

## MEDICAL OFFICE BUILDING FOR LEASE

OCALA, FL 34471

# 2850 SE 3rd Ct



### OFFERING SUMMARY

Lease Rate:	Subject To Offer
Building Size:	5,803 SF +/-
Available SF:	5,803 SF +/-
Lot Size:	0.8 AC +/-
Year Built:	1992
Zoning:	O-1

### PROPERTY OVERVIEW

5,803 Sf +/- of move in ready medical office is available for lease in Ocala. Located right in the heart of South Pine Medical Park, 2850 SE 3rd Ct is a standalone medical office building that has been occupied by a urology practice and includes a lab, a nurses station, 10 exam rooms with sinks, a bathroom, 2 procedure rooms with sinks, a nurses office, triage, office, rear entrance, storage, attic, and plenty of office space. The property is perfect for any large, multi physician practice looking to expand in the Ocala area.

The property is surrounded by additional medical office specialists including an internal medicine specialist, foot and ankle specialists, dentist, gastroenterologist, neurologist, dermatologists, pediatric sleep lab, kidney specialists, spine and ortho specialists, and an ASC. 2850 SE 3rd Ct is less than 2 miles from both major hospitals in Ocala (HCA Ocala and Advent Health Ocala). There is also easy access from HWY 441 (32,000 Annual Average Daily Traffic) and SW 32nd St (23,500 AADT) making it very accessible from patients coming all over North Central Florida.

### PROPERTY HIGHLIGHTS

- Move In Ready Standalone Medical Office Building For Lease
- Perfect for Any Expanding Practice
- Includes 10 Exam Rooms w/ Sinks, 2 Procedure Rooms, and a Lab
- Available for Sale Also!
- Less Than 2 Miles from HCA Ocala & AdventHealth Ocala

PRESENTED BY  
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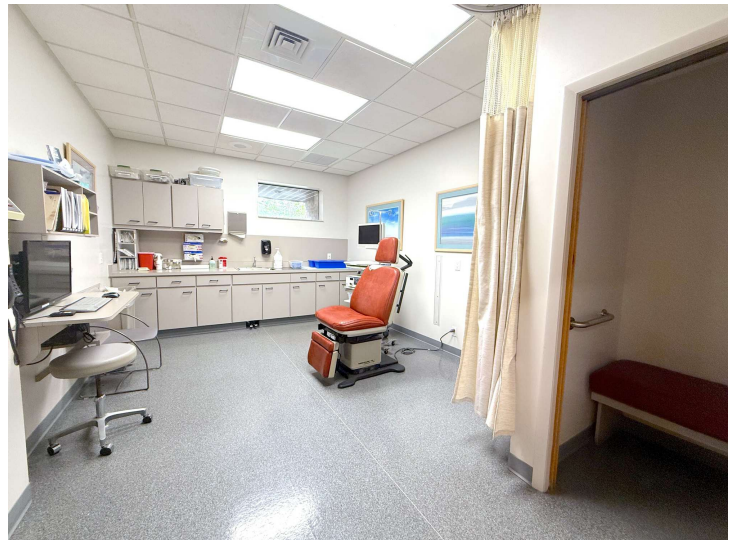
OFFICE BUILDING  
**For Sale**



## ADDITIONAL PHOTOS

OCALA, FL 34471

# 2850 SE 3rd Ct



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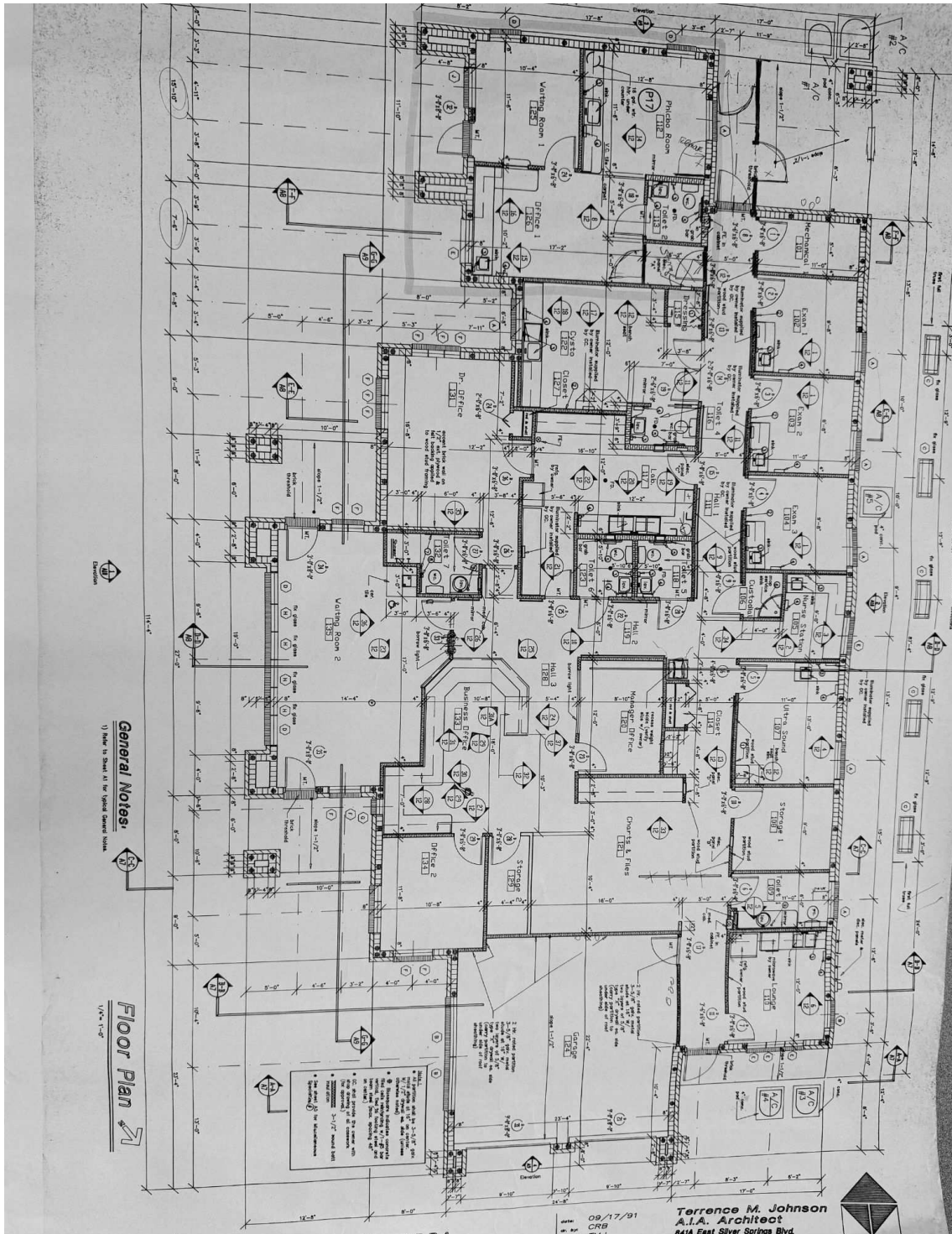
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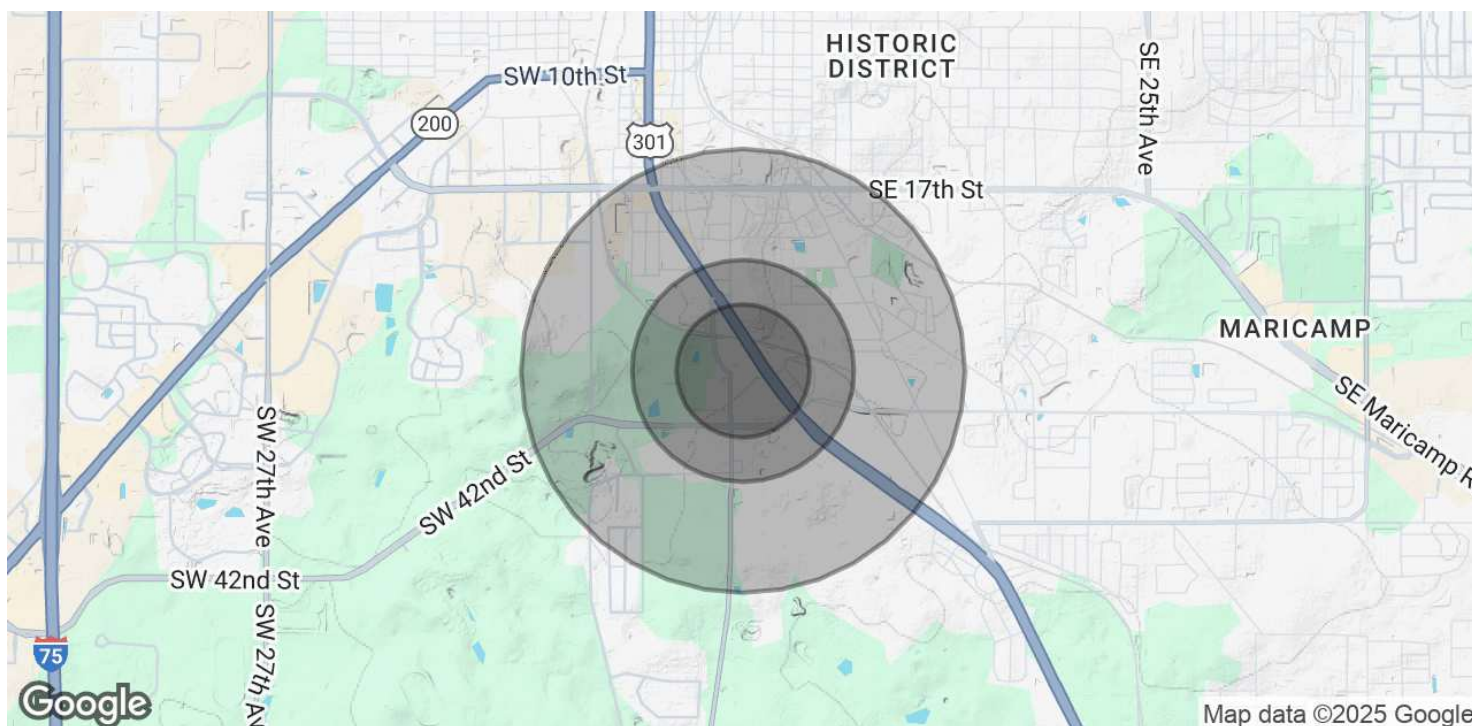
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## DEMOGRAPHICS MAP & REPORT

OCALA, FL 34471

# 2850 SE 3rd Ct



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	523	1,537	5,707
Average Age	41	42	47
Average Age (Male)	40	41	44
Average Age (Female)	42	43	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	220	622	2,314
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$104,411	\$101,225	\$97,614
Average House Value	\$322,083	\$309,632	\$301,218

Demographics data derived from AlphaMap

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