

OFFICE FOR LEASE

The Magnolia Building

11 N Magnolia Ave, Ocala, FL 34470



BEAU BROKER
REAL ESTATE GROUP



PROPERTY HIGHLIGHTS

- Downtown Free Standing Building
- Historic 2 Story Building located directly on the Ocala Square
- Free Employee Parking is included
- One Block west of the Middle District Federal Courthouse
- Beautiful Courtyard Area
- Everything you need all in one location!

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Number of Units:	1
Available SF:	5,050 SF
Building Size:	5,050 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,623	10,307	19,012
Total Population	5,399	22,660	42,563
Average HH Income	\$43,488	\$48,470	\$54,237

Beau Broker

Managing Broker

352.208.9945

Beau@beaubroker.com

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7 E SILVER SPRINGS BLVD. SUITE 101 | OCALA, FL 34470 | BEAUBROKER.COM

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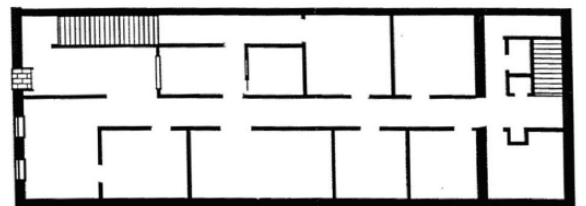
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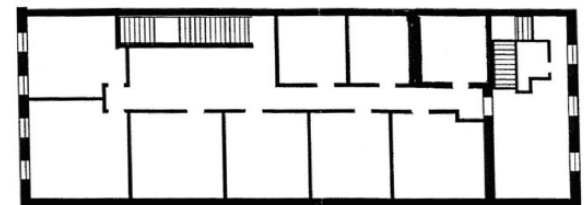
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Floor 1



Floor 2



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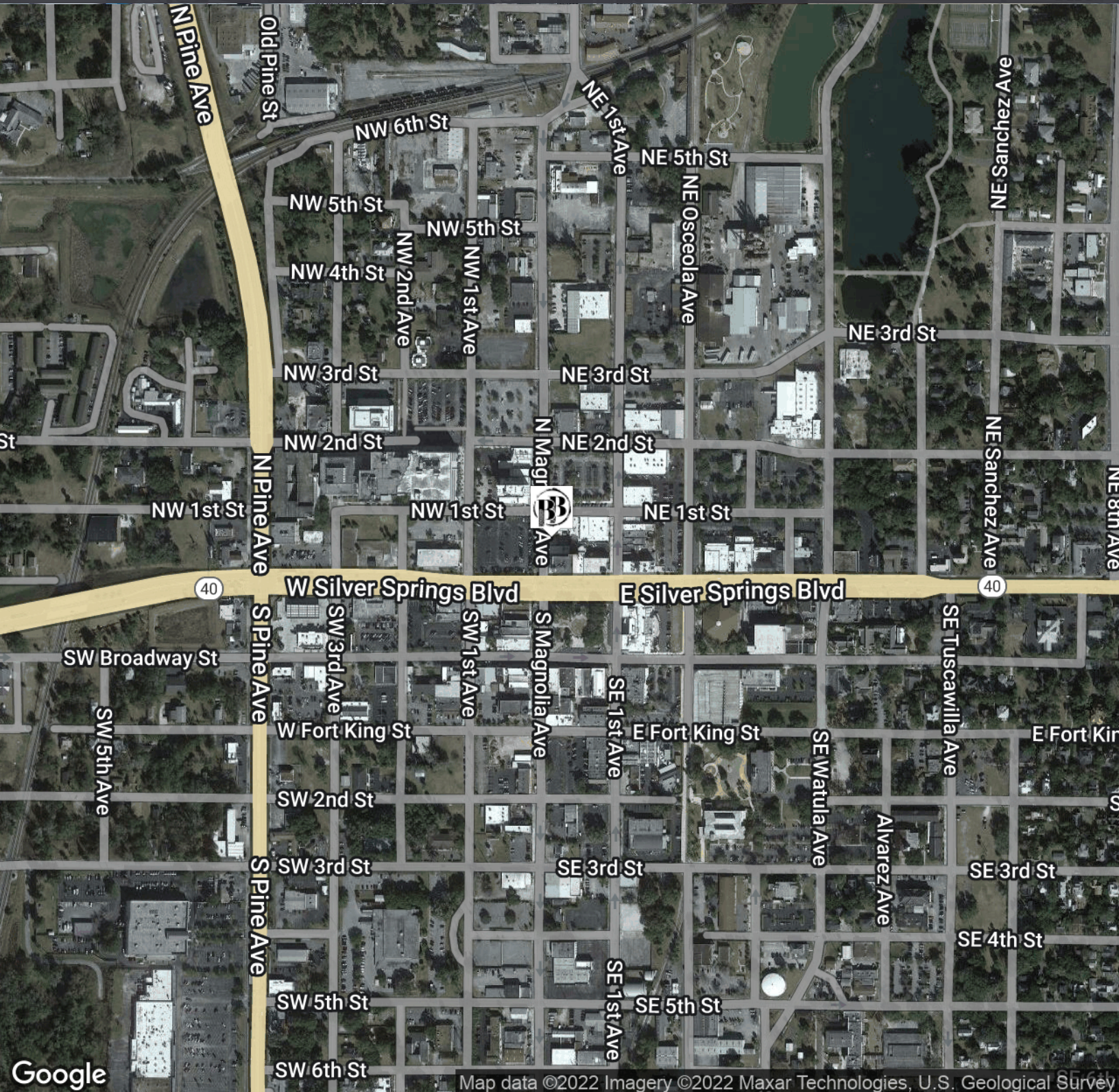
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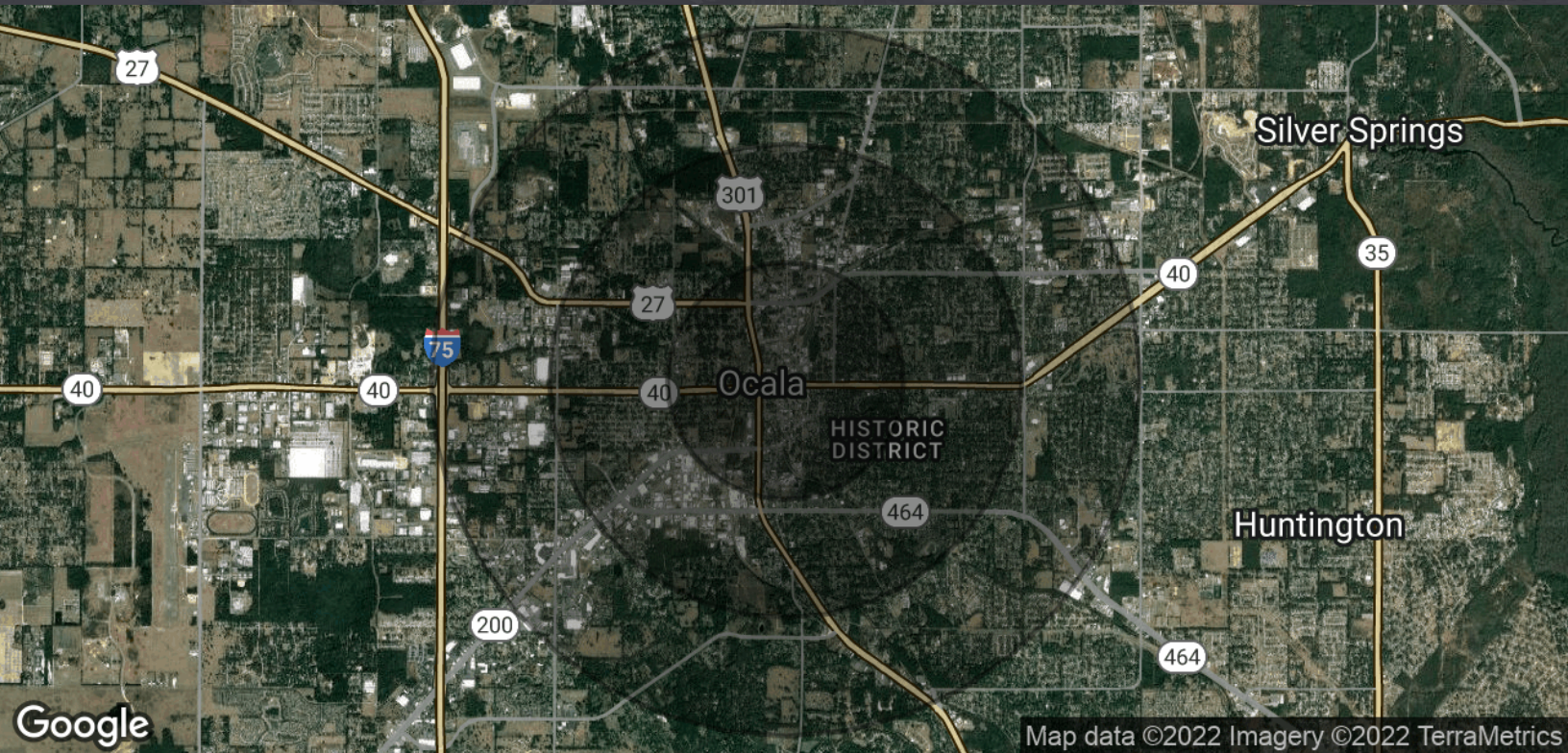
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,399	22,660	42,563
Average Age	40.3	38.4	39.0
Average Age (Male)	38.8	37.2	36.2
Average Age (Female)	40.3	39.4	40.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,623	10,307	19,012
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$43,488	\$48,470	\$54,237
Average House Value	\$108,278	\$117,319	\$128,838

* Demographic data derived from 2020 ACS - US Census

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