

AVAILABLE

S.E. 17TH ST.
OCALA, FL

MEDICAL BUILD-TO-SUIT AVAILABLE OCALA, FL

PROPERTY OVERVIEW

- 2.95-acre construction-ready site suited for a 20,000-22,000 SF single-tenant, build-to-suit medical building.
- Located in the Wood Oaks Professional Park with direct frontage on S.E. 17th St.
- Located in the medical corridor less than 500 yards from the HCA Ocala and AdventHealth Ocala hospitals.
- Appropriate zoning (O-1) in place for medical use with access roads in place and no use restrictions.



For More Information:

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LOCATION MAP & SITE PLAN



SITE HIGHLIGHTS

- The site is less than a quarter mile from US-301, allowing for easy access for patients traveling from the fast-growing communities to the southeast and north.
- Strong visibility and accessibility from a main road (S.E. 17th St.), as well as a “front-door” approach from the two access points from S.W. 18th St.
- The site benefits from a prominent location in the heart of the main medical corridor, while also allowing for ease of access and a serene setting for patients.
- Ample surface parking with 6 surface parking spaces per thousand.
- Proximity to nearby amenities and demand drivers.

	2024 General Population	2024 Number of Households	2024 Avg. Household Income
1-MILE	4,254	1,796	\$78,347
3-MILE	46,909	18,679	\$75,441
5-MILE	99,287	39,793	\$80,203



OPTIMAL OUTCOMES

Planning, Design, Development

727.895.8902

www.optimal-outcomes.com

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