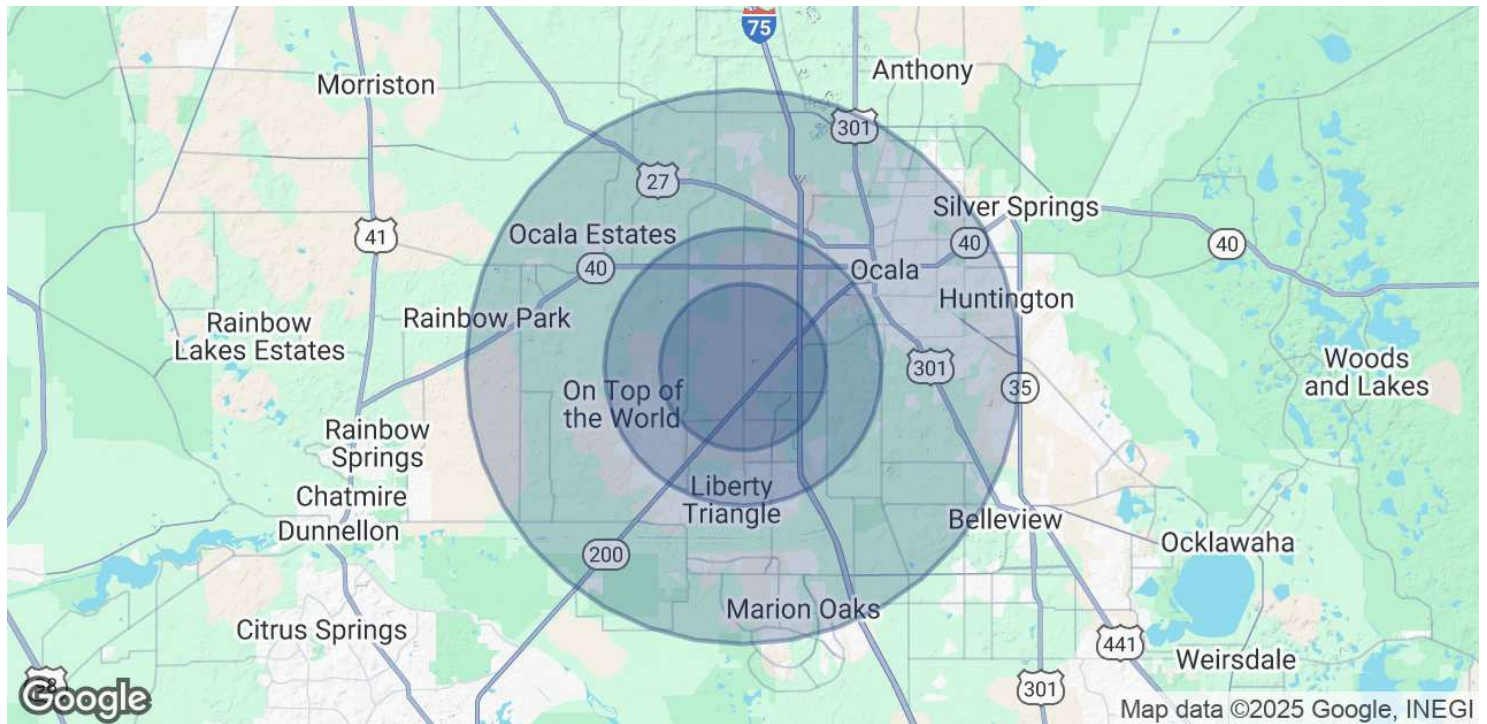


# CHARLESTON PLACE

6041 SW 54TH ST SUITE 100 , OCALA, FL 34474

## DEMOGRAPHICS MAP & REPORT

## OFFICE BUILDING FOR SALE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	21,021	60,819	181,021
Average Age	47	52	48
Average Age (Male)	46	51	47
Average Age (Female)	48	52	49

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,947	27,013	76,145
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$95,176	\$86,452	\$87,195
Average House Value	\$338,051	\$294,765	\$283,083

Demographics data derived from AlphaMap

FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

