TURNKEY MEDICAL @ CHARLESTON PLACE

6041 SW 54TH ST SUITE 100 OCALA, FL 34474

EXECUTIVE SUMMARY OFFICE BUILDING FOR LEASE



OFFERING SUMMARY

Available SF:	2,825 SF
Lease Rate:	$3,854.16 per month (Gross)
Year Built:	2008
Building Size:	2,825 SF
Renovated:	2018
Zoning:	RO
Market:	Medical
Submarket:	Office
Traffic Count Street:	20,000 AADT

PROPERTY OVERVIEW

This medical-use condo, located in Charleston Place on 60th Avenue, offers a turnkey opportunity for healthcare providers seeking a well-equipped space in one of Ocala's most strategic corridors, just off Highway 200 and surrounded by numerous retirement communities. The interior layout is thoughtfully designed to support a high-functioning medical practice, featuring a spacious and welcoming waiting room, a receptionist and billing area, a central nurses' station, two private doctors' offices, and eight exam rooms. Additional features include a dedicated break room for staff, multiple lab and records rooms, and three restrooms for added convenience. The unit is complemented by an expansive shared lobby and abundant on-site parking, ensuring comfort and accessibility for both staff and patients.

PROPERTY HIGHLIGHTS

- Ready to Occupy
- Completely Built-Out
- Surrounded by New Homes
- Close to SR 200

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

OFFICE BUILDING FOR LEASE













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OCALA METRO

STATS

POPULATION
409,959

269+ NET GAIN EACH WEEK

GROWTH
2010-2020 POPULATION GROWTH AT

38%

AFFORDABILITY
FL #1 RANKED

MOST AFFORDABLE METRO

TRAFFIC
7,500 - 120,000

CARS PER DAY ON I-75

ACCESS
ACCESS TO 4 OF FLORIDA'S 6 MAJOR ARTERIES

MOVING IN
315 NEW RESIDENTS PER WEEK MOVE TO OCALA

TOP RANKED
US CENSUS BUREAU HAS ONCE AGAIN NAMED THE OCALA METRO AS AMERICA'S FASTEST GROWING AREA.

INCENTIVES
FULFILLMENT & OR DATA CENTER, MANUFACTURING

ERIN FREEL, CCIM
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THE Boyd GROUP

MEET THE TEAM

COMMERCIAL REAL ESTATE EXPERTS



ERIN FREEL, CCIM

BROKER ASSOCIATE

- AWARD WINNING REALTOR
- PUBLISHED AUTHOR
- IRONMAN FINISHER
- CCIM DESIGNATION
- $25 + MILLION IN SALES AND LEASING ANNUALLY

WHAT IS A CCIM?

Fewer than 10% of commercial real estate professionals earn the ccim designation.

CCIM designees complete rigorous education in financial analysis, market analysis, investment strategy, and negotiation.

JOEL BOCKORAS

COMMERCIAL SALES & LEASING

- INDUSTRIAL, RETAIL AND MEDICAL EXPERTISE
- CENTRAL FLORIDA NATIVE
- CLIENT FOCUSED ADVISOR
- 20 + YEARS MARKETING STRATEGIST



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THE Boyd GROUP

Ocala/Marion County - A Great Place to Live and Work

Ocala is one of the fastest growing areas not only within Florida but within the Country. **The Ocala Metro had the 2nd highest increase in home sales in Florida in the first half of 2024. (Florida Realtors July 2024)**

Over the past four years, Ocala has consistently ranked at or near the top as one of America's fastest-growing metros, gaining strength in livability, affordability, and economic performance. Its growth has been fueled by a strong job market—especially in manufacturing and healthcare—plus major investments like the World Equestrian Center and improved internet infrastructure.

TIME Magazine featured the World Equestrian Center in Ocala as one of the "World's Greatest Places"

2023: Maintained top position in growth rankings via U-Haul and Census Bureau, with 3%+ population gain.
2024: Ranked #2 city people are moving to by PODS and U-Haul.
2025: Returned to #1 position for fastest-growing smaller metro, per U-Haul data.

265 people a week move to the Ocala Metro

CEP OCALA METRO CHAMBER & ECONOMIC PARTNERSHIP

- **Best Places to Live – U.S. News & World Report**
  #1 Fastest Growing Metro (2024 & 2025)

  March 2025 - According the US Census Bureau, the Ocala Metro area is the fastest growing, averaging 4% increase year over year.

  The Ocala Metro ranked #4 in Annual Wage Growth and #25 in 5-year Wage Growth

  The Ocala Metro's annual Area Median Income increased 32. 6% from 2021-2024

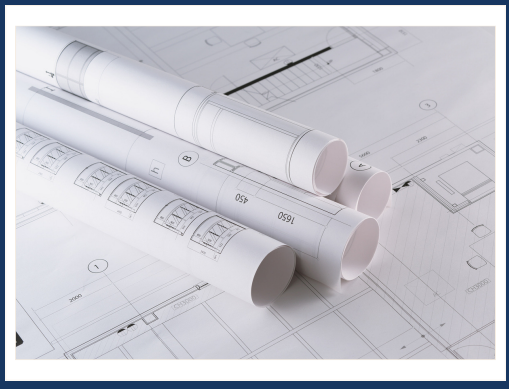
  Top 20 US Metro for Dist./Logistics
  • #17 Overall
  • Only Florida Metro on list
  • #1 Best Cost of Labor Support

Commercial Development

FROM CONCEPT TO COMPLETION

Commercial real estate development involves participation from a wide variety of professionals, including: architects, civil engineers, site planners, attorneys, environmental consultants, surveyors, title companies, lenders and general contractors among a variety of others. Boyd knows how to bring that team together.

We take a future vision and turn it into real property. The process is intricate and sometimes cumbersome but wildly rewarding for the owner and for our team when it comes to fruition.



- Planning & Zoning
- Engineering
- Developers Agreement w/Municipality

- Architecture & Design
- Infrastructure
- Site Configuration & Preparation



The Boyd Group has developed over 20 million square feet of office, retail, industrial and multifamily properties.

The Boyd Group is dedicated to building custom spaces that meet the specific needs of our clients. From site selection to completion, we work closely with our clients to create a build-to-suit development that is both functional and aesthetically pleasing. We understand that every project is different, and we are committed to providing our clients with the customized solutions they need to succeed.