

Paddock Center

2709 SOUTHWEST 27TH AVENUE OCALA, FL 34471

EXECUTIVE SUMMARY

RETAIL/PROFESSIONAL PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF:	2,150 SF
Lease Rate:	\$15.50 SF/yr (NNN)
Lot Size:	0.5 Acres
Year Built:	1998
Building Size:	5,700 SF
Zoning:	B4
Traffic Count Street:	23,500 Cars Per Day

PROPERTY OVERVIEW

Discover an exceptional leasing opportunity at this prime property located in Ocala, FL. Boasting a spacious and versatile floor plan, the property offers ample space for a wide range of retail, professional or commercial ventures. With high visibility and easy access from SR 200 and 27th Ave, it presents an ideal setting to showcase your brand and attract a steady flow of customers. The property features modern amenities, ample parking, and the potential for customizable layouts to suit your specific business needs. Take advantage of this sought-after location and elevate your business to new heights in this thriving commercial hub. This is the last available spot in this center; you'd be joining Honey Baked Ham Store, and State Farm Insurance. The base rent is \$15.50 and NNN are \$6.19 so the all-in monthly cost would be \$3,888.

PROPERTY HIGHLIGHTS

- Excellent visibility from major roadways
- Modern and versatile space for retail or commercial use
- Ample parking for customers and employees
- Customizable layouts to suit specific business needs
- Highly accessible location in a thriving commercial hub

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

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.



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ADDITIONAL PHOTOS

RETAIL PROPERTY FOR LEASE



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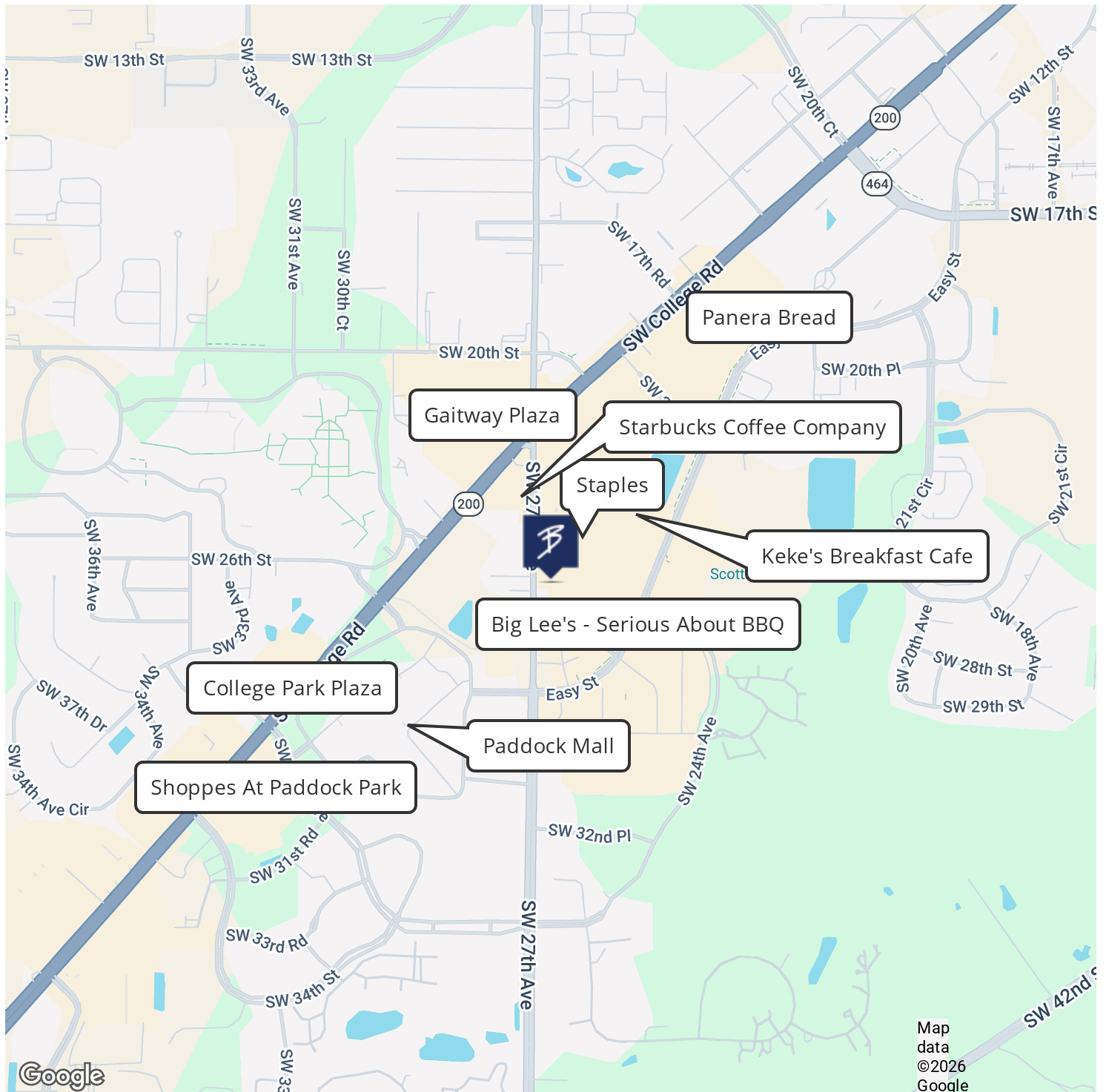


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RETAILER MAP

RETAIL PROPERTY FOR LEASE



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