



6405

SW 38TH ST.
OCALA, FL 34474

(2) 6,000 SF
RETAIL/OFFICE
BUILDINGS WITH
2.3 ACRES OF
DEVELOPABLE
LAND

FOR SALE

12,000 TOTAL SF

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
TAMPA BAY

RETAIL/OFFICE BUILDINGS FOR SALE

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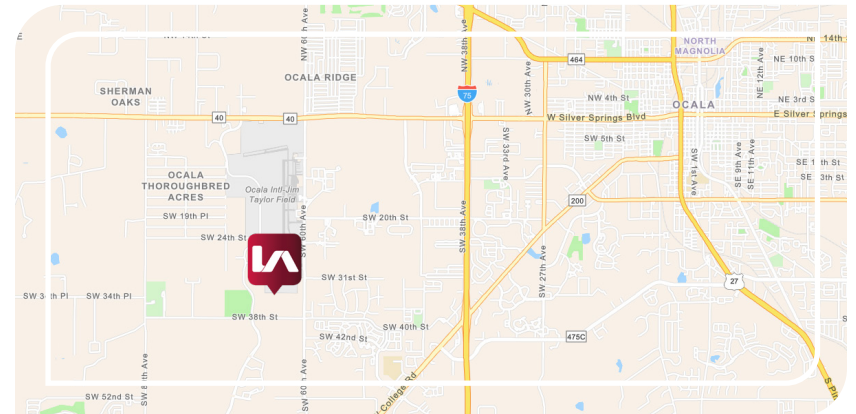


EXECUTIVE SUMMARY

Lee and Associates Tampa Bay is excited to present 6405 SW 38th Street for sale in Ocala, Florida.

The property boasts 2 stand-alone buildings that are suitable for retail or office use. The current tenancy in Building 1 is single-tenant, comprised of 3,000 SF of office and 3,000 SF of warehouse. Building 2 houses multiple tenants, two tenants occupy 1,500 SF offices and one tenant occupies 1,500 SF of office and 1,500 SF of warehouse. Each building is divisible into four 1,500 SF sections.

The property features a value-add opportunity with below market rents and 2.3 acres of entitled land for development.



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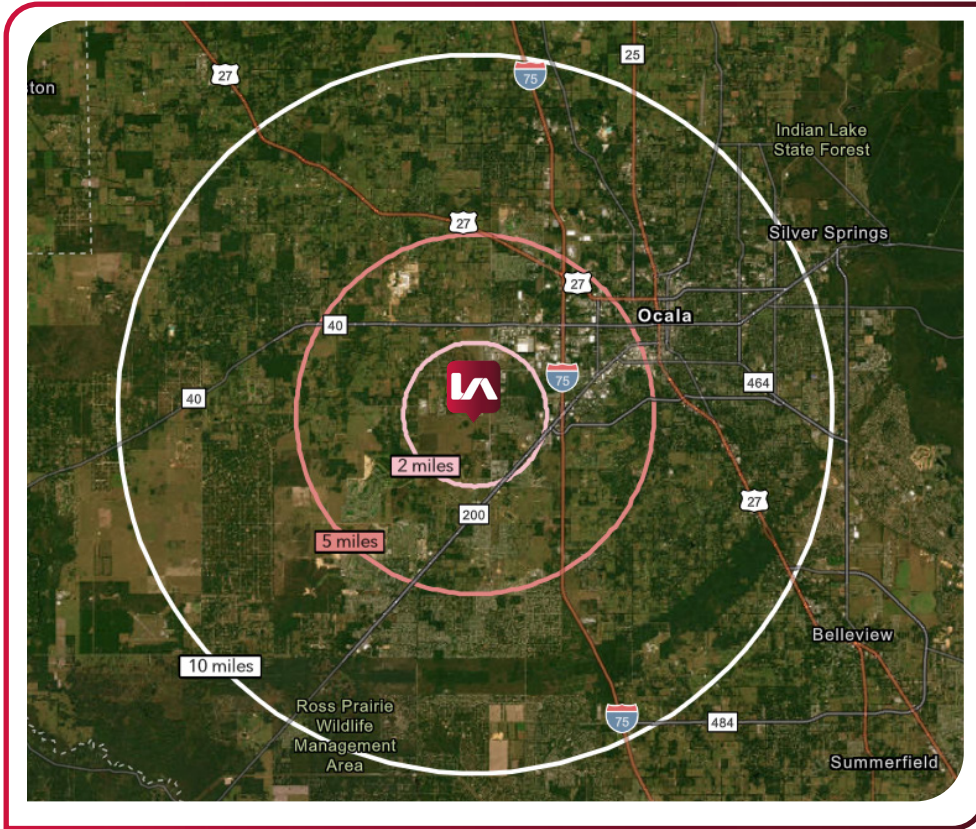
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LOCATION OVERVIEW



The property is located in Ocala, Florida, sitting just 2.6 miles from I-75, and 6 miles from the World Equestrian Center. The subject property backs the Ocala International Airport. A new community development featuring 5,000 homes and a large shopping center is set for construction across the street from the property. On the subject property road, there is a four-lane expansion southbound.

LOCAL DEMOGRAPHICS



	2 MI.	5 MI.	10 MI.
POPULATION:	8,038	50,757	184,064
ANNUAL POPULATION GROWTH '23-'28:	1.2%	1.4%	1.3%
AVERAGE HOUSEHOLD INCOME:	\$75,938	\$66,162	\$69,332
ANNUAL HOUSEHOLD GROWTH '23-'28:	1.2%	1.4%	1.3%
MEDIAN AGE:	40.7	48.4	47.1



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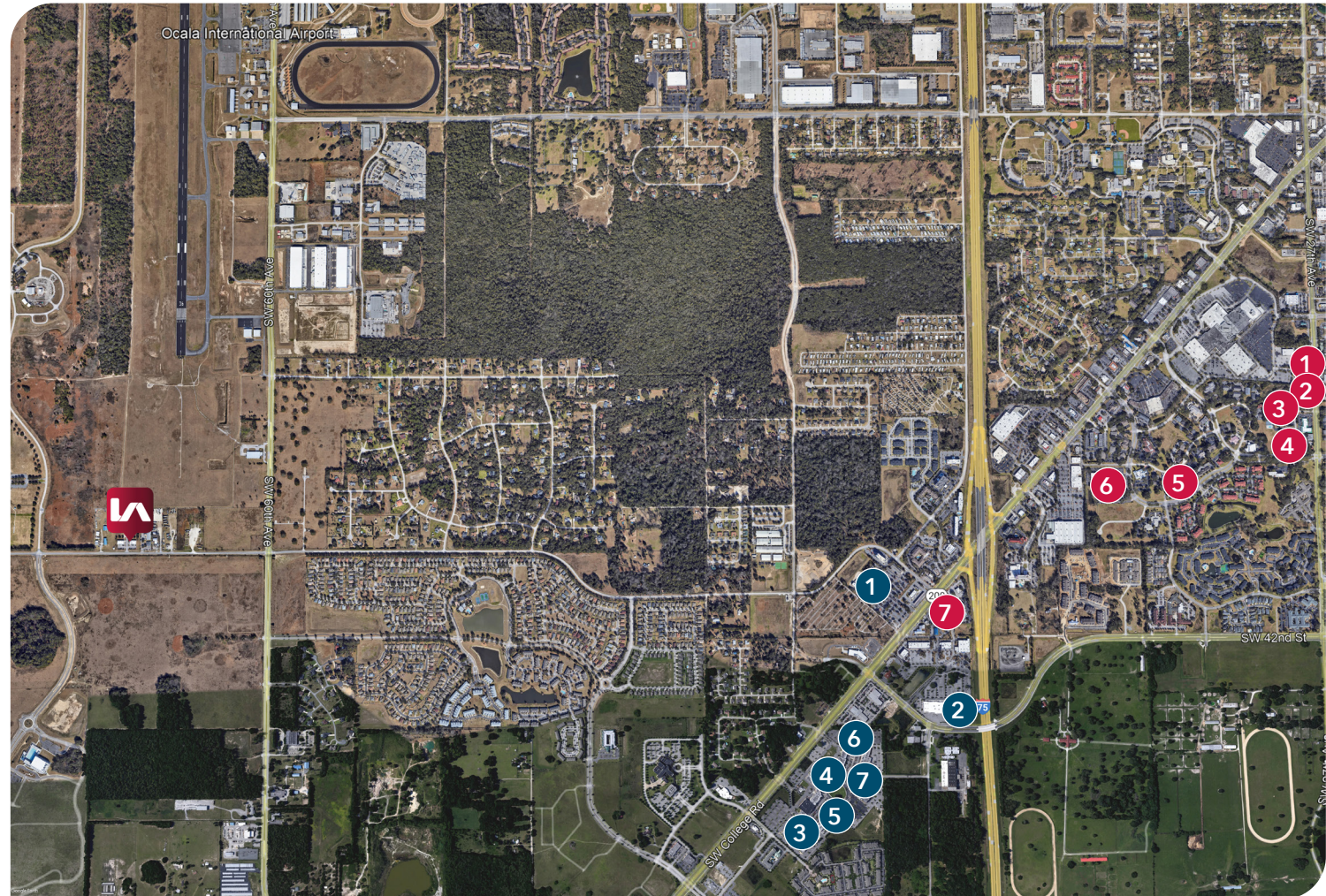
CORPORATE NEIGHBORS

RETAIL USERS

- 1 Sam's Club
- 2 Kohl's
- 3 Dillard's
- 4 HomeGoods
- 5 Marshall's
- 6 Dick's Sporting Goods
- 7 Old Navy

OFFICE USERS

- 1 The Retina Center
- 2 Quest Diagnostics
- 3 UF Vet Center
- 4 Raymond James
- 5 Alpha Capital Partners
- 6 D.R. Horton
- 7 Morgan Tire & Auto



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WHY OCALA?

Investing in Ocala, Florida's commercial and industrial real estate is promising due to its rapid growth, ranking second on U-Haul's list of top-growing U.S. cities. Its strategic central location offers excellent connectivity to major markets like Orlando and Tampa. The city boasts a robust economy with strong healthcare, manufacturing, and logistics sectors, creating high demand for industrial spaces. Additionally, Ocala's affordability and developed infrastructure support continued industrial and commercial growth, making it an ideal investment destination



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12,000 SF FOR SALE

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