

13793 SW 36TH AVE RD SUITES 3 & 4, OCALA, FL 34474


**Available for \$18 PER SF NNN
3-5 Year Lease**

This ideal turnkey medical office is available for lease now! Previously leased by a general practice large corporation firm, the offices have two large reception areas, 13 total exam rooms, 6 private offices, and a break room.

There are two separate suites: Suite 3, 2500 sqft & Suite 4, 3060 sqft. The building is located to serve the booming area of SW Ocala HWY 200 and HWY 484. This office is ideal for a variety of health services, including but not limited to: mental health, orthopedics, kidney, urology, general practice. 5 year lease preferred. Call today to schedule a showing!



Suite 3	2500 SF	\$18 per sf	\$3750/m NNN
Suite 4	3060 SF	\$18 per sf	\$4590/m NNN
Total	5560 SF	\$18 per sf	\$8340/m NNN

"We're in your corner!"

Lori J. Busch, Broker
(352) 804-5544
ljbusch@ocalaproperty.net



Call us Today!

Frantz Marcelin, Associate
(786) 478-5446
fmarcelin@buschrealty.com

Available for Lease

5605 SF Medical Space \$18.00 per sf NNN

Marion Medical Center

Suite 3 & 4 Available for Lease

13793 SW 36th Avenue Rd, Ocala, FL 34473

Ideal for Physician Practice:

13 Exam Rooms w Sink cabinets

2 Reception- Waiting Rooms

5 Physician Offices

2 Office Staff Reception areas with built-ins

2 Glass Door Entries

Suite 3 & 4 are in the middle of the six unit 14,025 SF building

Features roofed over canopy patient entry

Ideal Location to serve SW Ocala, Marion Oaks, all the new communities on SW 49th Ave, Oak Run, On top of the World, Candler Hills Stone Creek. See Map and Population Demographics.

Ideal for:

Hospital Extension and Quick Care

General Practice, Primary Care, Internist, Multi Practice

Orthopedics, Neurology, Urology, Mental Health, Women's Health, Pediatrics

Available now for lease

Base Rent	\$18.00 per sf	\$8,407.50 per month
NNN Charges	\$2.40 per sf	\$1121.00 per month
Total Monthly Rent		\$9,528.50 per month
Subject to Sales Tax 7%		\$ 667.00
Total		\$10,195.50

Ideal Location for your Medical Practice in Ocala, Florida

Call Lori Busch, Busch Realty for viewing. 352-690-1909



Status: Active
County: Marion
Property Style: Office
Heated Area: 5,605 SqFt / 521 SqM
Total Area: 5,605 SqFt / 521 SqM
Com Trans Terms:
Lease Amount Frequency: Annually
Terms Of Lease: Absolute (Triple) Net, Net Net
Flex Space SqFt:
Office Retail Space SqFt:
Legal Subdivision Name: MARION OAKS UN 02
New Construction: No
Construction Status: Completed
Number of Tenants:
Lease Price: \$18.00 / Per SqFt
Lease Term: 3 to 5 Years
Net Leasable SqFt: 5,605
Lease \$/SqFt: \$18.00
ADOM: 188 **CDOM:** 188
Proj Comp Date:

Ideal turnkey medical office for lease. 5605 SF which is Suite 3 & 4 of a 14,025 SF building. Previously leased by general practice large corporate firm. Two large reception areas. 13 total exam rooms. 6 private offices Lab room. Lunch/break room. Nice Port Cochere roof over drive through entry for patient drop off. Alley behind building and rear entry doors. Building is on Corner of Marion Oaks Blvd and SW 36th Avenue Rd, just off of Hwy 484, and north of Walgreens and Winn Dixie shopping Center. Could be ideal for two physician practices, services. Plenty of parking Shared with other Tenants. One is hearing and therapy. Large growing population 484 I75 (Exit 341) interchange just 1 mile east of this property. Serve high population demographic here. 2 entries. Ideal for mental health, orthopedics, general practice, kidney, urology, multi practice. Please come and see. 3-5-years. Will divide 2545 SF suite 3 (MLS # OM655133 and 3060 SF suite 4 (OM655240))

Land, Site, and Tax Information

Legal Desc: SEC 11 TWP 17 RGE 21 PLAT BOOK O PAGE 019 MARION OAKS UNIT 2 BLK 245 LOTS 1.2.3
SE/TP/RG: 11-17-21
Subdivision #:
Tax ID: [8002-0245-01](#)
Taxes: \$9,000.00
Book/Page: O-019 **Alt Key/Folio #:**
Road Frontage: Access Road, Alley, County Road
Add Parcel: No **# of Parcels:** 1
Utilities Data: Electricity Available, Private, Water Connected
Lot Dimensions:
Water Frontage: No
Water Access: No
Water View: No
Zoning: B2
Future Land Use:
Zoning Comp:
Tax Year: 2022
Complex/Comm Name:
Flood Zone: X
Additional Tax IDs:
Section #: 11
Block/Parcel: 245
Front Exposure:
Lot #: 1
Development:
Front Footage:
Front Exposure:
Lot Size: 107,593 SqFt / 9,996 SqM
Waterfront Ft: 0
Water Name:
Water Extras: No

Interior Information

Floors:
of Restrooms: 5
A/C: Central Air
Heat/Fuel: Central, Heat Pump
Total Number of Buildings: 1
Ceiling Height: 8 to 9 Feet
Offices:
Freezer Space YN:

Exterior Information

Ext Construction: Concrete
Roof Construction: Shingle
Electric Service: 150 Amp Service
Foundation: Slab
Road Surface Type: Asphalt
Road Responsibility: Public Maintained Road
Building Features: Bathrooms, Drive-Through
Signage:
of Bays:
of Bays Grade Level:
of Bays Dock High:

Green Features

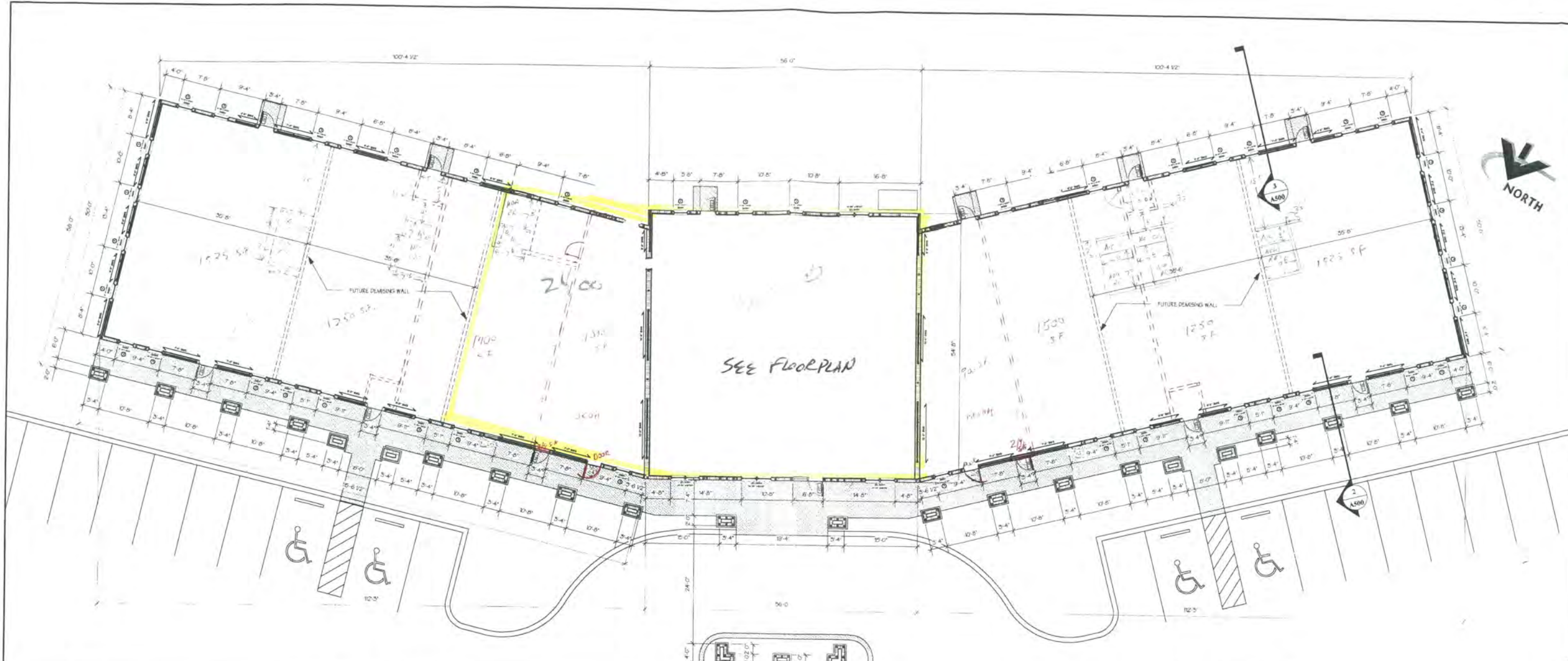
Tenant Pays: Common Area Maintenance, Electricity, Liability Insurance, Property Insurance, Property Taxes, Sewer, Trash Collection, Water

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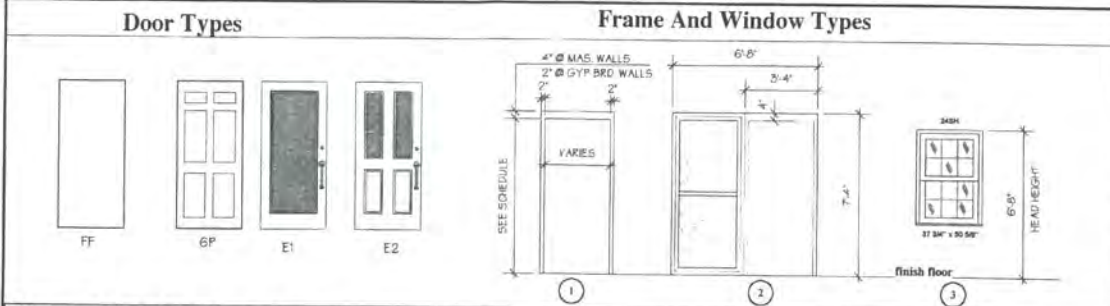
Accessibility Issues?

We want this website to be accessible to everyone. If you experience any accessibility problems using the website, please contact our ADA support hotline at **844-209-0134** to report the issue and for assistance getting the information you need.

FOOTAGE	
Suite - A	3,060
Shell - 1	5,503
Shell - 2	5,503
COV ENTRIES	3,217
TOTAL	17,283



Overall Floor Plan
 Scale: 1" = 10' ft

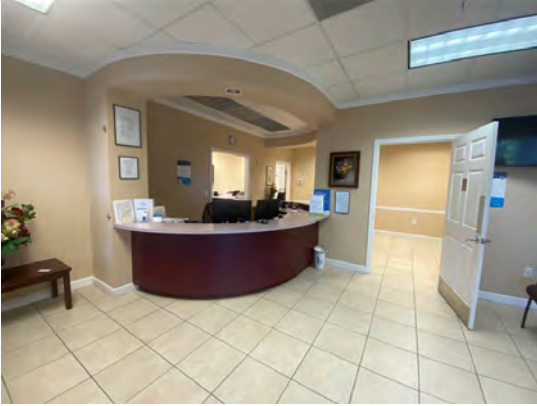


Door Schedule

Door ID	Door Type	Size Width / Height	Thk	Mat.	Finish	Frame Type	Material	Finish	Fire Label	Hardware Set	General Accessories	Remarks
SHELL:												
1001	E1	5'-0" x 7'-0"	1 1/2"	ALUM	ALUM	1	ALUM	ALUM		STOREFRONT		PROVIDE CLOSER
2001	E1	5'-0" x 7'-0"	1 1/2"	MTL	PAINT	1	ALUM	ALUM		ENTRY		PROVIDE CLOSER
2002	6P	5'-0" x 7'-0"	1 1/2"	ALUM	ALUM	1	ALUM	ALUM		STOREFRONT		PROVIDE CLOSER
3001	E1	5'-0" x 7'-0"	1 1/2"	MTL	PAINT	1	ALUM	ALUM		ENTRY		PROVIDE CLOSER
3002	6P	5'-0" x 7'-0"	1 1/2"	ALUM	ALUM	1	ALUM	ALUM		STOREFRONT		PROVIDE CLOSER
4001	E1	5'-0" x 7'-0"	1 1/2"	MTL	PAINT	1	ALUM	ALUM		ENTRY		PROVIDE CLOSER
4002	6P	5'-0" x 7'-0"	1 1/2"	ALUM	ALUM	1	ALUM	ALUM		STOREFRONT		PROVIDE CLOSER
5001	E1	5'-0" x 7'-0"	1 1/2"	MTL	PAINT	1	ALUM	ALUM		ENTRY		PROVIDE CLOSER
5002	6P	5'-0" x 7'-0"	1 1/2"	ALUM	ALUM	1	ALUM	ALUM		STOREFRONT		PROVIDE CLOSER
6001	E1	5'-0" x 7'-0"	1 1/2"	ALUM	ALUM	1	ALUM	ALUM		STOREFRONT		PROVIDE CLOSER
6002	6P	5'-0" x 7'-0"	1 1/2"	MTL	PAINT	1	ALUM	ALUM		ENTRY		PROVIDE CLOSER
7001	E1	5'-0" x 7'-0"	1 1/2"	ALUM	ALUM	1	ALUM	ALUM		STOREFRONT		PROVIDE CLOSER
7002	6P	5'-0" x 7'-0"	1 1/2"	MTL	PAINT	1	ALUM	ALUM		ENTRY		PROVIDE CLOSER
SUITE-D:												
1001	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1002	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1003	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1004	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1005	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1006	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1007	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1008	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1009	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1010	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1011	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1012	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1013	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1014	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1015	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1016	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1017	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1018	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1019	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1020	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1021	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1022	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1023	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1024	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1025	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1026	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1027	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1028	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1029	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE
1030	6P	5'-0" x 6'-6"	1 1/2"	MASONITE	PAINT	1	WOOD	PAINT		PREVACT		PASSAGE

Room Finish Schedule

Room Number	Room Name	Floor	Base	North Wall	East Wall	South Wall	West Wall	Ceiling	Height	Remarks
100	WAITING	VCT	WD	GB	PT	GB	PT	GB	9'-0"	
101	CONSULT	CPT	CPT	GB	PT	GB	PT	ACT	9'-0"	
102	CHECK OUT	VCT	WD	GB	PT	GB	PT	ACT	9'-0"	
103	WORK AREA / FILES	CPT	CPT	GB	PT	GB	PT	ACT	9'-0"	
104	OFFICE MANAGER	CPT	CPT	GB	PT	GB	PT	ACT	9'-0"	
105	RECEPTION	CPT	CPT	GB	PT	GB	PT	ACT	9'-0"	
106	OFFICE #1	CPT	CPT	GB	PT	GB	PT	ACT	9'-0"	
107	MECH	VCT	WD	GB	PT	GB	PT	ACT	9'-0"	
108	HICKER #1	CT	CT	GB	PT	GB	PT	ACT	9'-0"	
109	HICKER #2	CT	CT	GB	PT	GB	PT	ACT	9'-0"	
110	EXAM #1	VCT	WD	GB	PT	GB	PT	ACT	9'-0"	
111	CL #1	CPT	CPT	GB	PT	GB	PT	ACT	9'-0"	
112	CL #2	VCT	WD	GB	PT	GB	PT	ACT	9'-0"	
113	CL #3	VCT	WD	GB	PT	GB	PT	ACT	9'-0"	
114	CL #4	VCT	WD	GB	PT	GB	PT	ACT	9'-0"	
115	CL #5	VCT	WD	GB	PT	GB	PT	ACT	9'-0"	
116	CL #6	VCT	WD	GB	PT	GB	PT	ACT	9'-0"	
117	CORRIDOR #1	VCT	WD	GB	PT	GB	PT	ACT	9'-0"	
118	OFFICE #2	CPT	CPT	GB	PT	GB	PT	ACT	9'-0"	
119	HICKER #4	CT	CT	GB	PT	GB	PT	ACT	9'-0"	
120	EXAM #3	CPT	CPT	GB	PT	GB	PT	ACT	9'-0"	
121	CL #7	VCT	WD	GB	PT	GB	PT	ACT	9'-0"	
122	LAB / WORK AREA	VCT	WD	GB	PT	GB	PT	ACT	9'-0"	
123	EXAM #4	CPT	CPT	GB	PT	GB	PT	ACT	9'-0"	
124	CL #8	VCT	WD	GB	PT	GB	PT	ACT	9'-0"	
125	EXAM #5	CPT	CPT	GB	PT	GB	PT	ACT	9'-0"	
126	CL #9	VCT	WD	GB	PT	GB	PT	ACT	9'-0"	
127	EXAM #6	CPT	CPT	GB	PT	GB	PT	ACT	9'-0"	
128	CLOSET #7	VCT	WD	GB	PT	GB	PT	ACT	9'-0"	
129	BREAK ROOM	VCT	WD	GB	PT	GB	PT	ACT	9'-0"	
130	CL #10	VCT	WD	GB	PT	GB	PT	ACT	9'-0"	



Status: Active
County: Marion
Property Style: Office
Heated Area: 3,060 SqFt / 284 SqM
Total Area: 3,060 SqFt / 284 SqM
Com Trans Terms:
Lease Amount Frequency: Annually
Terms Of Lease: Absolute (Triple) Net, Net Net
Flex Space SqFt:
Office Retail Space SqFt:
Legal Subdivision Name: MARION OAKS UN 02
New Construction: No
Construction Status: Completed
Number of Tenants:
Lease Price: \$18.00 / Per SqFt
Lease Term: 3 to 5 Years
Net Leasable SqFt: 3,060
Lease \$/SqFt: \$18.00
ADOM: 83 **CDOM:** 83
Proj Comp Date:

Introducing a turnkey medical office space, perfectly tailored to your practice's needs. Nestled in a thriving 14,025 SF building, this 3,060 sq ft Suite 4 is primed for operation. Previously leased by a substantial corporate firm, the space presents an advantageous opportunity for single or dual medical practices. The office layout is practical and versatile, featuring two spacious reception areas, seven exam rooms, three private offices, and a laboratory room. Moreover, a comfortable lunch/break room provides a serene spot for downtime. Convenient amenities such as a porte-cochere for patient drop-off and back-alley access with rear entry doors amplify its functionality. This property is strategically situated at the corner of Marion Oaks Blvd and SW 36th Avenue Rd, in close proximity to Hwy 484, Walgreens, and Winn Dixie Shopping Center. Positioned just one mile east from the bustling I75 (Exit 341) interchange, the office serves a densely populated demographic. Abundant parking and easy accessibility make this space an excellent choice for a range of specialties - from mental health and orthopedics to general practice and urology. With the building housing a thriving hearing therapy practice among other tenants, the location holds promise of consistent foot traffic. We invite you to explore the potential of this office space with a 3-5 year lease preferred. A detailed floor plan is attached, and a virtual tour is available via the provided Matterport link. Please visit and experience this unique opportunity firsthand.

Land, Site, and Tax Information

Legal Desc: SEC 11 TWP 17 RGE 21 PLAT BOOK O PAGE 019 MARION OAKS UNIT 2 BLK 245 LOTS 1.2.3
SE/TP/RG: 11-17-21
Subdivision #:
Tax ID: [8002-0245-03](#)
Taxes: \$4,913.47
Book/Page: O-019 **Alt Key/Folio #:**
Road Frontage: Access Road, Alley, County Road
Add Parcel: No **# of Parcels:** 1
Utilities Data: Electricity Available, Private, Water Connected
Lot Dimensions:
Water Frontage: No
Water Access: No
Water View: No
Zoning: B2
Future Land Use:
Zoning Comp:
Tax Year: 2022
Complex/Comm Name:
Flood Zone: X
Additional Tax IDs:
Section #: 11
Block/Parcel: 245
Front Exposure:
Lot #: 1
Development:
Front Footage:
Front Exposure:
Lot Size: 107,593 SqFt / 9,996 SqM
Lot Size Acres: 2.47
Waterfront Ft: 0
Water Name:
Water Extras: No

Interior Information

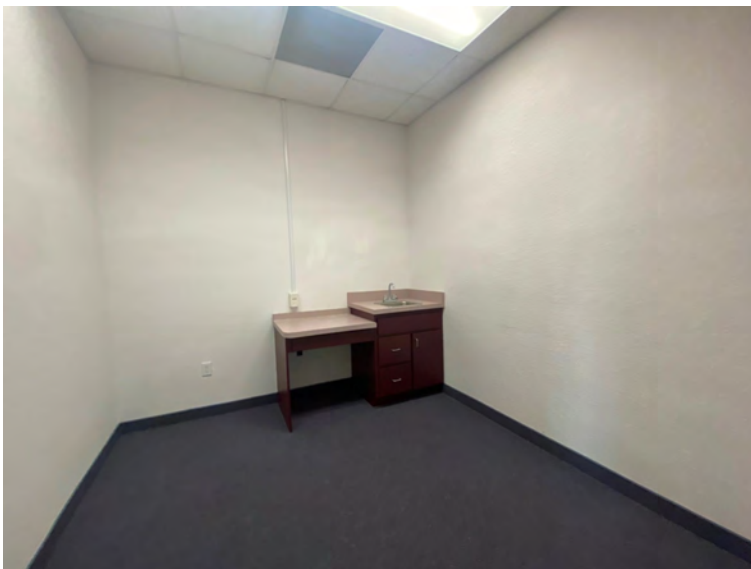
Floors:
of Restrooms: 5
A/C: Central Air
Heat/Fuel: Central, Heat Pump
Total Number of Buildings: 1
Ceiling Height: 8 to 9 Feet
Offices:
Freezer Space YN:

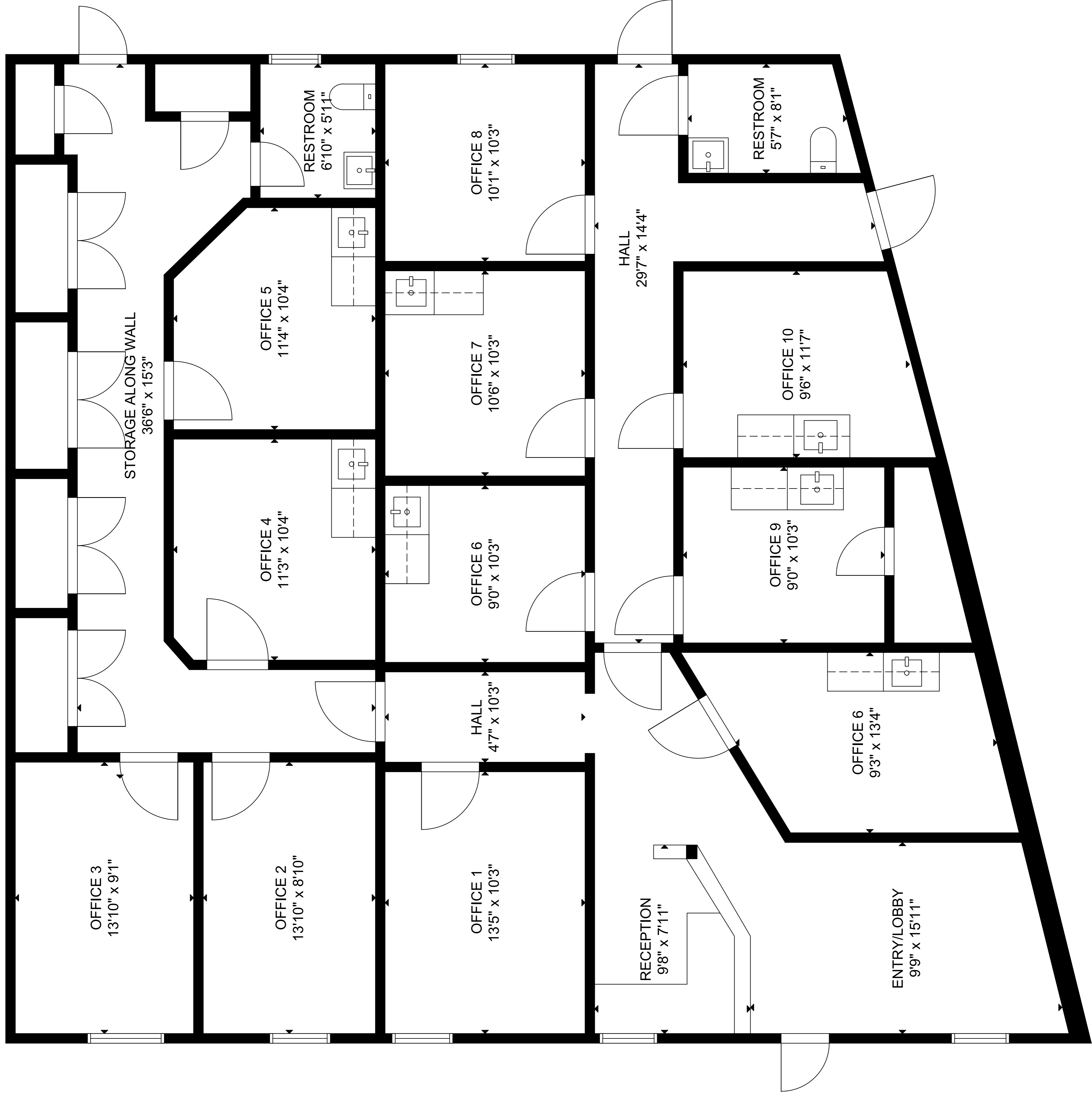
Exterior Information

Ext Construction: Concrete
Roof Construction: Shingle
Electric Service: 150 Amp Service
Foundation: Slab
Road Surface Type: Asphalt, Paved
Road Responsibility: Public Maintained Road
Building Features: Bathrooms, Drive-Through
Signage:
of Bays:
of Bays Grade Level:
of Bays Dock High:

Green Features

Tenant Pays: Common Area Maintenance, Electricity, Liability Insurance, Property Insurance, Property Taxes, Sewer, Trash Collection, Water





GROSS INTERNAL AREA
 TOTAL: 2335 sq ft
 FLOOR 1: 2335 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

OM655133 13793 SW 36TH AVENUE RD, #3, OCALA, FL 34473



Status: Active
County: Marion
Property Style: Office
Heated Area: 2,400 SqFt / 223 SqM
Total Area: 2,545 SqFt / 236 SqM
Com Trans Terms:
Lease Amount Frequency: Annually
Terms Of Lease: Absolute (Triple) Net, Net Net
Flex Space SqFt:
Office Retail Space SqFt:
Legal Subdivision Name: MARION OAKS UN 02
New Construction: No
Construction Status: Completed
Number of Tenants:

Lease Price: \$18.00 / Per SqFt
Lease Term: 3 to 5 Years
Net Leasable SqFt: 2,400
Lease \$/SqFt: \$18.00
ADOM: 71 **CDOM:** 71
Proj Comp Date:

Introducing a turnkey medical office space, perfectly tailored to your practice's needs. Nestled in a thriving 14,025 SF building, this 2,400 SF suite 3 is primed for operation. Previously leased by a substantial corporate firm, the space presents an advantageous opportunity for single or dual medical practices. The office layout is practical and versatile, featuring reception area, ten office rooms, and substantial storage space. Convenient amenities such as a porte-cochere for patient drop-off and back-alley access with rear entry doors amplify its functionality. This property is strategically situated at the corner of Marion Oaks Blvd and SW 36th Avenue Rd, in close proximity to Hwy 484, Walgreens, and Winn Dixie Shopping Center. Positioned just one mile east from the bustling I75 (Exit 341) interchange, the office serves a densely populated demographic. Abundant parking and easy accessibility make this space an excellent choice for a range of specialties - from mental health and orthopedics to general practice and urology. With the building housing a thriving hearing therapy practice among other tenants, the location holds promise of consistent foot traffic. We invite you to explore the potential of this office space with a 3-5 year lease preferred. A detailed floor plan is attached, and a virtual tour is available via the provided Matterport link. Please visit and experience this unique opportunity firsthand.

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SE/TP/RG: 11-17-21
Subdivision #:
Tax ID: [8002-0245-02](#)
Taxes: \$3,853.70
Book/Page: O-019 **Alt Key/Folio #:**
Road Frontage: Access Road, Alley, County Road
Add Parcel: No **# of Parcels:** 1
Utilities Data: Electricity Available, Private, Water Connected
Parking: 19 to 30 Spaces, Common

Zoning: B2
Future Land Use:
Zoning Comp:
Tax Year: 2022
Complex/Comm Name:
Flood Zone: X
Additional Tax IDs:

Section #: 11
Block/Parcel: 245
Front Exposure:
Lot #: 1
Development:
Front Footage:
Front Exposure:

Lot Dimensions:
Water Frontage: No
Water Access: No
Water View: No

Lot Size Acres: 2.47
Waterfront Ft: 0
Water Name:
Water Extras: No

Land Lease Fee:
Lot Size: 107,593 SqFt / 9,996 SqM

Interior Information

Floors:
of Restrooms: 5
A/C: Central Air
Heat/Fuel: Central, Heat Pump

Total Number of Buildings: 1
Ceiling Height: 8 to 9 Feet

Offices:
Freezer Space YN:

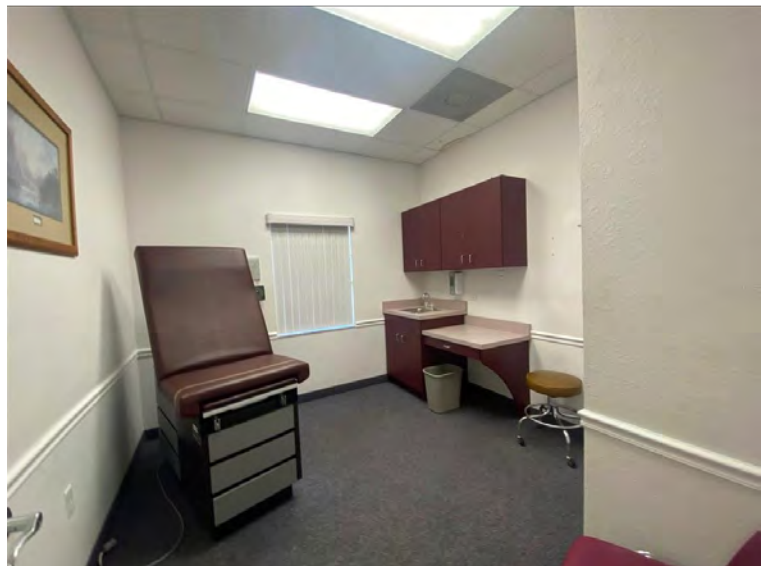
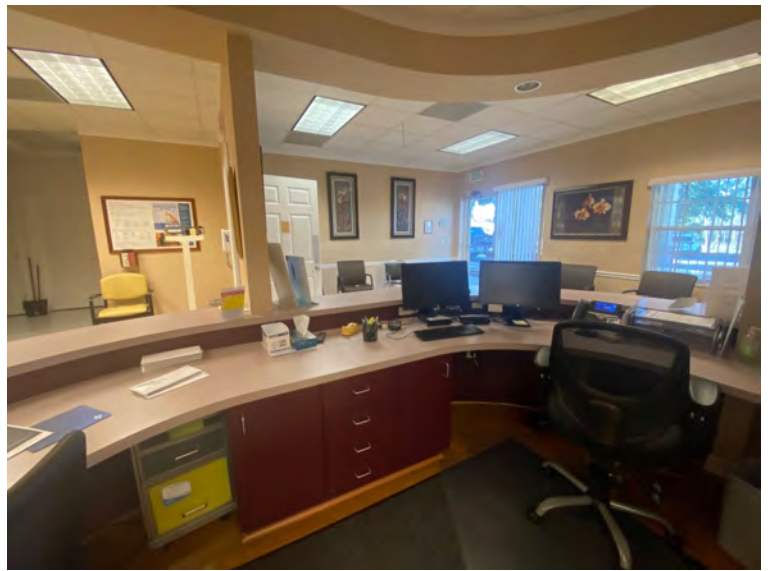
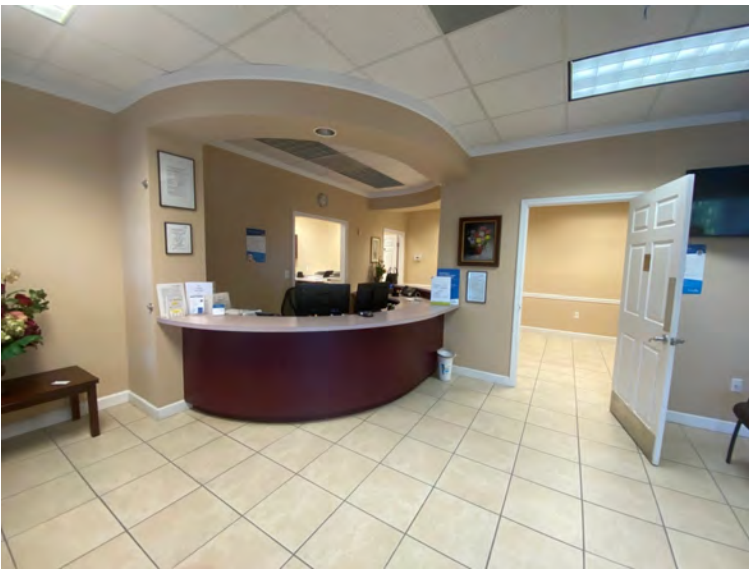
Exterior Information

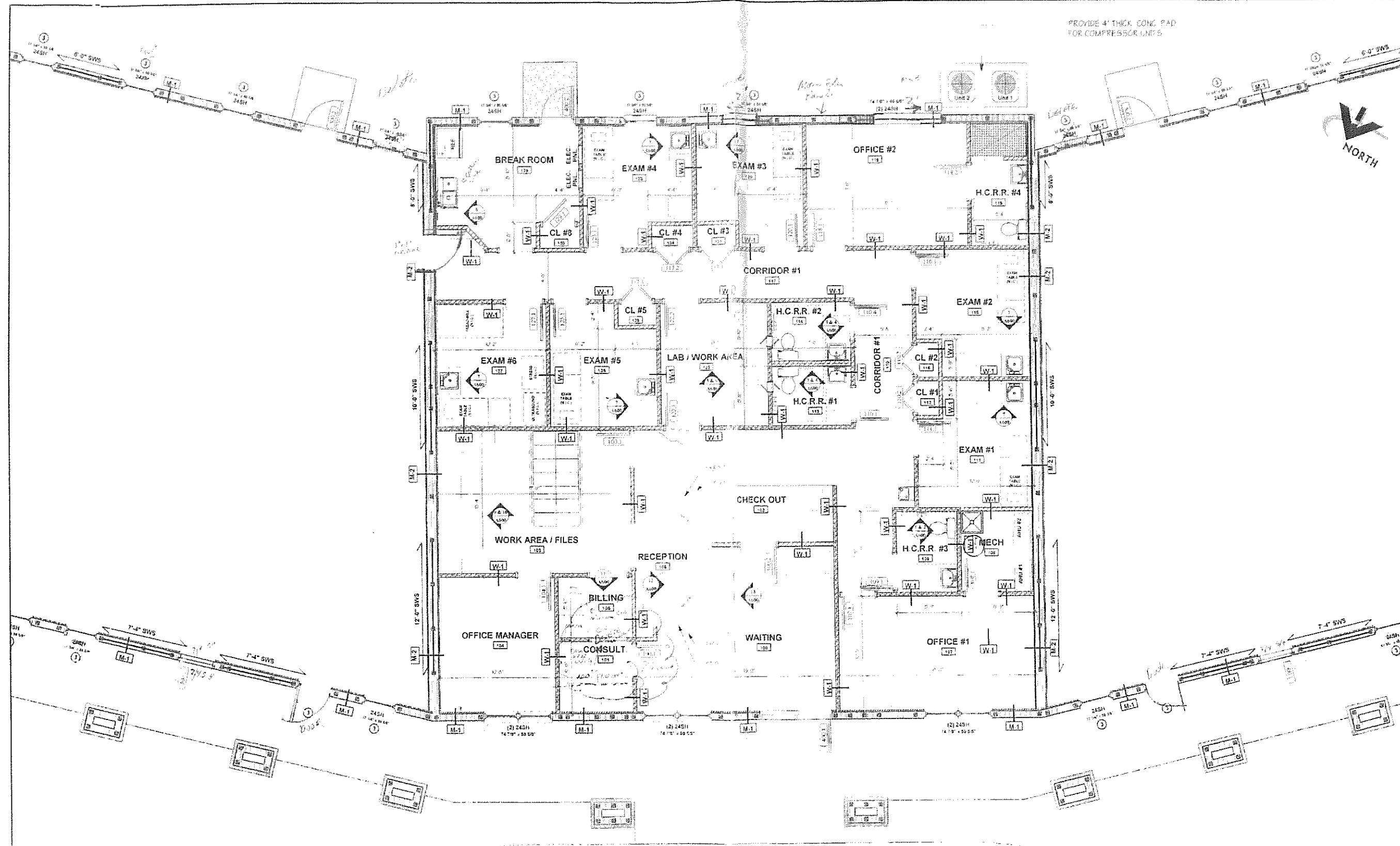
Ext Construction: Concrete
Roof Construction: Shingle
Electric Service: 150 Amp Service
Foundation: Slab
Road Surface Type: Asphalt
Road Responsibility: Public Maintained Road
Building Features: Bathrooms, Drive-Through
Signage:

of Bays:
of Bays Grade Level:
of Bays Dock High:

Green Features

Tenant Pays: Common Area Maintenance, Electricity, Liability Insurance, Property Insurance, Property Taxes, Sewer, Trash Collection, Water





PROVIDE 4" THICK CONC. PAD FOR COMPRESSOR UNIT 5



DAVANTI ARCHITECTURE
 AA 0063577
 1015 SE FORT KING ST
 OCALA, FL 34471
 (352) 401-8861

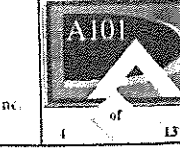
File: 20241
 Issued: 3/14/02
 Revisions:
 Drawn: JAG

ENLARGED PLANS
 ENLARGED FLOOR PLAN - SUITE D

A New Building
Marion Oak Professional Center
 Marion Oaks Blvd. & S.E. 36th Ave. Rd.
 Marion County, Florida

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FOOTAGE	
Site	7,000
Level 1	5,905
Level 2	5,905
TOTAL	7,280



Floor Plan Suite-D
 Scale: 1/4" = 1'-0"

GENERAL CONTRACTOR
 "Integrity in Construction"
Nusley Construction Co., Inc.
 111 E. N.E. 1/4 Sec. 30, T. 28N, R. 10E
 (352) 291-8177

Households

	2 mile	5 mile	10 mile
2010 Households	3,064	13,072	45,228
2022 Households	4,032	16,721	55,335
2027 Household Projection	4,352	17,989	59,185
Annual Growth 2010-2022	1.7%	1.8%	1.5%
Annual Growth 2022-2027	1.6%	1.5%	1.4%
Owner Occupied Households	3,109	14,633	46,274
Renter Occupied Households	1,243	3,356	12,911
Avg Household Size	2.7	2.5	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$108.5M	\$472.4M	\$1.5B

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$62,312	\$70,788	\$71,346
Median Household Income	\$43,885	\$56,416	\$54,975
< \$25,000	669	2,261	10,410
\$25,000 - 50,000	1,583	5,009	14,601
\$50,000 - 75,000	672	3,907	12,082
\$75,000 - 100,000	552	2,684	8,025
\$100,000 - 125,000	100	958	3,426
\$125,000 - 150,000	298	891	2,481
\$150,000 - 200,000	101	512	2,041
\$200,000+	56	501	2,269

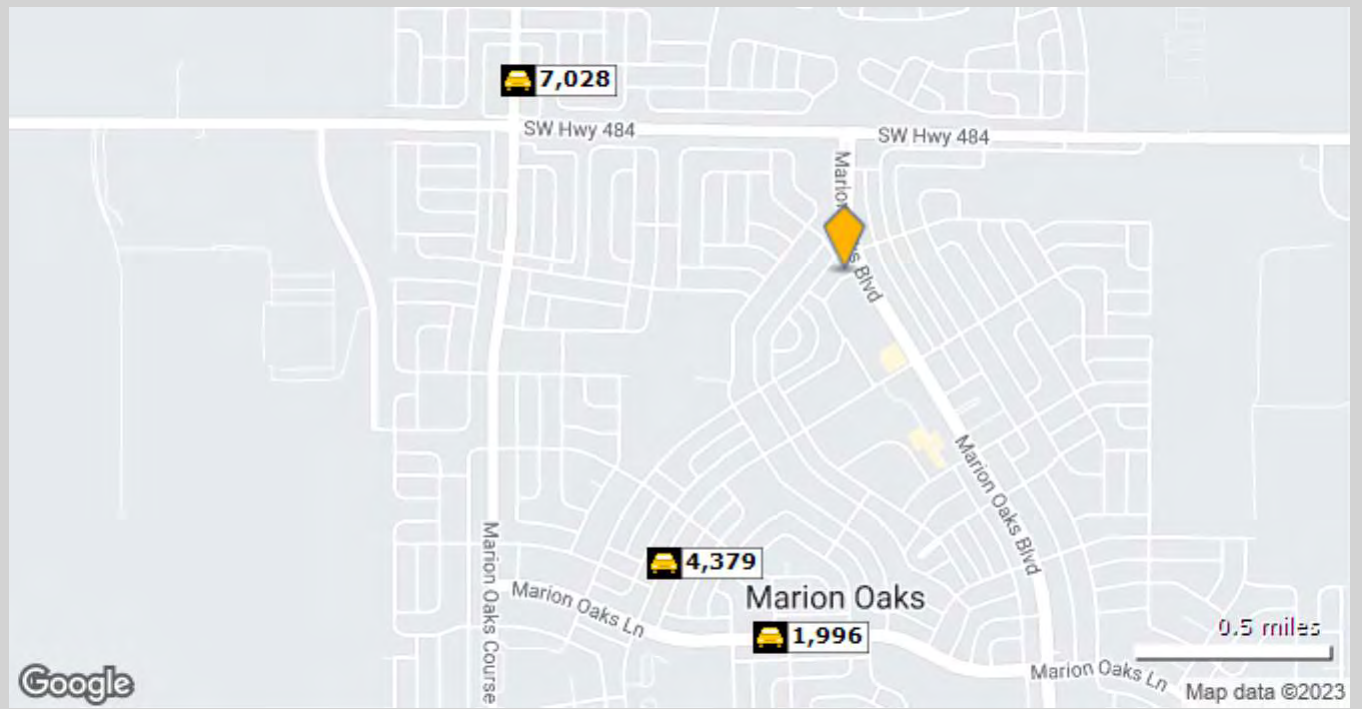
Population

	2 mile	5 mile	10 mile
2010 Population	8,406	32,376	106,033
2022 Population	11,085	42,134	130,551
2027 Population Projection	11,967	45,417	139,706
Annual Growth 2010-2022	2.7%	2.5%	1.9%
Annual Growth 2022-2027	1.6%	1.6%	1.4%
Median Age	38.8	47.1	50.2
Bachelor's Degree or Higher	12%	20%	22%
U.S. Armed Forces	0	34	59

Traffic Count Report

13793 SW 36th Avenue Rd, Ocala, FL 34473

Building Type: **Class B Office**
 Class: **B**
 RBA: **14,025 SF**
 Typical Floor: **14,025 SF**
 Total Available: **11,066 SF**
 % Leased: **21.1%**
 Rent/SF/Yr: **\$18.00**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Marion Oaks Drive	SW 145th Ln	0.06 W	2022	4,379	MPSI	.88
2 Marion Oaks Lane	38th Ave	0.02 E	2022	1,996	MPSI	.96
3 SW 45th Ave	SW 132nd Pl	0.12 N	2022	7,028	MPSI	.98