

MAGNOLIA PLAZA

1469 N MAGNOLIA AVE OCALA, FL 34475

EXECUTIVE SUMMARY

OFFICE BUILDING FOR LEASE



OFFERING SUMMARY

Available SF:	900 SF
Lease Rate:	\$13 SF/yr (NNN)
Lot Size:	1.19 Acres
Year Built:	1983
Building Size:	16,800 SF
Zoning:	B-4
Traffic Count Street:	3,700 AADT

PROPERTY OVERVIEW

Located at 1469 N Magnolia Ave, Ocala, FL, 34475, this prime commercial property offers an ideal leasing opportunity for businesses. Boasting a spacious interior with versatile layout options, this property is perfect for retail, office, or service-oriented tenants. The well-maintained facade and ample parking ensure a welcoming environment for customers and clients. With high visibility and convenient access, this property presents an attractive location for establishing or expanding a business. Don't miss the chance to take advantage of this sought-after address and make it the new home for your enterprise.

PROPERTY HIGHLIGHTS

- B4 Zoning
- North Magnolia Business District
- Close to Downtown and 441
- Plenty of parking

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

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ADDITIONAL PHOTOS

OFFICE BUILDING FOR LEASE



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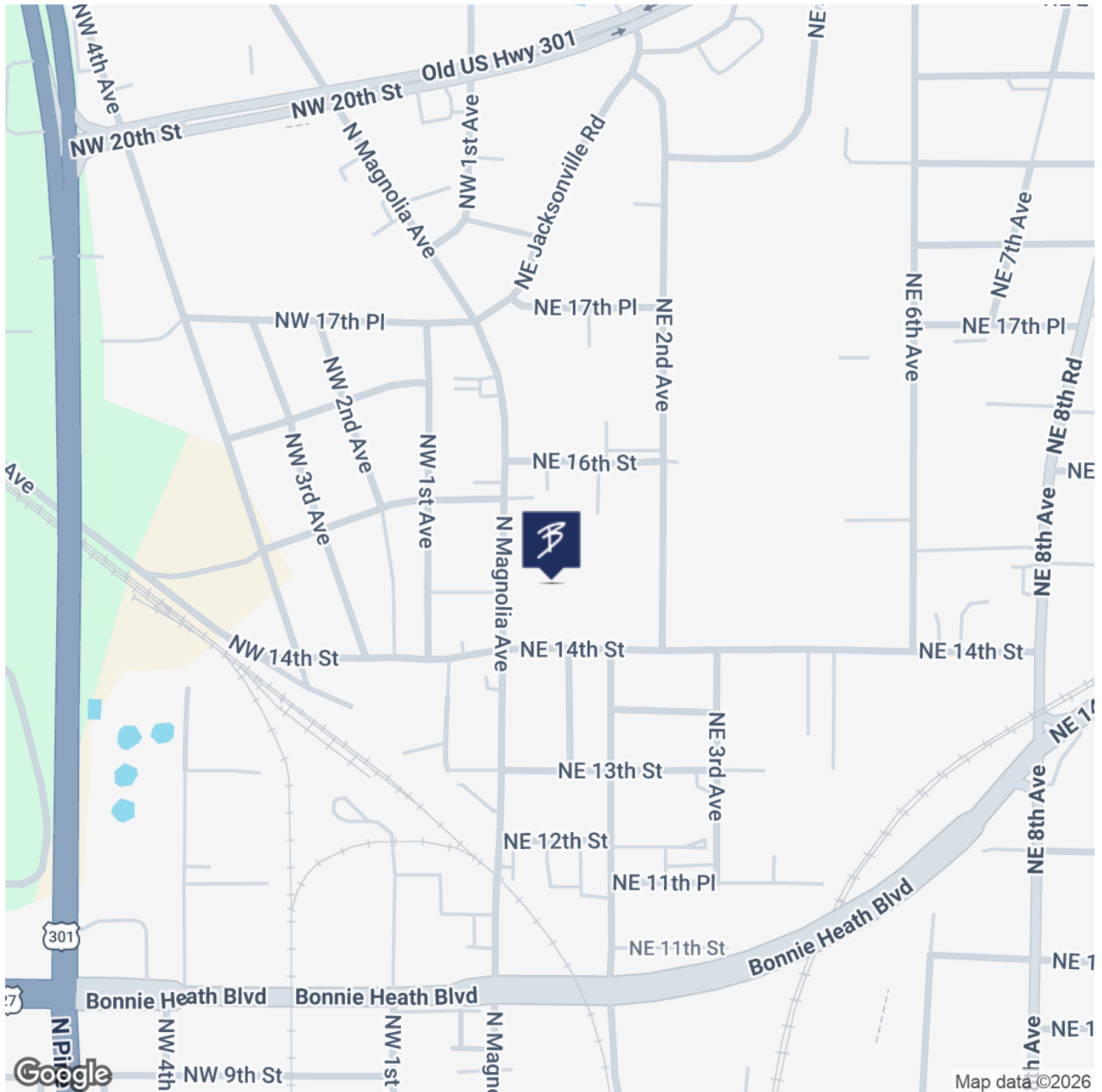


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LOCATION MAP

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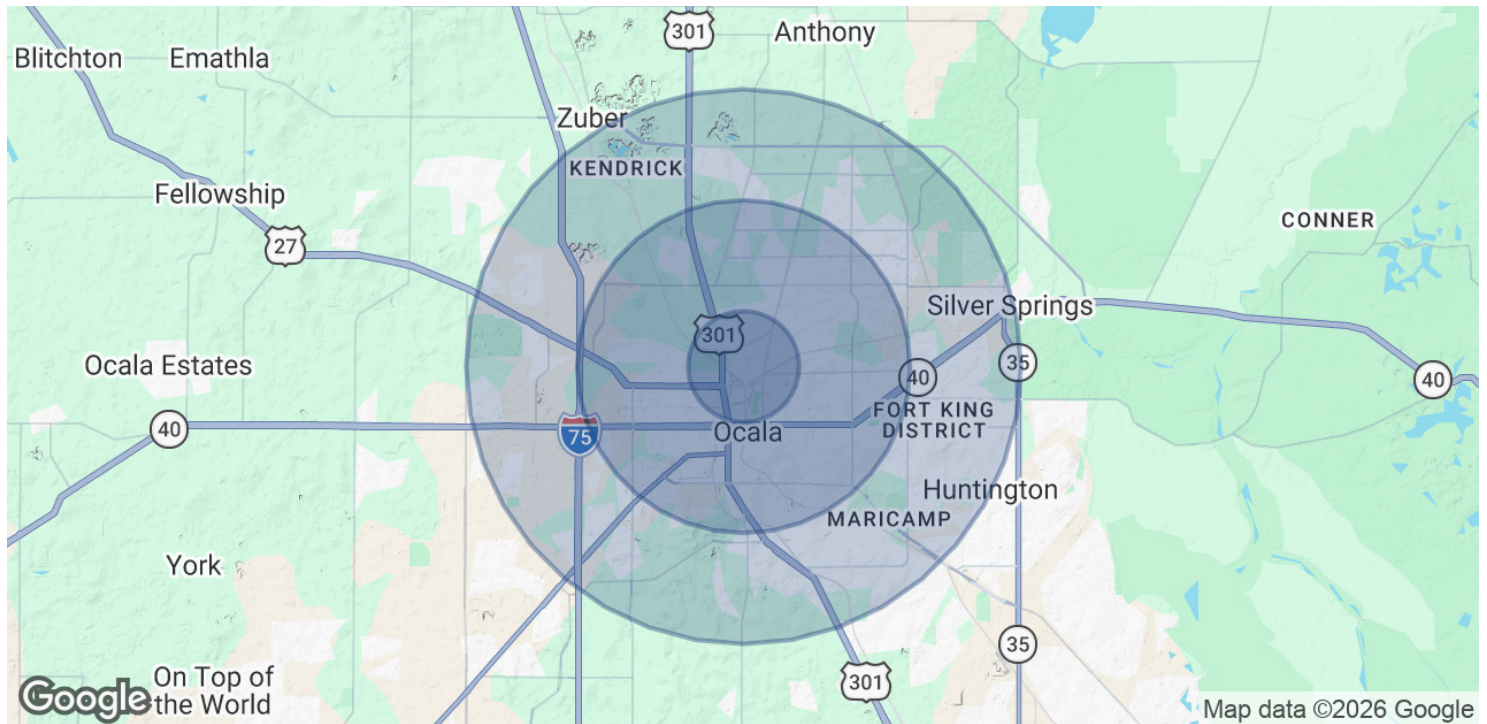


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DEMOGRAPHICS MAP & REPORT

OFFICE BUILDING FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,765	42,447	90,189
Average Age	32.4	39.6	42.0
Average Age (Male)	31.6	37.3	40.0
Average Age (Female)	33.2	42.4	44.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,031	17,175	37,370
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$48,216	\$64,283	\$76,733
Average House Value	\$146,593	\$229,233	\$252,413

2023 American Community Survey (ACS)

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