

Investment Opportunity | 100% LEASED

No Landlord Responsibilities | 7% Cap Rate

2139 NE 2nd St, Unit B, Ocala, FL 34470

For Sale: \$1,150,000



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

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Confidentiality & Disclaimer

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PRIME INVESTMENT OPPORTUNITY - 100% LEASED

Asking Price: \$1,150,000 | 7% Cap Rate

Exceptional Lease Terms

- New 10-year lease with 2% annual escalations through 2035
- Four additional 5-year extension options available
- Absolute triple net (NNN) lease structure with zero landlord responsibilities

Established Tenant & Location

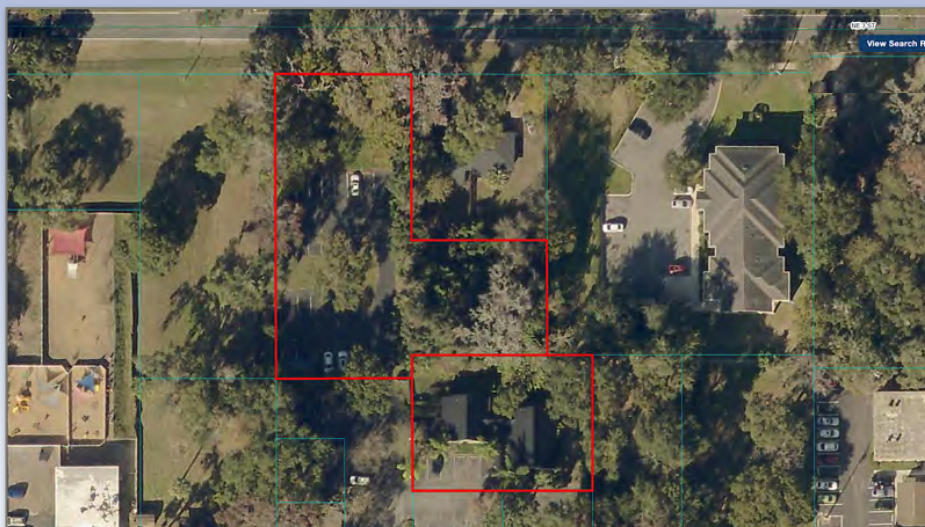
- Sale-leaseback opportunity with Lifestyle Solutions MedSpa
- Tenant has operated successfully at this location since 2004
- Strong operator with two locations and active expansion plans

Property Details

- 3,634 SF Med Spa and Office Building
- Situated on 1.04 acres
- Originally constructed in 1986, extensively renovated in 2013
- Zoned RO & R-3 in Marion County
- Parking Ratio 8.53/1,000 SF

Strategic Location

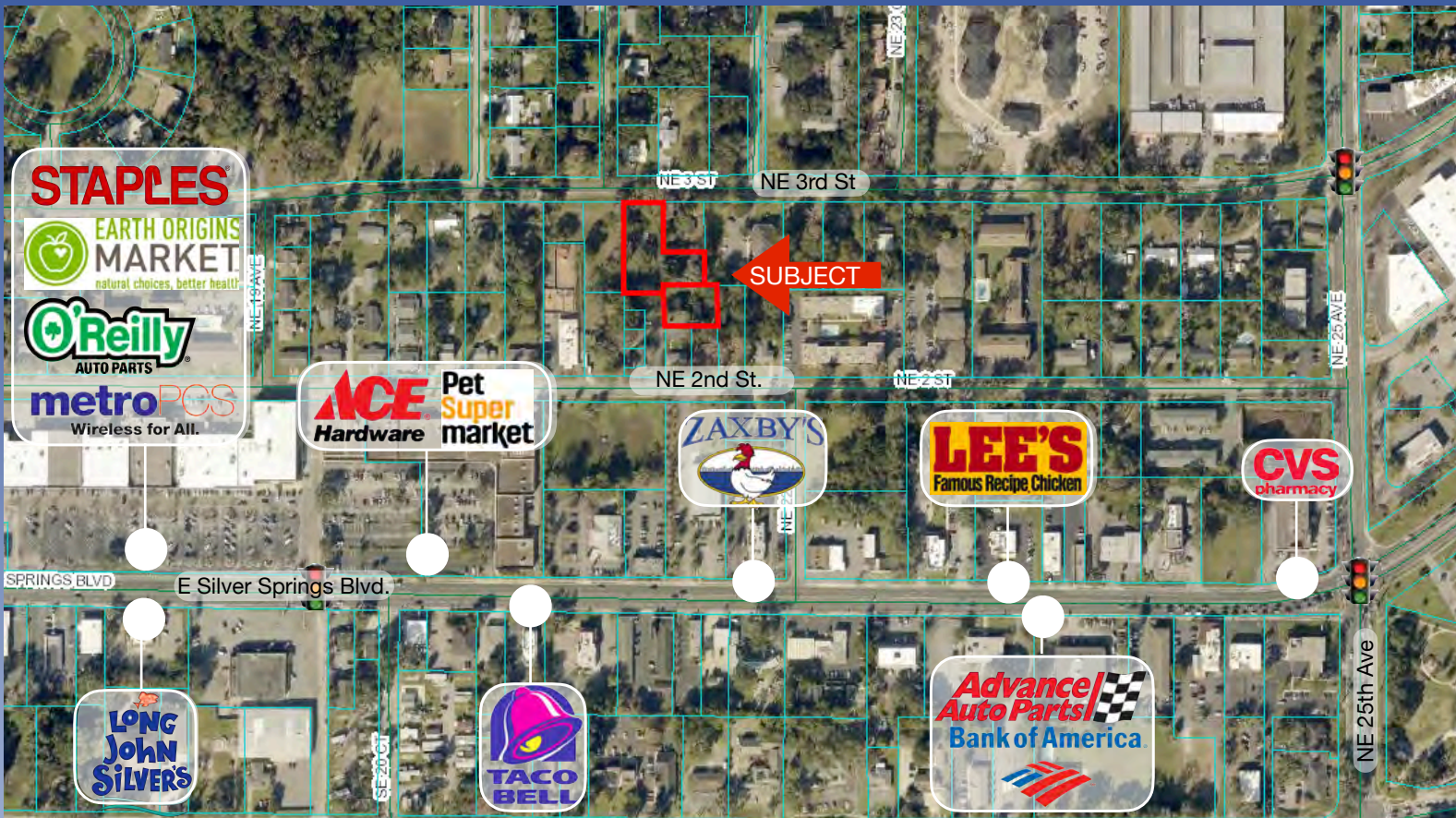
- 2nd Street Professional Center - well-positioned address
- Close proximity to popular retail, banking, dining, and residential areas
- Marion County Parcel IDs: 28335-023-06 and 28335-022-01



Businesses Located in 2nd Street Professional Center

- | | |
|--------|-----------------------------|
| 2139-A | Griffin Insurance Agency |
| 2139-B | Lifestyle Solutions Med/Spa |
| 2141 | Seva Massage Therapy |
| 2143 | Kiefer Insurance |

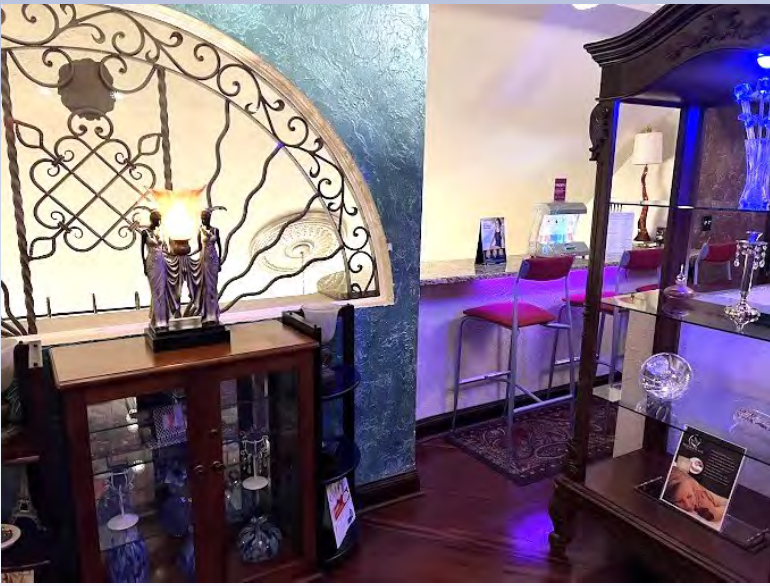
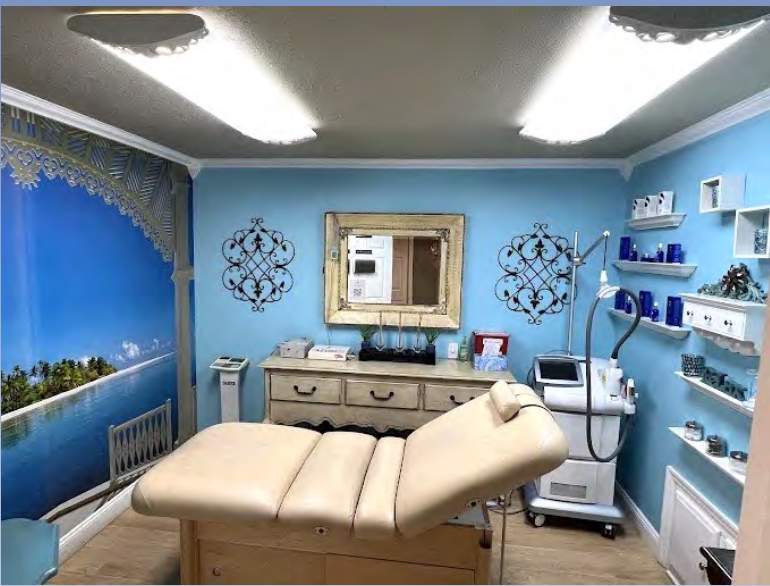
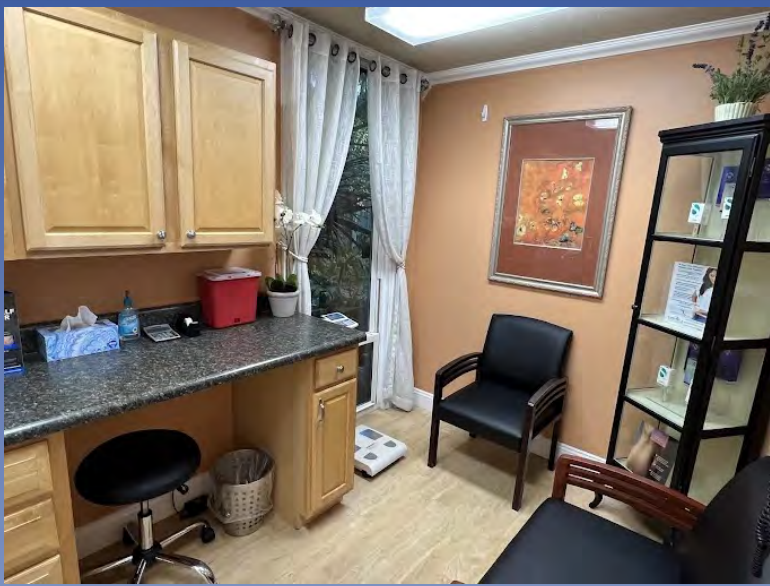
Aerials



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Interior Photos



Exterior Photos



Demographic and Income Profile

2139 NE 2nd St, Ocala, Florida, 34470
Ring: 5 mile radius

Prepared by Esri
Latitude: 29.18883
Longitude: -82.10868

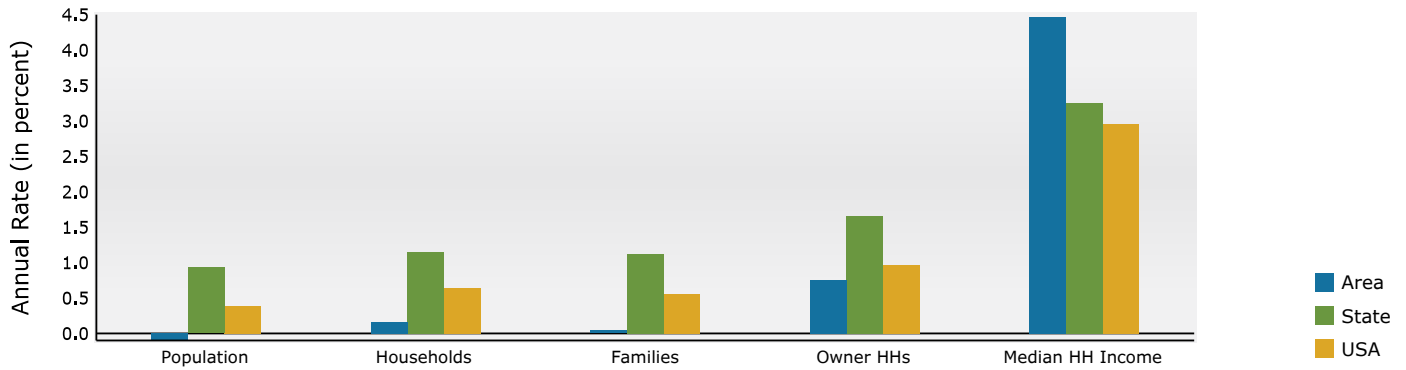
Summary	Census 2010		Census 2020		2024		2029	
Population	89,267		98,136		100,369		99,934	
Households	36,111		39,347		40,783		41,118	
Families	23,004		24,850		25,107		25,163	
Average Household Size	2.38		2.41		2.38		2.35	
Owner Occupied Housing Units	23,085		24,135		25,643		26,634	
Renter Occupied Housing Units	13,027		15,212		15,140		14,484	
Median Age	41.0		41.4		41.7		42.8	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	-0.09%		0.93%		0.38%			
Households	0.16%		1.15%		0.64%			
Families	0.04%		1.12%		0.56%			
Owner HHs	0.76%		1.66%		0.97%			
Median Household Income	4.46%		3.25%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			4,674	11.5%	4,088	9.9%		
\$15,000 - \$24,999			3,197	7.8%	2,411	5.9%		
\$25,000 - \$34,999			4,721	11.6%	3,856	9.4%		
\$35,000 - \$49,999			4,529	11.1%	3,869	9.4%		
\$50,000 - \$74,999			6,108	15.0%	6,033	14.7%		
\$75,000 - \$99,999			4,819	11.8%	5,186	12.6%		
\$100,000 - \$149,999			7,525	18.5%	8,934	21.7%		
\$150,000 - \$199,999			2,599	6.4%	3,590	8.7%		
\$200,000+			2,612	6.4%	3,150	7.7%		
Median Household Income			\$61,194		\$76,107			
Average Household Income			\$86,025		\$100,619			
Per Capita Income			\$35,227		\$41,659			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,618	6.3%	5,434	5.5%	5,518	5.5%	5,382	5.4%
5 - 9	5,430	6.1%	5,918	6.0%	5,799	5.8%	5,295	5.3%
10 - 14	5,586	6.3%	6,268	6.4%	6,048	6.0%	5,753	5.8%
15 - 19	6,109	6.8%	5,905	6.0%	5,917	5.9%	5,627	5.6%
20 - 24	5,715	6.4%	5,584	5.7%	5,987	6.0%	5,747	5.8%
25 - 34	10,021	11.2%	12,443	12.7%	12,583	12.5%	12,307	12.3%
35 - 44	10,746	12.0%	11,301	11.5%	12,357	12.3%	12,586	12.6%
45 - 54	12,968	14.5%	11,730	12.0%	11,463	11.4%	11,478	11.5%
55 - 64	10,792	12.1%	13,361	13.6%	12,795	12.7%	11,682	11.7%
65 - 74	7,967	8.9%	11,081	11.3%	11,681	11.6%	12,221	12.2%
75 - 84	5,565	6.2%	6,316	6.4%	7,351	7.3%	8,516	8.5%
85+	2,750	3.1%	2,795	2.8%	2,869	2.9%	3,342	3.3%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	68,178	76.4%	65,657	66.9%	65,446	65.2%	63,211	63.3%
Black Alone	15,115	16.9%	16,236	16.5%	16,674	16.6%	17,264	17.3%
American Indian Alone	324	0.4%	356	0.4%	389	0.4%	394	0.4%
Asian Alone	1,608	1.8%	2,121	2.2%	2,358	2.3%	2,445	2.4%
Pacific Islander Alone	37	0.0%	37	0.0%	42	0.0%	47	0.0%
Some Other Race Alone	2,118	2.4%	4,087	4.2%	4,646	4.6%	4,977	5.0%
Two or More Races	1,887	2.1%	9,642	9.8%	10,813	10.8%	11,596	11.6%
Hispanic Origin (Any Race)	8,451	9.5%	13,630	13.9%	15,798	15.7%	17,086	17.1%

Data Note: Income is expressed in current dollars.

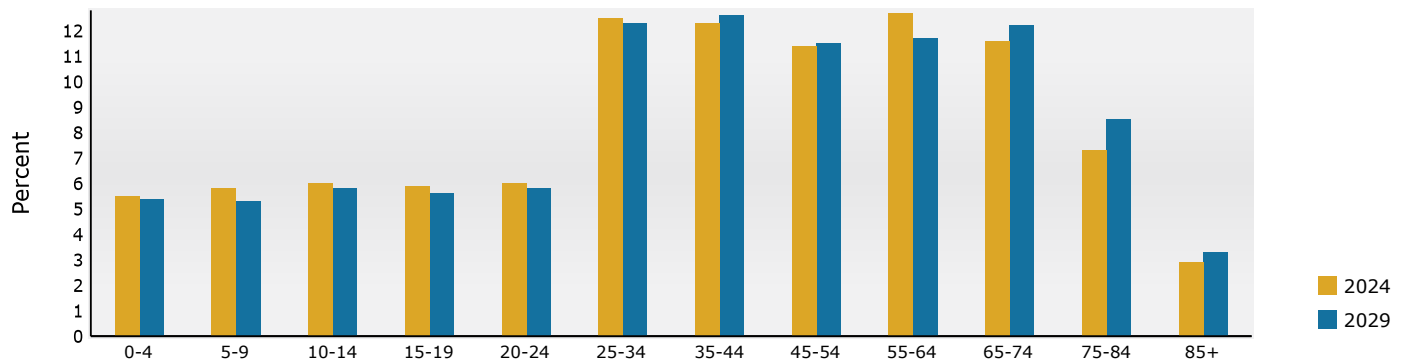
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

June 19, 2025

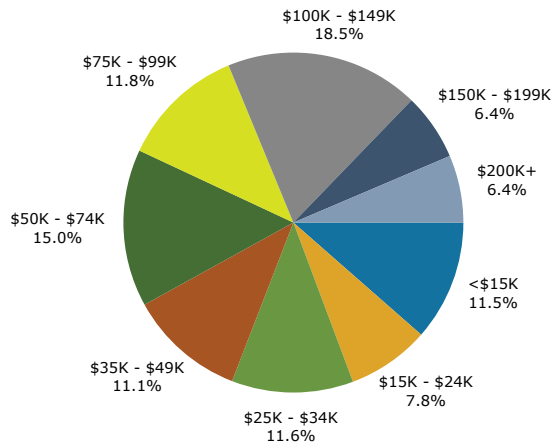
Trends 2024-2029



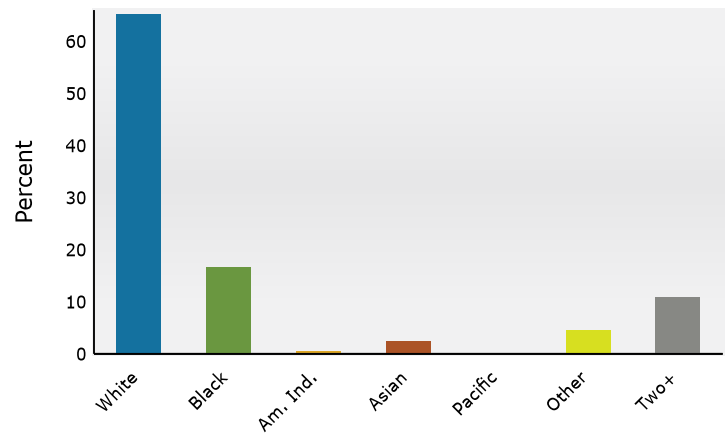
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 15.7%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

June 19, 2025

Medical Expenditures

2139 NE 2nd St, Ocala, Florida, 34470
Ring: 5 mile radius

Prepared by Esri
Latitude: 29.18883
Longitude: -82.10868

Demographic Summary		2024	2029
Population		100,369	99,934
Households		40,783	41,118
Families		25,107	25,163
Median Household Income		\$61,194	\$76,107
Males per 100 Females		94.4	93.8
Population by Age			
Population <5 Years		5.5%	5.4%
Population 65+ Years		21.8%	24.1%
Median Age		41.7	42.8
	Spending Potential Index	Average Amount Spent	Total
Health Care	81	\$6,215.18	\$253,473,731
Medical Care	81	\$2,169.83	\$88,492,034
Physician Services	80	\$262.80	\$10,717,812
Dental Services	77	\$383.80	\$15,652,438
Eyecare Services	80	\$75.32	\$3,071,610
Lab Tests, X-rays	80	\$69.54	\$2,836,160
Hospital Room and Hospital Services	81	\$227.98	\$9,297,843
Convalescent or Nursing Home Care	77	\$34.08	\$1,389,777
Other Medical Services (1)	76	\$157.54	\$6,425,137
Nonprescription Drugs	82	\$145.98	\$5,953,413
Prescription Drugs	88	\$362.73	\$14,793,073
Nonprescription Vitamins	75	\$121.34	\$4,948,748
Medicare Prescription Drug Premium	87	\$115.06	\$4,692,347
Eyeglasses and Contact Lenses	79	\$99.84	\$4,071,734
Hearing Aids	85	\$30.08	\$1,226,598
Medical Equipment for General Use	81	\$8.05	\$328,133
Other Medical Supplies/Equipment (2)	81	\$75.70	\$3,087,211
Health Insurance	81	\$4,045.35	\$164,981,697
Blue Cross/Blue Shield	80	\$1,084.02	\$44,209,574
Fee for Service Health Plan	79	\$779.10	\$31,774,081
HMO	72	\$546.20	\$22,275,863
Medicare Payments	88	\$998.11	\$40,705,900
Long Term Care Insurance	84	\$57.09	\$2,328,457
Dental Care Insurance	78	\$141.05	\$5,752,594
Vision Care Insurance	81	\$36.01	\$1,468,579
Prescription Drug Insurance	91	\$6.87	\$280,344
Other Single Service Insurance (3)	81	\$12.59	\$513,323
Medicaid Premiums	79	\$8.98	\$366,057
Tricare/Military Premiums	78	\$9.08	\$370,337
Children's Health Ins Program Premiums	83	\$0.85	\$34,692

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

(1) Other Medical Services includes Services by Medical Professionals other than Physicians, Outpatient Hospital Care, Blood Donation, and Ambulance, Dialysis, Emergency Room, Oxygen or Rescue Services.

(2) Other Medical Supplies/Equipment includes Topicals, Dressings, Supportive and Convalescent Medical Equipment, Rental of Medical Equipment for General Use, and Rental of Supportive and Convalescent Medical Equipment.

(3) Other Single Service Insurance Other Single Service Insurance includes health insurance coverage that provides for only one type of service, other than dental care, vision care, prescriptions, and long-term care.

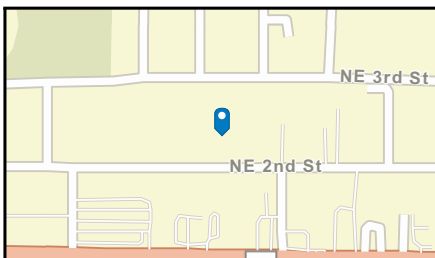
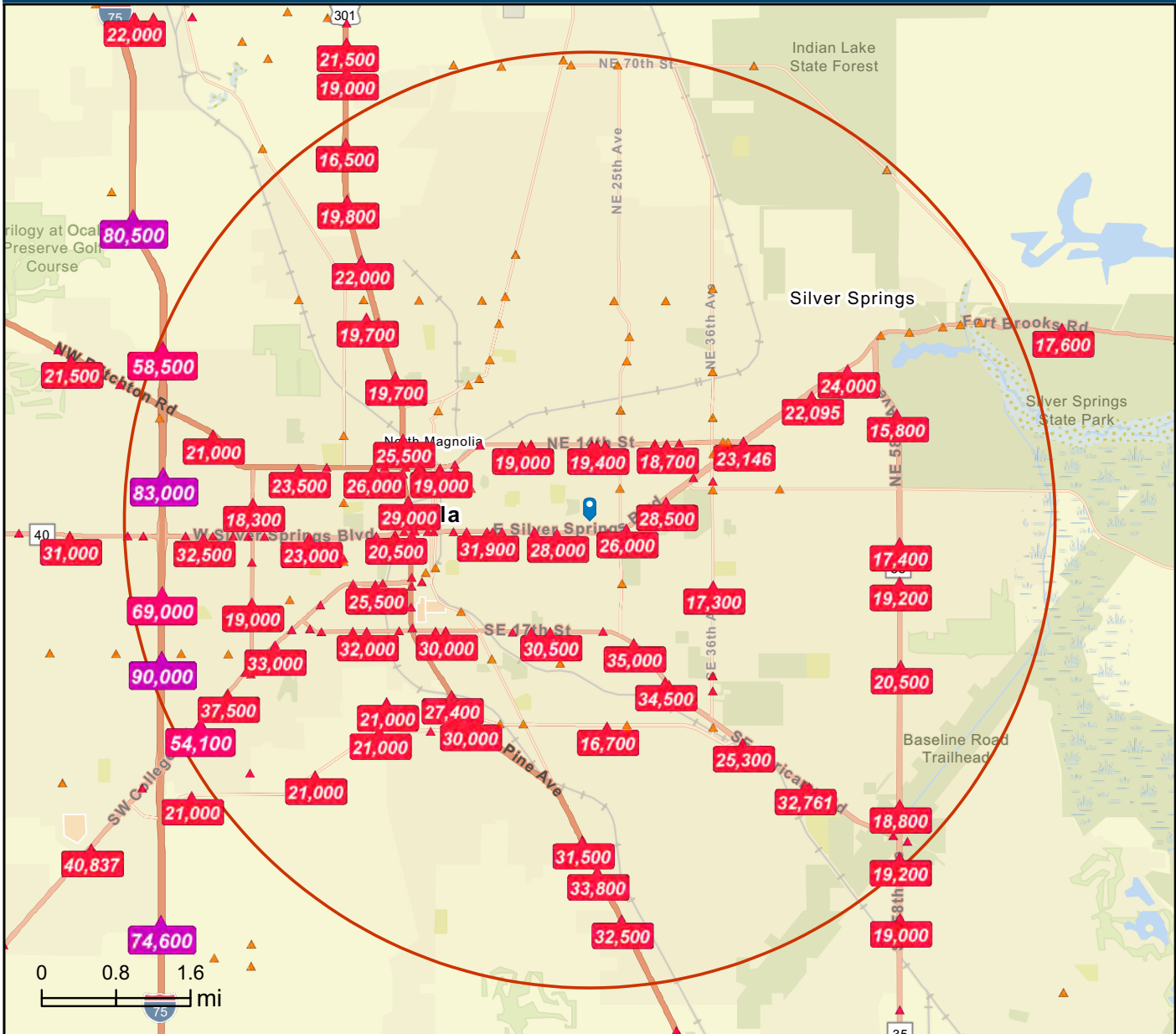
Source: Esri forecasts for 2024 and 2029; Consumer Spending data are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics.

June 19, 2025

Traffic Count Map

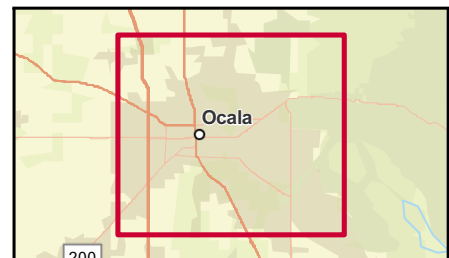
2139 NE 2nd St, Ocala, Florida, 34470
Rings: 5 mile radii

Prepared by Esri
Latitude: 29.18883
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Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

June 19, 2025

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