



**For Lease: \$16.00 SF + NNN**



**1665 SW Hwy 484, Suite 103,  
Ocala, FL 34473**

Parcel ID #: 41219-001-02

B-2 Zoning

AADT of 12,100

**For Lease \$16.00 SF + \$3.46 Estimated NNN**



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## PROPERTY OVERVIEW:

- ◇ **High-visibility retail suite** with direct frontage on Hwy 484
- ◇ **12,100 average daily traffic count** provides strong visibility and exposure
- ◇ **Convenient access to I-75**, ideal for local and commuter traffic
- ◇ **1,290 SF open-concept layout** ideal for retail, showroom, or service use
- ◇ **B-2 zoning** allows for a wide variety of business types
- ◇ **Two restrooms on site** for staff and customer convenience
- ◇ **Recently updated** with new flooring and fresh interior paint
- ◇ **Move-in ready** space reduces time to open
- ◇ **Prime opportunity** for businesses seeking visibility, convenience, and growth



## PROPERTY PHOTOS:



The information contained herein is deemed reliable but is not guaranteed. Buyer should make their own investigation regarding this property and should not rely upon this advertisement to determine suitability or value.