

## MOVE IN READY MEDICAL OFFICE FOR LEASE

1500 SE MAGNOLIA AVENUE, OCALA, FL 34471

# Ocala Medical Park



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	24,352 SF +/-
Available SF:	1,080 - 3,848 SF +/-
Lot Size:	2.84 Acres +/-
Year Built:	1974
Zoning:	O-1
Parking:	5/1,000

### PROPERTY OVERVIEW

1,080 SF - 3,848 SF +/- of medical and professional office space is available for lease. Tenant improvement allowances are available for all suites. The property includes co-tenants such as Ocala Eye, Orthopedics of Central Florida, and Florida Surgery Consultants. Perfect users include any and all medical office specialists and office users. Ocala Medical Park is less than 1 mile from both HCA Hospital in Ocala and AdventHealth Ocala. The property also has easy access from US Route 441. The park is also less than 7 miles from Interstate 75.

Suites available include:

**Suite 101-102 - Up to 2,922 SF +/-:** Professional/Medical Office: Includes lab, two private offices, large billing office, a small nurses station, 3 exam rooms w/ sinks, MA office, 2 bathrooms, break room, 2 rear entrances, and plenty of storage. The suite can also be demised.

**Suite 103A - 1,080 SF +/- :** Professional Office: Includes 3 offices, 1 large conference room, storage, reception, and 2 bathrooms.

**Suite 201 - 1,461 SF +/-:** Medical Office: Includes break room, 2 bathrooms, 4 exam rooms with sinks, nurses station, and a check-in/check-out.

**Suite 202 - 1,461 SF +/-:** Medical Office: Includes 3 exam rooms with sinks, 2 bathrooms, a nurses station, a private office, and plenty of storage.

**Suite 203 - 3,848 SF +/-:** Medical/Professional Office: Reception, 7 exam rooms with sinks, nurses station, 5 private offices, nurses station, 4 bathrooms, and a break room.

**Suite 205 - 2,744 SF +/-:** Medical Office: Includes 8 exam rooms with sinks, nurses station, reception, check-in/check-out, storage, break room, 5 bathrooms, and 2 doctors offices.

PRESENTED BY

**DANIELLE KOVIE**

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OFFICE BUILDING

For Lease

SUITE 101-102

1500 SE MAGNOLIA AVENUE, OCALA, FL 34471

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OFFICE BUILDING  
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SUITE 201

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OFFICE BUILDING  
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SUITE 202

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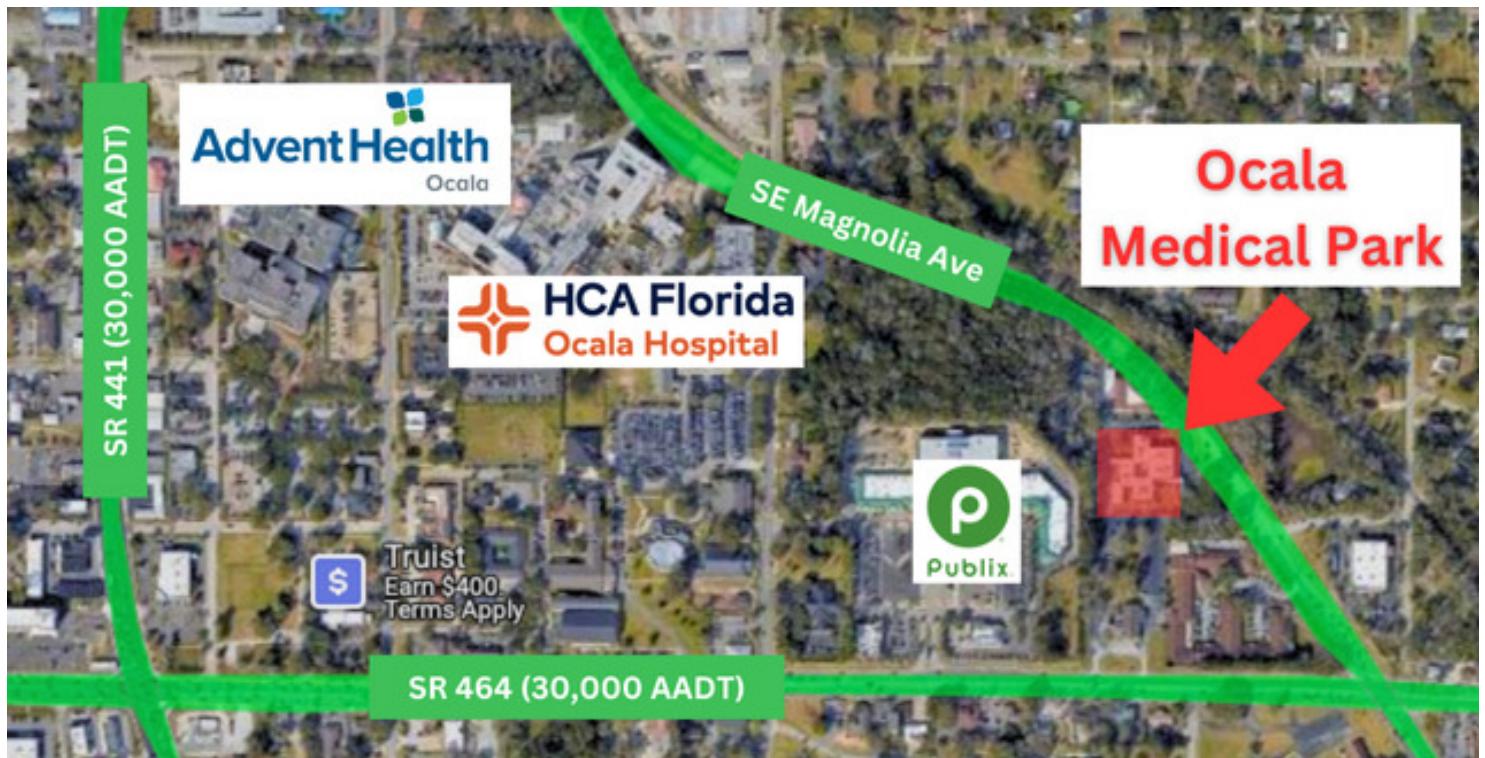
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## SITE PLAN

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## LOCATION MAP

1500 SE MAGNOLIA AVENUE, OCALA, FL 34471

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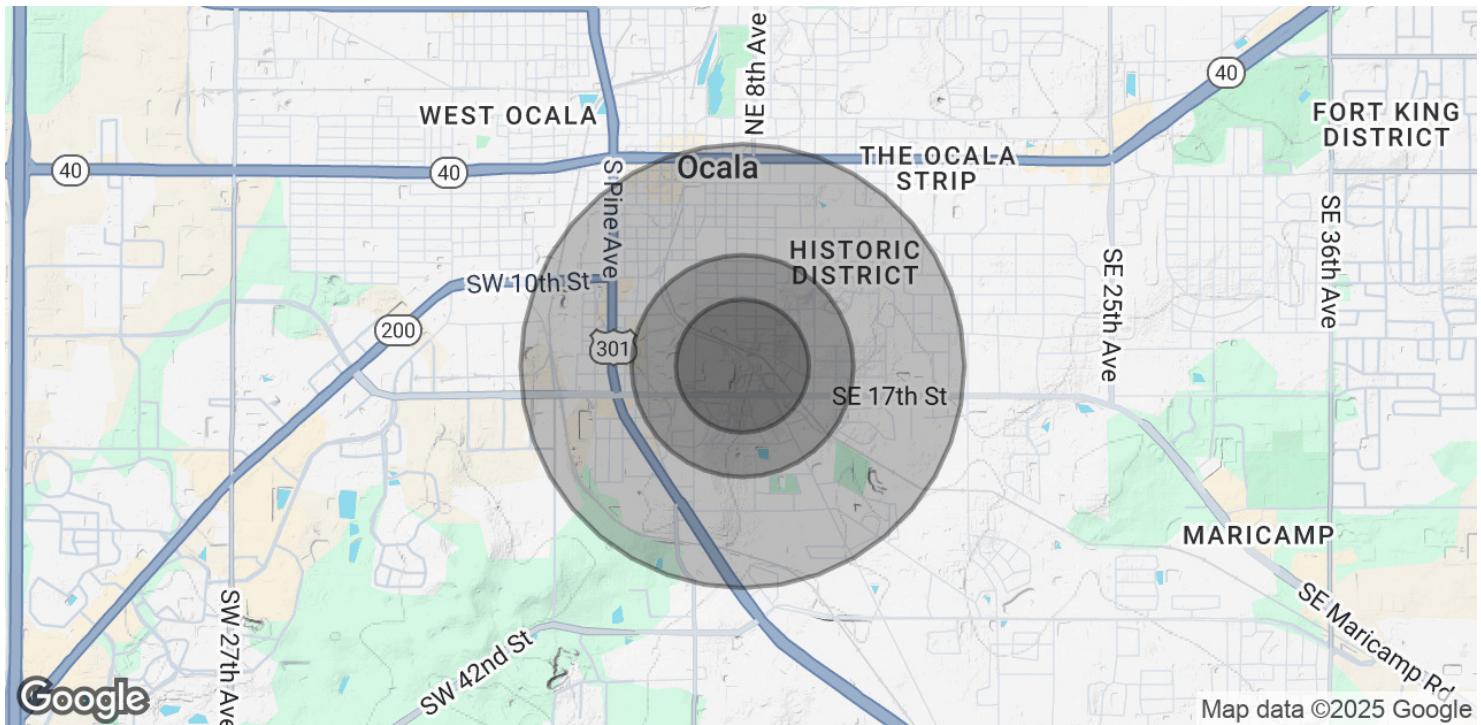
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## DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	560	1,615	6,364
Average Age	42	42	44
Average Age (Male)	40	40	41
Average Age (Female)	44	44	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	236	673	2,691
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$79,076	\$92,044	\$93,446
Average House Value	\$304,170	\$319,767	\$304,803

Demographics data derived from AlphaMap

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