



**506 SE 3RD AVE
OCALA, FL 34471**

INDUSTRIAL PROPERTY
OWNER USER

Ryan Jenkins
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OFFERING MEMORANDUM



EXCLUSIVELY *PRESENTED BY*



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5912 N Burdick St,
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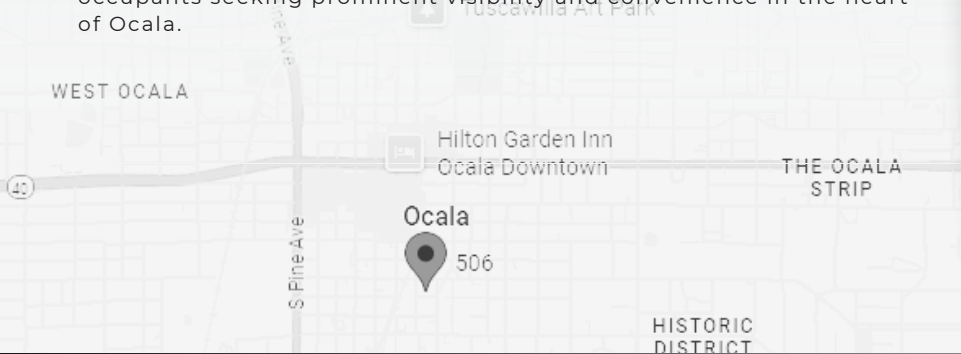
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EXECUTIVE SUMMARY

506 SE 3rd Ave in Ocala, Florida, delivers a prime owner-user opportunity just steps from Downtown Ocala's government, medical, and business district, placing the property at the center of one of the region's most active commercial corridors. The 29,883 SF, single-story building sits on 1.34 acres, allowing a wide range of commercial and institutional uses. Its 19-foot clear height and two exterior loading docks create exceptional usability for professional, service, or operational needs. The location offers immediate access to US-301/441, the emerging SE 3rd Ave redevelopment zone, and a dense mix of amenities, making this property a strategic choice for owner-occupants seeking prominent visibility and convenience in the heart of Ocala.



THE OFFERING

Building SF	29,883 SF
Year Built	1972
Lot Size (Acres)	1.34
Parcel ID	2822-036-000
Zoning Type	FBC
Clear Height	19'
Docks	2
Power	200a/240v 3p

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INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Located steps from Downtown Ocala's government, medical, and business district, the property offers exceptional visibility with immediate access to US-301/441 and the SE 3rd Ave redevelopment corridor.



Expansive Space: The 29,883 SF single-story building provides a large, efficient footprint ideal for professional, administrative, or operational needs.



Strategic Features: The site's layout supports strong street presence and operational flow, enhancing branding potential and customer accessibility.



Industrial Infrastructure: With 19-foot clear heights and two exterior loading docks, the property offers industrial-grade functionality suitable for storage, distribution, or hybrid operational uses.



Zoning Advantage: The 1.34-acre site allows a broad range of commercial and institutional uses, giving owner-users maximum flexibility in how the property can be utilized.



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
OPERATING EXPENSES						
PROPERTY TAX	\$25,160	\$25,663	\$26,176	\$25,700	\$27,234	\$27,779
INSURANCE	\$10,459	\$10,668	\$10,882	\$11,099	\$11,321	\$11,548
TOTAL OPERATING EXPENSES	\$35,619	\$36,331	\$37,058	\$37,799	\$38,555	\$39,326
NET OPERATING INCOME	\$35,619	\$36,331	\$37,058	\$37,799	\$38,555	\$39,326

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RENT ROLL

506 SE 3RD AVE RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Vacant	29,883				
TOTAL		29,883				



ABOUT OCALA, FL

Ocala, Florida has emerged as one of the Southeast’s strongest mid-market environments for commercial and industrial real estate, driven by its strategic location, expanding logistics ecosystem, and sustained population and business growth. Positioned along the I-75 corridor, Ocala serves as a central transportation hub with same-day reach to major Florida metros, supporting a fast-growing distribution, manufacturing, and service-sector base. The city’s strong industrial identity—anchored by the thriving equine industry, medical services sector, and a growing roster of logistics and light-industrial users—has spurred demand for modern facilities with high clear heights, dock loading, and flexible site plans. Downtown Ocala continues its revitalization with government, professional office, hospitality, and mixed-use development strengthening the urban core, while surrounding commercial corridors attract retailers, service providers, and institutional users seeking visibility and accessibility. With competitive operating costs, pro-business zoning, expanding labor availability, and robust infrastructure investment, Ocala offers a compelling environment for owner-users, investors, and operators seeking long-term value in a growth-oriented Florida market.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	4,911	45,757	97,193
2024 ESTIMATE	5,440	47,656	100,552
2029 PROJECTION	6,125	52,954	111,559
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	2,063	18,078	39,178
2024 ESTIMATE	2,297	18,931	40,713
2029 PROJECTION	2,588	21,054	45,196
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	72,848	73,195	79,670

MAP



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