

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:	1,461 - 2,922 SF +/-
Lot Size:	2.84 Acres +/-
Year Built:	1974
Zoning:	O-1
Parking:	5/1,000

PROPERTY OVERVIEW

1,461 SF - 2,922 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, breakroom, 2 rear entrances, and plenty of storage. The suite can also be demised.

Suite 201 - 1,461 SF +/-: Medical Office: Includes breakroom, 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.

PROPERTY HIGHLIGHTS

- Move In Ready Medical Offices For Lease
- Less Than 1 Mile from Two Major Hospitals
- 1,461 - 2,922 SF +/- SF - Flexible Suite Sizes
- Co-tenants include Ocala Eye and Florida Surgery Consultants

PRESENTED BY
DANIELLE KOVIE

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OFFICE BUILDING

For Lease

SUITE 101-102

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SUITE 201

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OFFICE BUILDING
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SUITE 202

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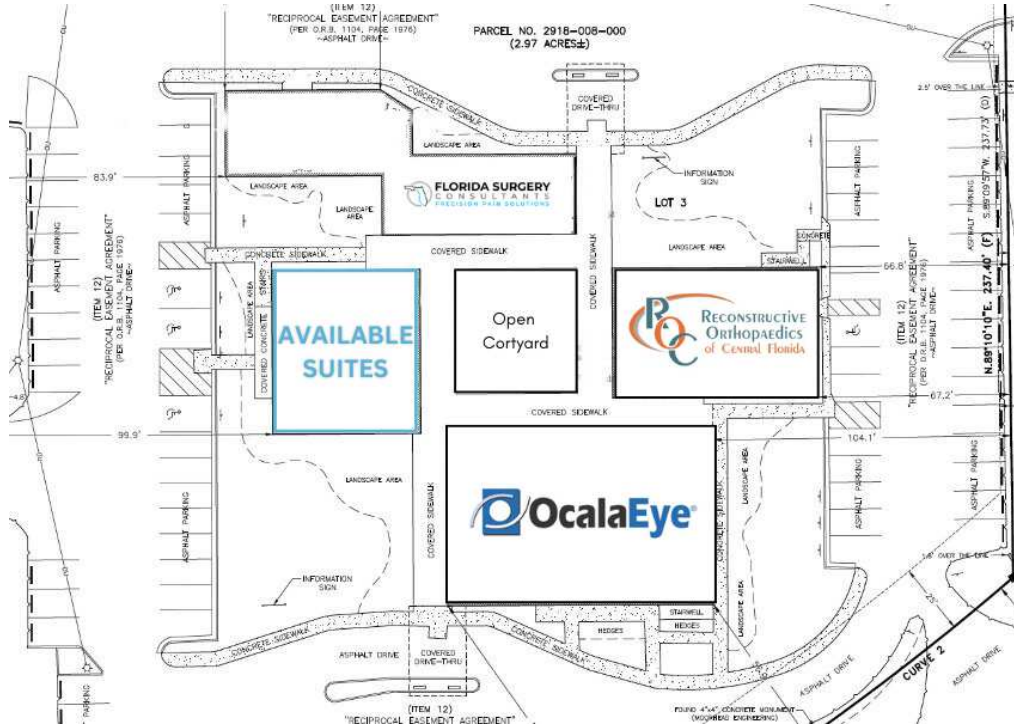
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SITE PLAN

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LOCATION MAP

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Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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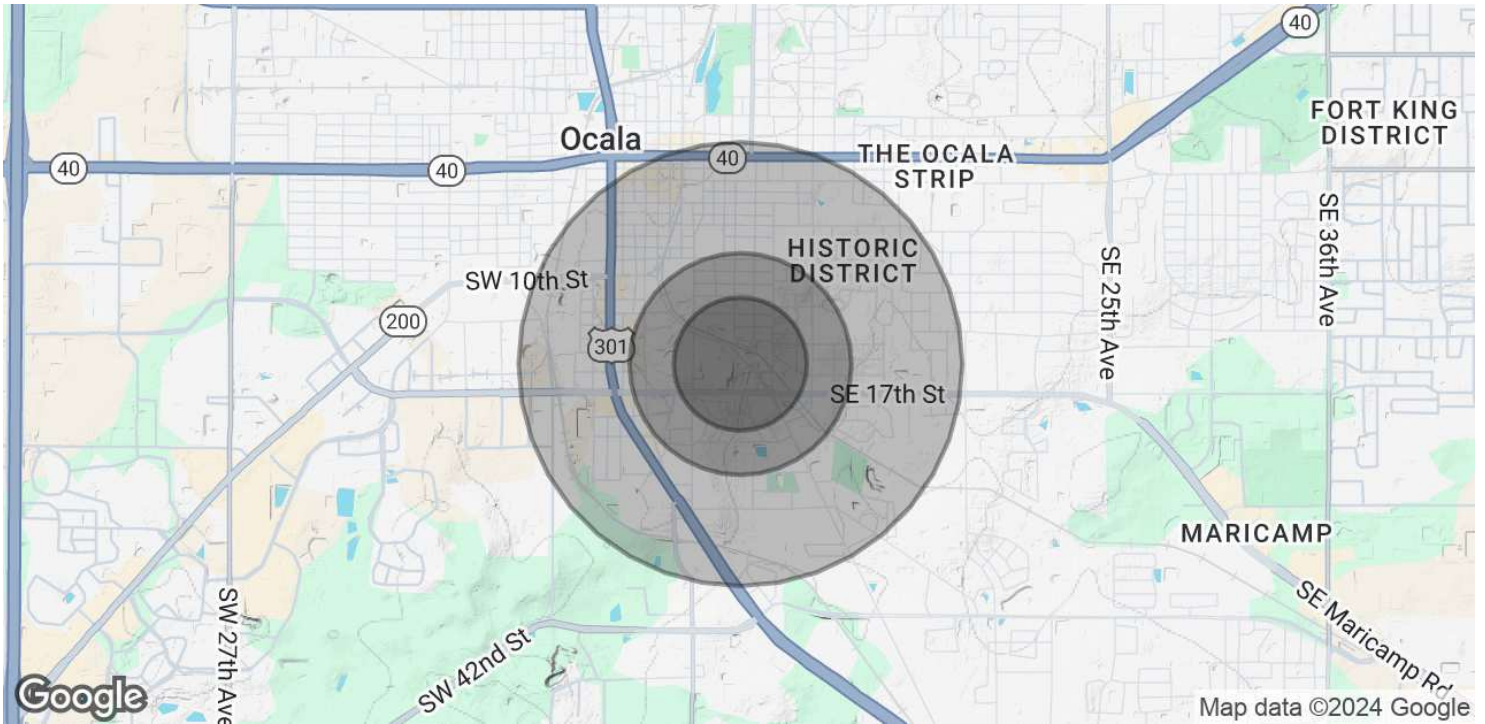
OFFICE BUILDING

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DEMOGRAPHICS MAP & REPORT

1500 SE MAGNOLIA AVENUE, OCALA, FL 34471

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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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