



**For Lease: \$12.00 SF + NNN**



**3602 NE 8<sup>th</sup> Place, Unit L,  
Ocala, FL 34470**

Parcel ID #: 2731-010-000

B-2A Zoning

**For Lease \$12.00 SF + \$2.76 Estimated NNN**

Available Immediately



**Josh Markham, Property Manager**  
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## PROPERTY OVERVIEW:

- ◇ **Available for immediate occupancy**
- ◇ **1,900 SF retail suite** with excellent street presence
- ◇ **Prime frontage on NE 36<sup>th</sup> Avenue** with strong visibility
- ◇ **High traffic counts** of approximately 18,100 vehicles per day
- ◇ **Zoned B-2A**, allowing for a wide range of commercial uses
- ◇ Ideal for **retail or service-oriented businesses**
- ◇ **Open, flexible floor plan** to suit various layouts
- ◇ Includes **private office, storage room, and one restroom**
- ◇ **Excellent exposure** for signage and branding
- ◇ Functional layout offering both **convenience and efficiency**
- ◇ Strong opportunity for businesses seeking **visibility and accessibility**



## 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.