

FOR LEASE
\$18.00 SF/YR (NNN)



Property Highlights

- Deerwood Professional Center - Class A
- Available 1/1/26 3rd Floor Suite, 680sf.
- 3 year minimum lease term
- RSF includes elevator, stairs, lobby & restrooms (15% load factor)
- Beautiful 3rd floor view, Regions operates on first floor
- It will have fresh painted walls and steam cleaned carpeted flooring
- AADT 29,000 cars per day (FDOT 2022), Parcel ID #28632-002-01, Zoned OP, YB 2000
- Locate your business in this prestigious building with elevator and ample parking, & a safe, secure setting

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,269	16,636	33,726
Total Population	5,767	41,175	86,689
Average HH Income	\$82,973	\$62,072	\$58,659



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Deerwood Regions Building

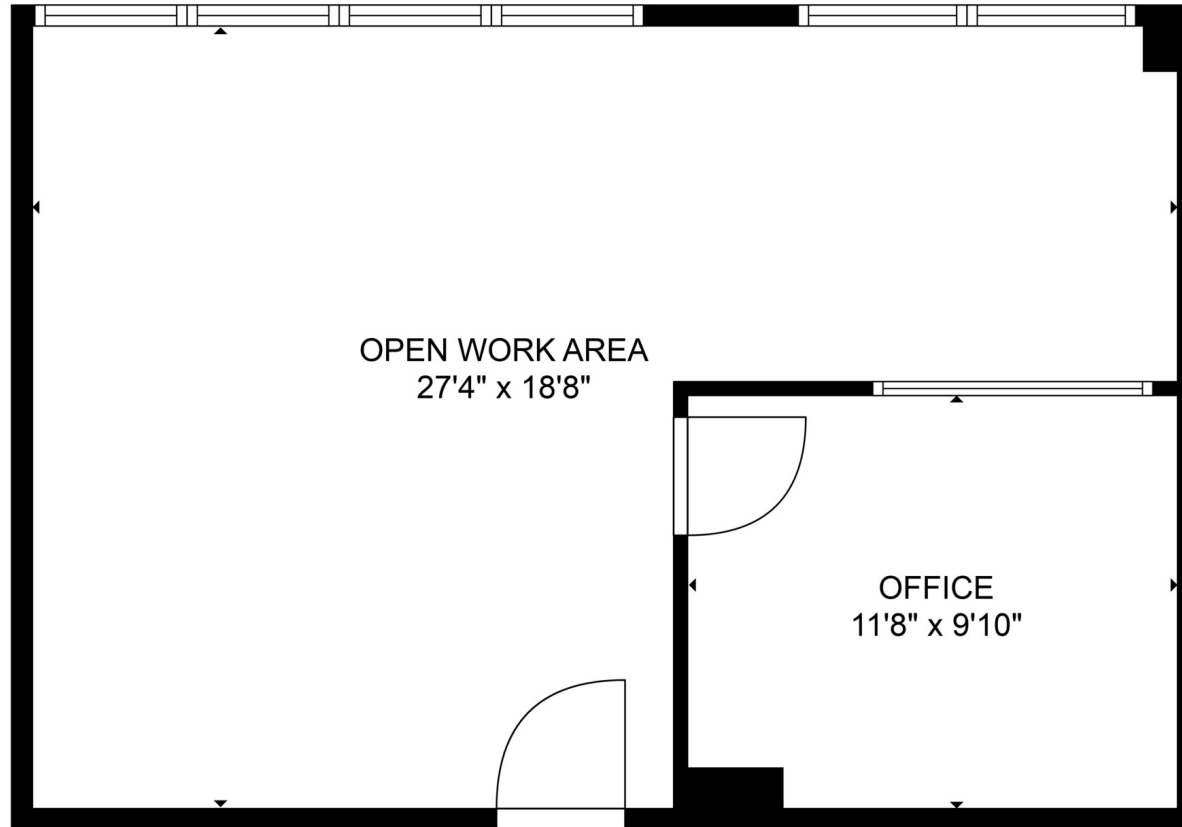
1700 SE 17th Street, Ocala, FL 34471

Tenant Name	Unit Number	Unit Size (SF)	% Of Building	Base Price Per SF/YR
Regions Bank	100	11,327	34.36	\$0.00
Kimley-Horn & Associates	200	4,786	14.52	\$0.00
Kimley-Horn & Associates	250	7,045	21.37	\$0.00
Auto-Owners Insurance Co.	310	4,011	12.17	\$0.00
Medical Injury Group of Ocala LLC	320	1,474	4.47	\$0.00
Saroj Kasturi, dba Ameriprise	330	680	2.06	\$18.00
Bankers Life & Casualty Company	340/350	3,645	11.06	\$0.00
Totals/Averages		32,968		

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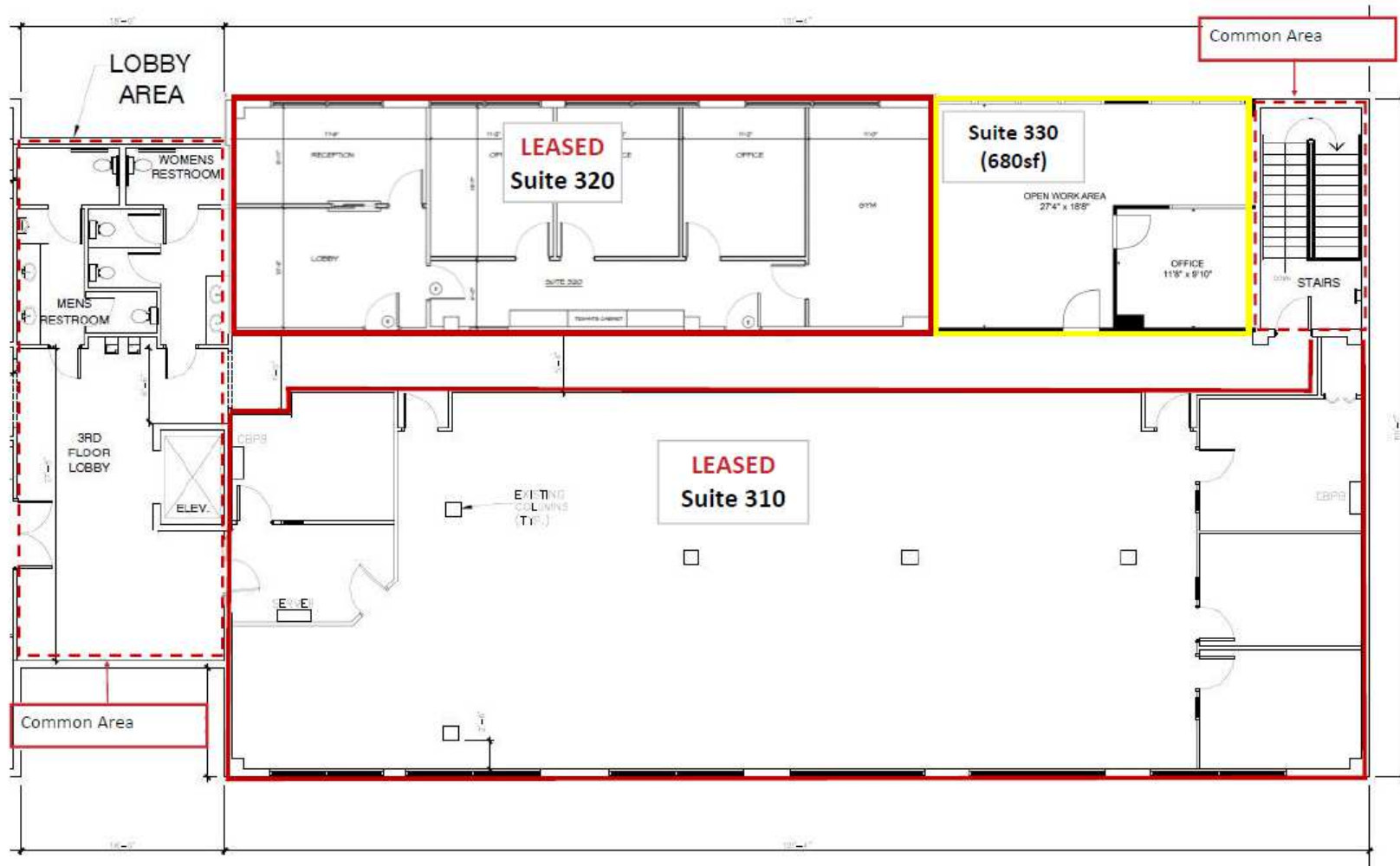


TOTAL: 512 sq. ft
FLOOR 1: 512 sq. ft

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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