

MEADOWBROOK PROFESSIONAL

1930 SW 38 TH AVE OCALA, FL 34474

EXECUTIVE SUMMARY

OFFICE BUILDING FOR LEASE



OFFERING SUMMARY

Available SF:	4,586 - 7,192 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	152460.0 Acres
Year Built:	2005
Building Size:	30,814 SF
Renovated:	2012
Zoning:	M1
Market:	Office
Submarket:	Professional

PROPERTY OVERVIEW

A prime Ocala location for this 9,172 sq. ft Class A professional office space available for immediate lease. Occupying the entire first floor of the Meadowbrook building, this space was previously used for professional offices and large classrooms. The building fronts I-75, and is less than 2 mile from 60th Avenue (Ocala International Airport). For employees it's near many restaurants, businesses, medical and within eye sight of the College of Central Florida. The property has ample parking with the space divided into 2 equal portions. It has large centrally located bathrooms, kitchenettes, server and storage rooms, conference areas and numerous generously sized offices. See floor plan. The top 2 floors are currently occupied by Signature Brands. According to the 2023 US News and World Report the Ocala Metro is the 10th safest, 6th fastest growing and 16th best places to retire. The Ocala Metro ranked #2 nationally in new single home construction per capita.

PROPERTY HIGHLIGHTS

- Great Location
- Lots of Parking
- Close to Airport, 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

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ADDITIONAL PHOTOS

OFFICE BUILDING FOR LEASE



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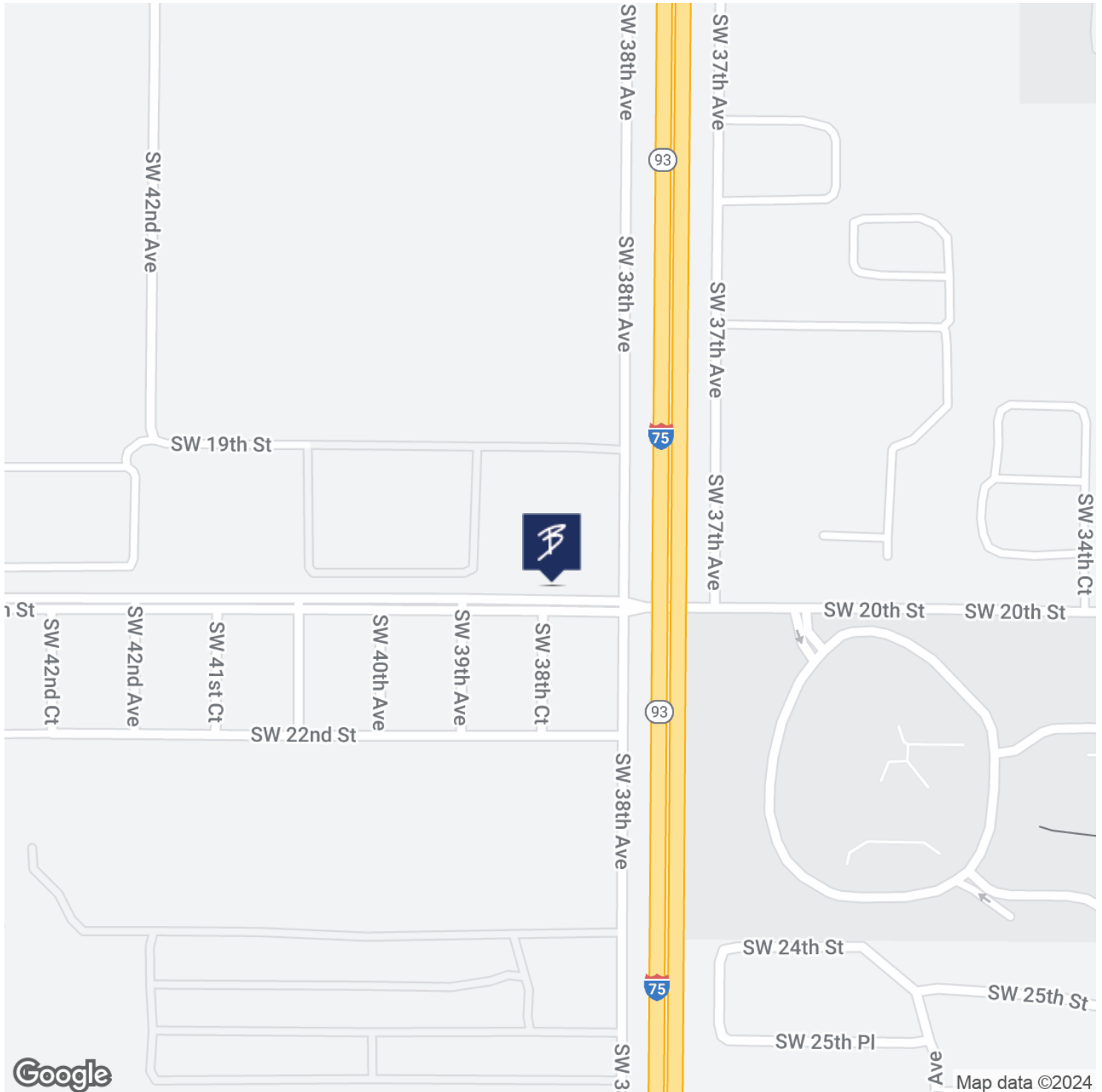


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LOCATION MAP

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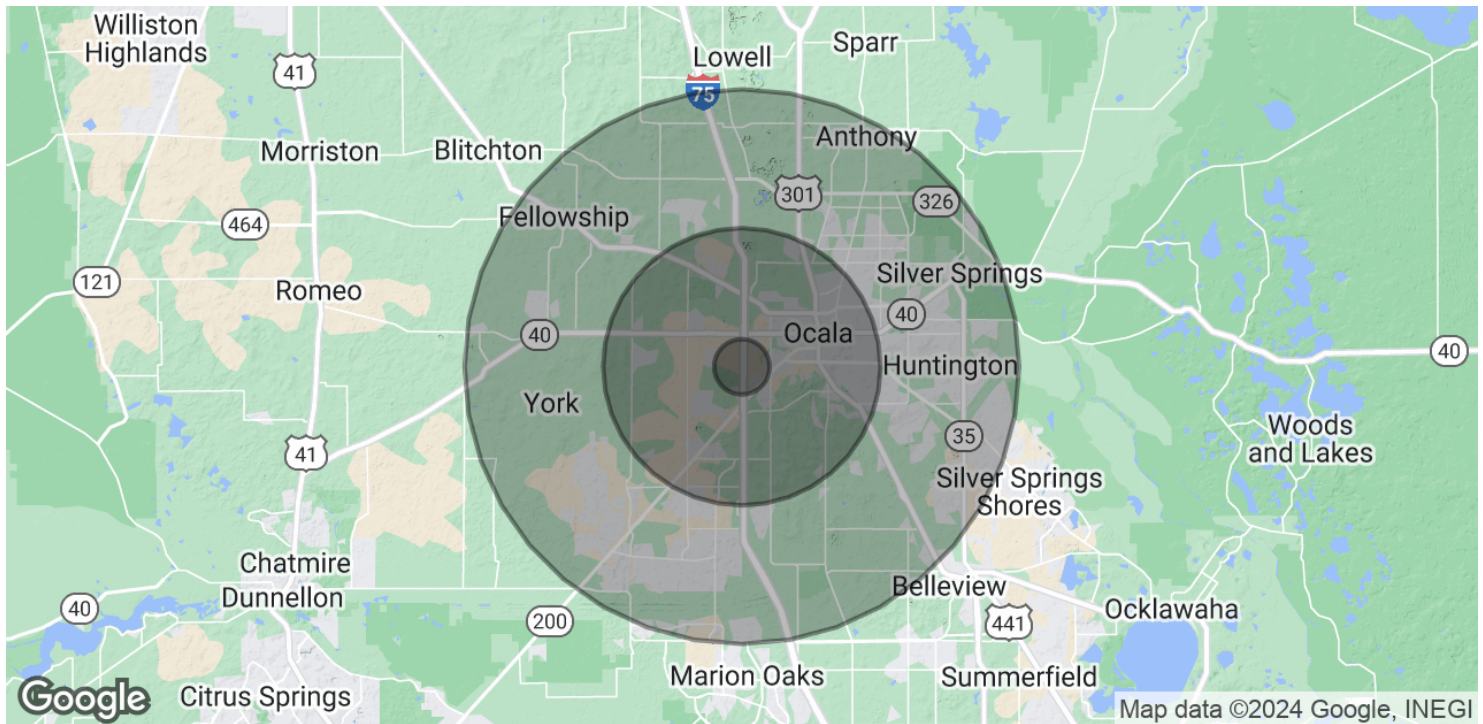


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DEMOGRAPHICS MAP & REPORT

OFFICE BUILDING FOR LEASE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,039	61,721	193,723
Average Age	39.9	43.5	45.7
Average Age (Male)	39.8	41.5	43.6
Average Age (Female)	40.9	45.3	47.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,288	28,934	89,030
# of Persons per HH	2.4	2.1	2.2
Average HH Income	\$53,939	\$61,568	\$60,690
Average House Value	\$115,398	\$161,276	\$167,734

2020 American Community Survey (ACS)

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