

Paddock Park Business Center

3300 SW 34th Avenue, Ocala, FL 34474



Property Highlights

- Well located space between Paddock Mall & Lowes Paddock Park Commercial Center
- In close proximity to the best retail, restaurant, and lodging amenities in Ocala
- Surrounded by a prime demographic customer base, and area is popular with medically oriented businesses
- 82,000sf building on 7.5 acres, zoned B2, some units include small warehouse space
- Inquire about flexible terms and a tour. Floor diagrams available
- Call Today

Randy Buss. CCIM. SIOR Managing Partner

352.482.0777 x7214 randy@naiheritage.com



Demographics	1 Mile	5 Miles	10 Miles
Total Households	708	22,194	77,216
Total Population	2,213	56,751	187,669
Average HH Income	\$68,247	\$58,464	\$54,731





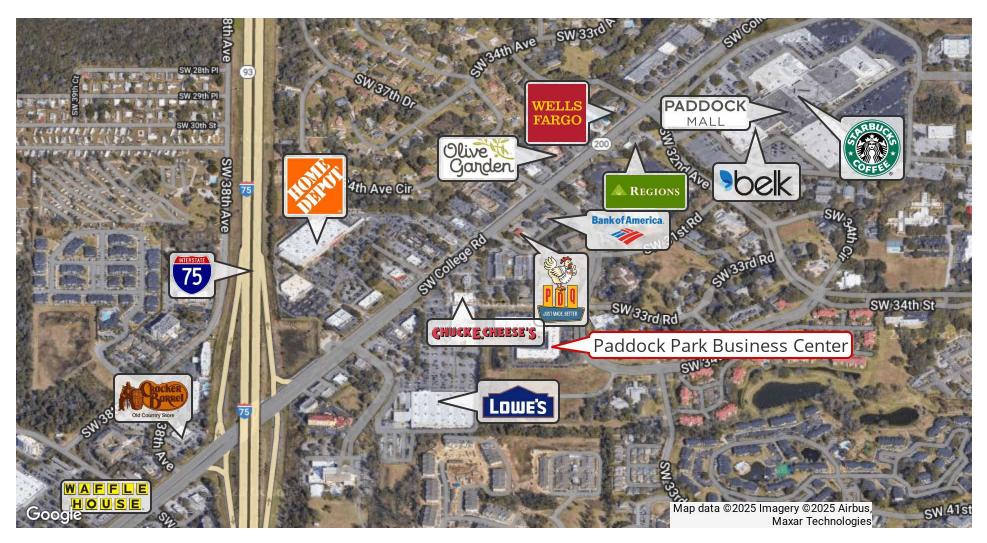
2605 SW 33rd St. Suite 200 Ocala, FL 34471 352.482.0777 naiheritage.com

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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,125 SF	Lease Rate:	\$9.00 SF/yr

Available Spaces

	Suite	Tenant	Size	Туре	Rate	Description
•	103	Available	7,125 SF	NNN	\$9.00 SF/yr	7,125sf office, a former call center, with lobby, large break area, extra large training area/conf room, perimeter offices, and tenant may use or landlord will dispose of the call center stations in the large open center area. Base Rent \$9/sf/yr plus NNN \$5.45/sf, Total: \$8,579.69/month plus sales tax.

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