

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 - 5,489 SF +/-
Lot Size:	2.84 Acres +/-
Year Built:	1974
Zoning:	O-1
Parking:	5/1,000

PROPERTY OVERVIEW

1,080 SF - 5,489 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 106 - 5,489 SF +/-: Professional/Medical Office: Includes reception/check-in area, waiting room, 23 private offices, nurses station, break room, 3 storage closets, and 7 restrooms.

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.

PRESENTED BY
DANIELLE KOVIE

407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING

For Lease

SUITE 101-102

1500 SE MAGNOLIA AVENUE, OCALA, FL 34471

Ocala Medical Park



PRESENTED BY
DANIELLE KOVIE
407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING
For Lease

SUITE 201

1500 SE MAGNOLIA AVENUE, OCALA, FL 34471

Ocala Medical Park



PRESENTED BY
DANIELLE KOVIE
407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING
For Lease

SUITE 202

1500 SE MAGNOLIA AVENUE, OCALA, FL 34471

Ocala Medical Park



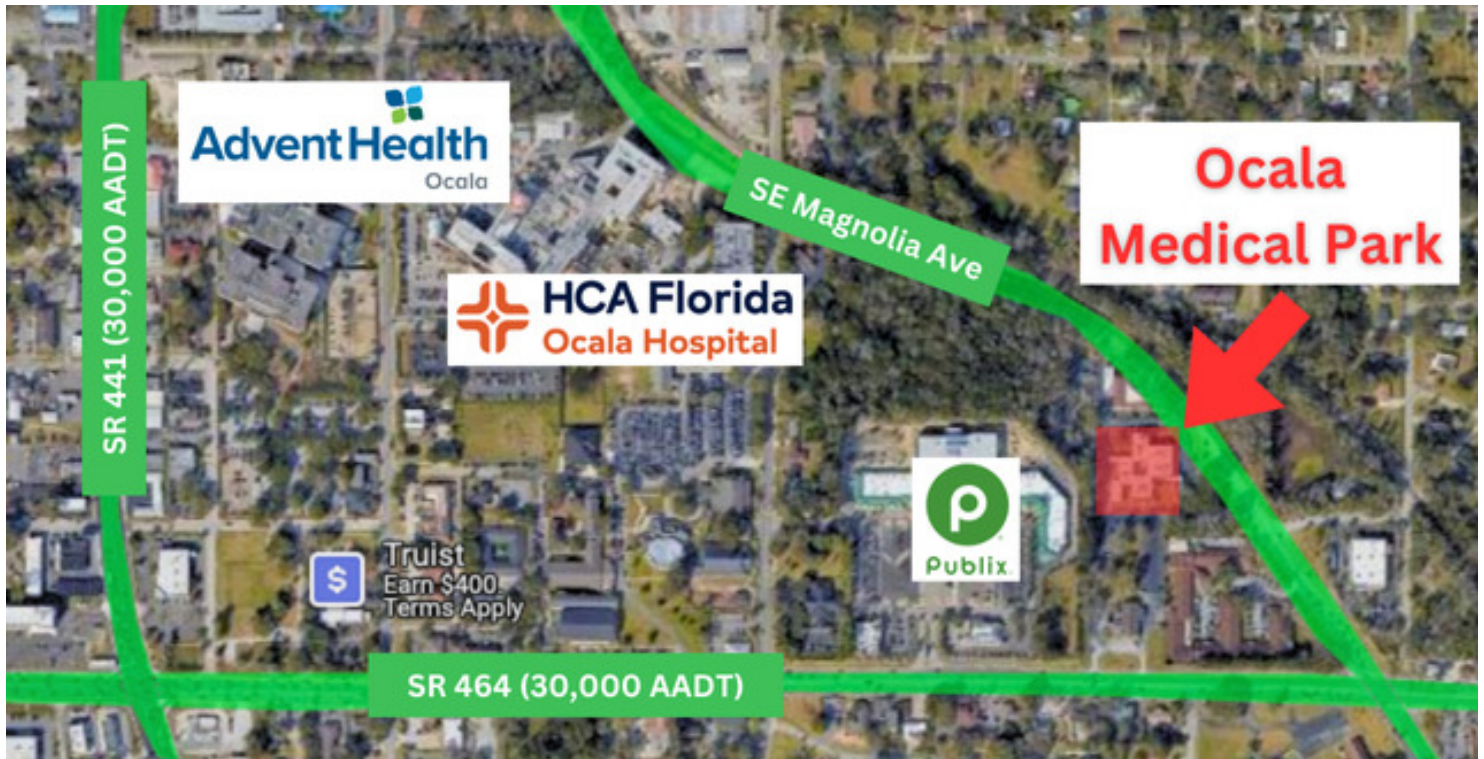
PRESENTED BY
DANIELLE KOVIE
407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING
For Lease

SITE PLAN

1500 SE MAGNOLIA AVENUE, OCALA, FL 34471

Ocala Medical Park



PRESENTED BY
DANIELLE KOVIE
407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING
For Lease

LOCATION MAP

1500 SE MAGNOLIA AVENUE, OCALA, FL 34471

Ocala Medical Park



Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

PRESENTED BY
DANIELLE KOVIE

407.214.4846
dkovie@millenia-partners.com

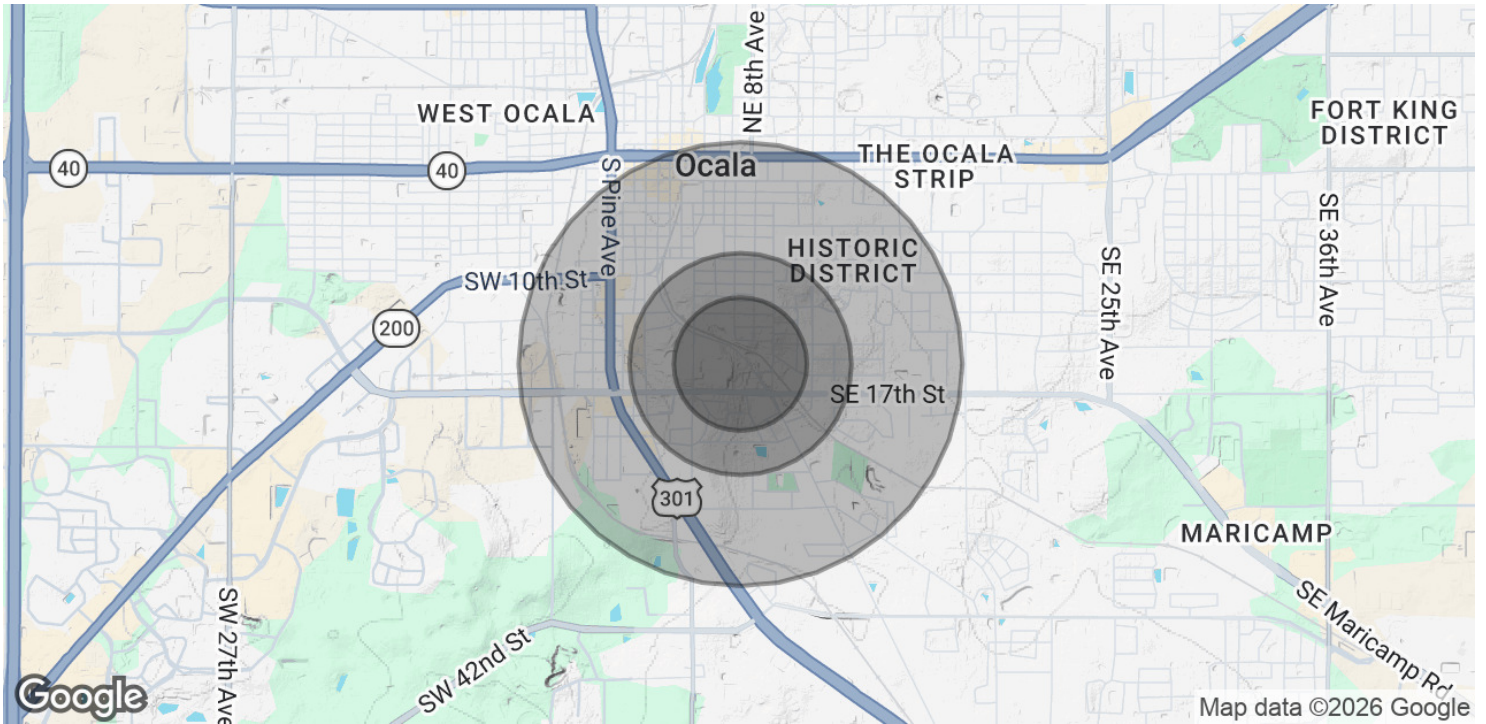
OFFICE BUILDING

For Lease

DEMOGRAPHICS MAP & REPORT

1500 SE MAGNOLIA AVENUE, OCALA, FL 34471

Ocala Medical Park



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

2020 American Community Survey (ACS)

PRESENTED BY
DANIELLE KOVIE

407.214.4846
dkovie@millenia-partners.com

OFFICE BUILDING

For Lease