

OFFICE FOR LEASE

704 SW Broadway St

Ocala, FL 34475



BEAU BROKER
REAL ESTATE GROUP



PROPERTY DESCRIPTION

Excellent retail or office location in Downtown Ocala with SS Blvd Frontage!

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	1
Available SF:	2,480 SF
Lot Size:	335,847,600 SF
Building Size:	2,793 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,431	38,372	83,183
Total Population	5,098	84,732	186,896
Average HH Income	\$32,104	\$61,595	\$61,541

Jessi Mantilla

Senior Associate

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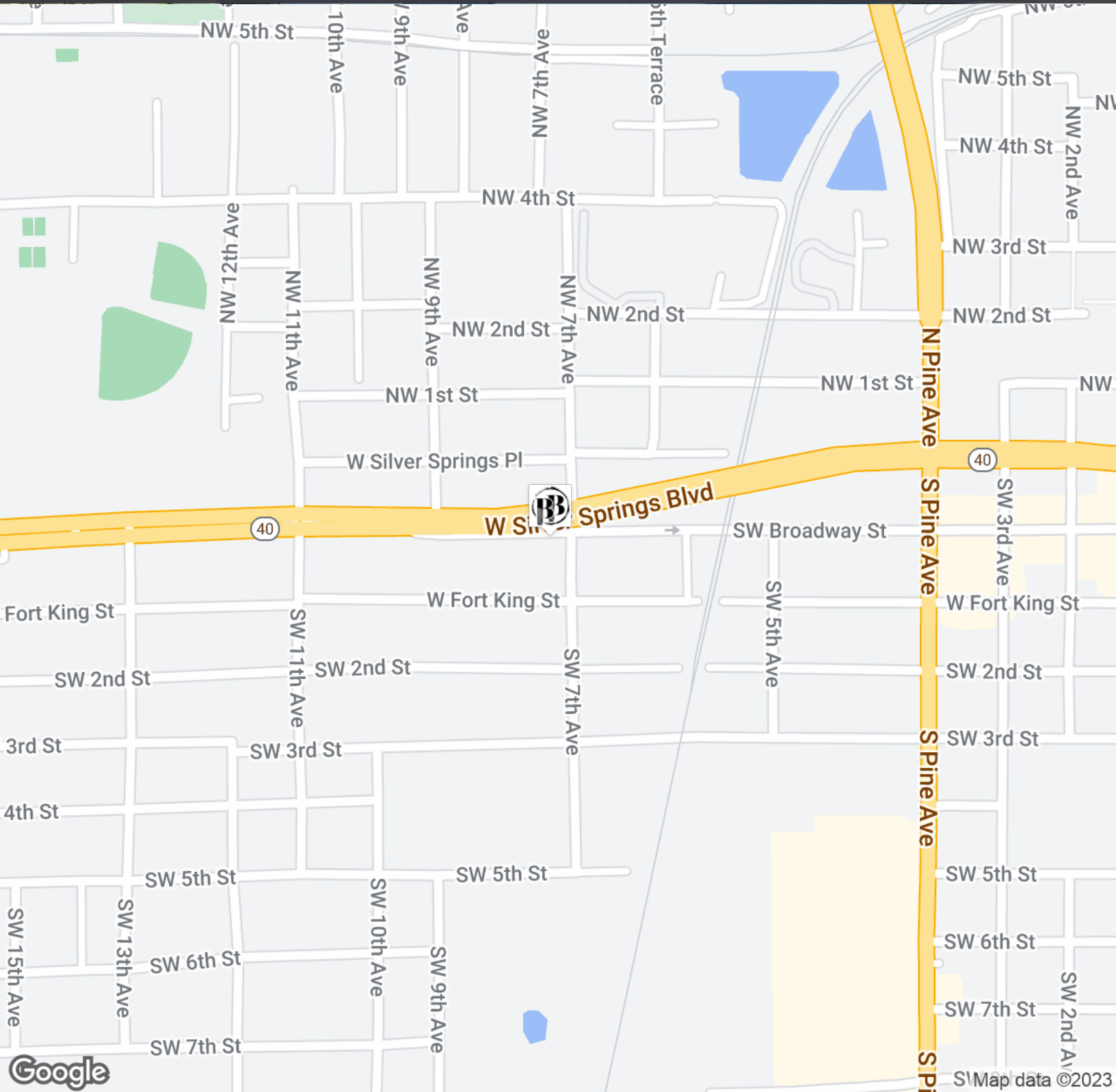
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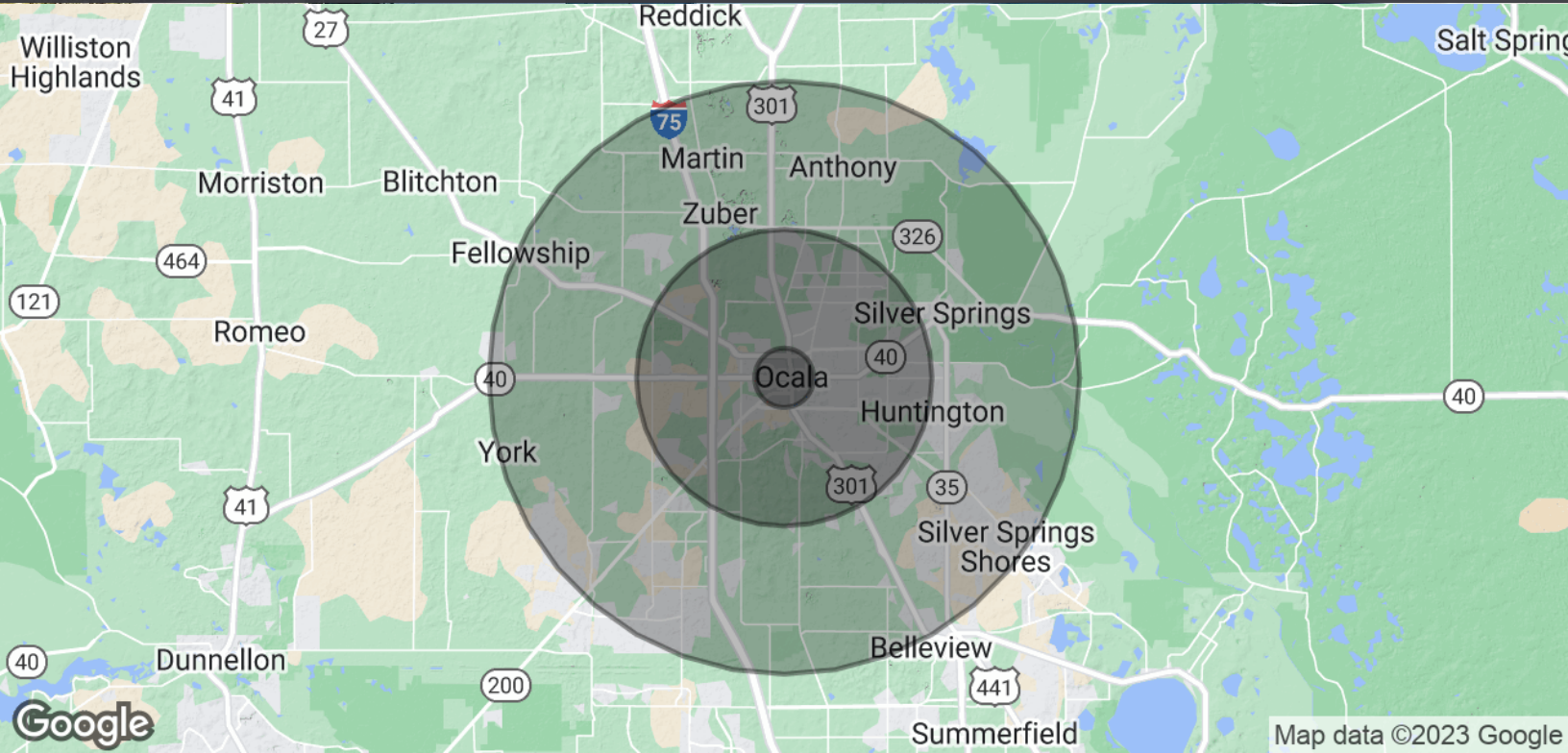
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,098	84,732	186,896
Average Age	38.9	41.3	43.7
Average Age (Male)	38.2	38.4	41.5
Average Age (Female)	37.4	42.8	45.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,431	38,372	83,183
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$32,104	\$61,595	\$61,541
Average House Value	\$64,177	\$149,273	\$168,468

* Demographic data derived from 2020 ACS - US Census

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