

OFFICE FOR LEASE

Freestanding Downtown Office Building

330 North Magnolia Avenue, Ocala, FL 34475



VIDEO

PROPERTY DESCRIPTION

Ocala, FL

PROPERTY HIGHLIGHTS

- Spacious and well-lit office suites
- 2 Blocks away from the Downtown Square
- Ample parking for employees, clients, and visitors
- Convenient access to major transportation routes
- Nearby dining and retail options
- Prime location for business visibility

OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (MG)
Available SF:	5,700 SF
Building Size:	5,700 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	18,385	40,030	87,203
Total Population	46,294	98,013	214,916
Average HH Income	\$76,193	\$85,729	\$85,747

Beau Broker

Managing Broker

352.208.9945 x6

Beau@beaubroker.com

BEAU BROKER REAL ESTATE GROUP

7 E SILVER SPRINGS BLVD. | OCALA, FL 34470 | BEAUBROKER.COM

OFFICE FOR LEASE

Freestanding Downtown Office Building

330 North Magnolia Avenue, Ocala, FL 34475



Beau Broker

Managing Broker

352.208.9945 x6

Beau@beaubroker.com

BEAU BROKER REAL ESTATE GROUP

7 E SILVER SPRINGS BLVD. | OCALA, FL 34470 | BEAUBROKER.COM

Freestanding Downtown Office Building



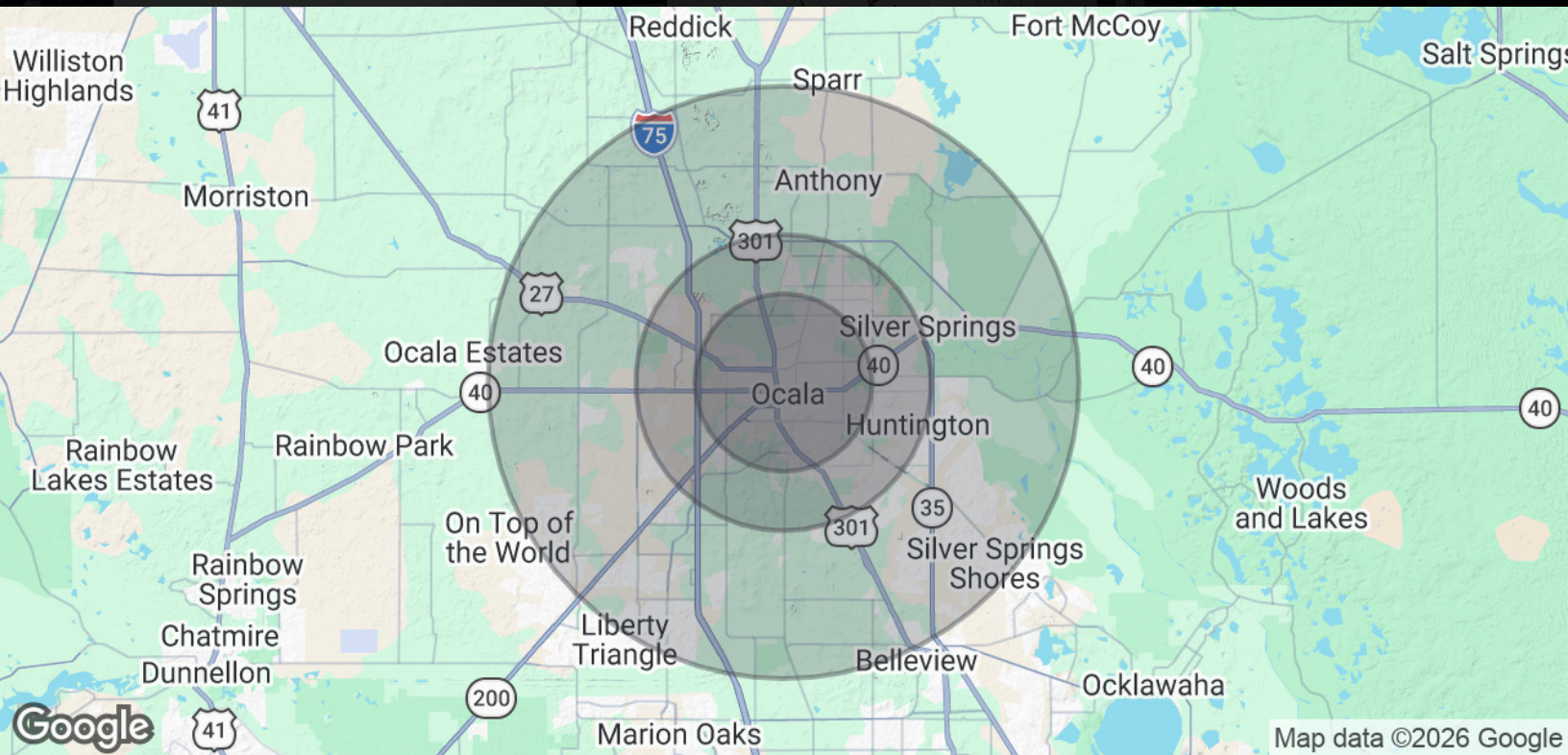
BB
Commercial
REAL ESTATE



OFFICE FOR LEASE

Freestanding Downtown Office Building

330 North Magnolia Avenue, Ocala, FL 34475



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	46,294	98,013	214,916
Average Age	41	43	45
Average Age (Male)	39	42	44
Average Age (Female)	43	45	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	18,385	40,030	87,203
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$76,193	\$85,729	\$85,747
Average House Value	\$233,068	\$252,721	\$275,664

2020 American Community Survey (ACS)

Beau Broker

Managing Broker

352.208.9945 x6

Beau@beaubroker.com

BEAU BROKER REAL ESTATE GROUP

7 E SILVER SPRINGS BLVD. | OCALA, FL 34470 | BEAUBROKER.COM