



6405

SW 38TH ST.
OCALA, FL 34474

**FOR LEASE
OR SALE**

6,000 SF

**RETAIL/OFFICE
BUILDING 1**

PROPERTY SUMMARY

Lee and Associates Tampa Bay is excited to present 6405 SW 38th Street for lease or for sale in Ocala, Florida. The property boasts a stand-alone building that is suitable for retail or office use. This single-tenant building is comprised of 3,000 SF of office and 3,000 SF of warehouse.

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
TAMPA BAY

6405 SW 38TH ST.
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BUILDING 1
PROPERTY OVERVIEW



SIZE	6,000 SF
OFFICE	3,000 SF
CURRENT TENANCY	Single
LOADING	2 drive-in doors
CLEAR HEIGHT	14'
ZONING	M-2

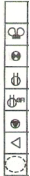
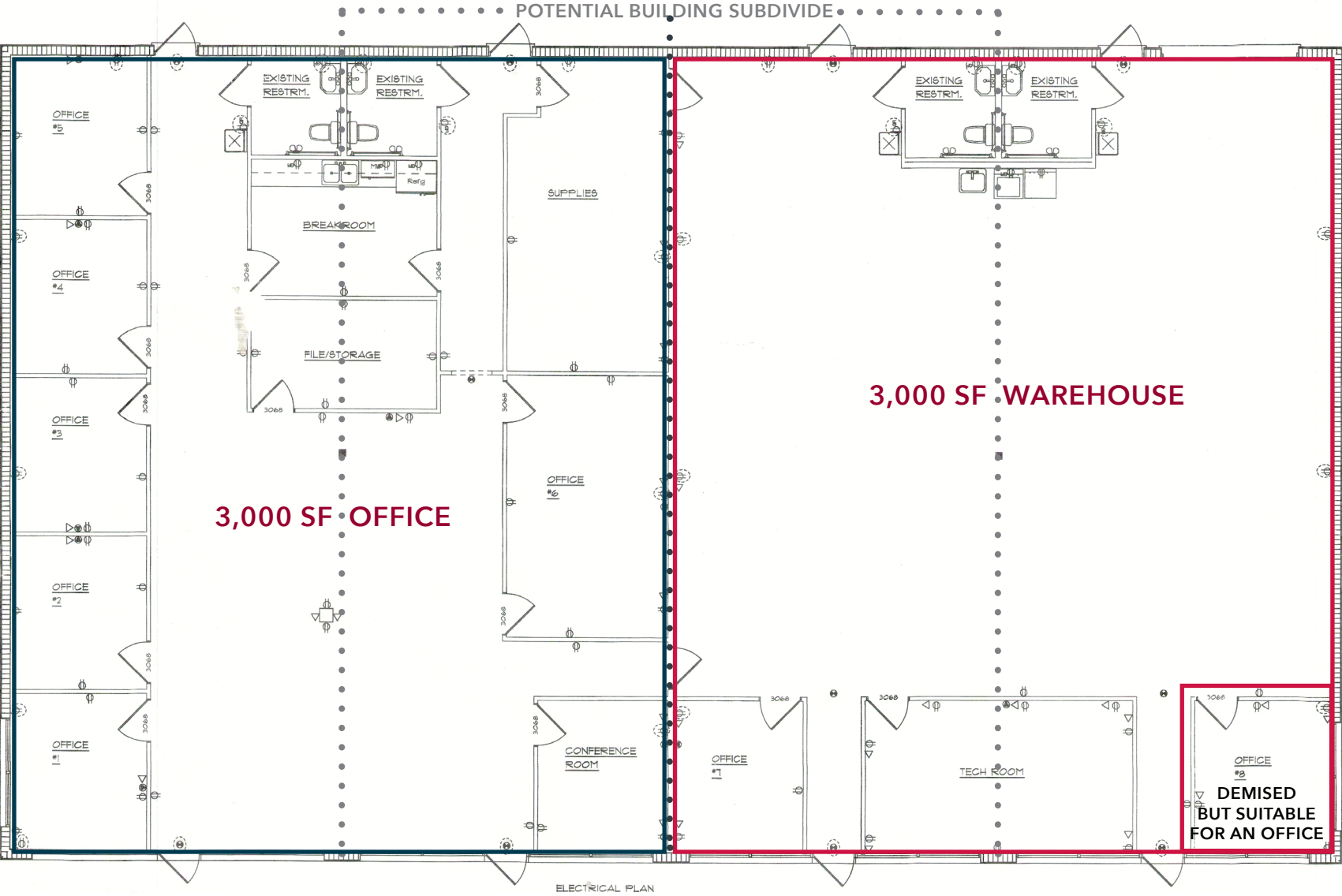


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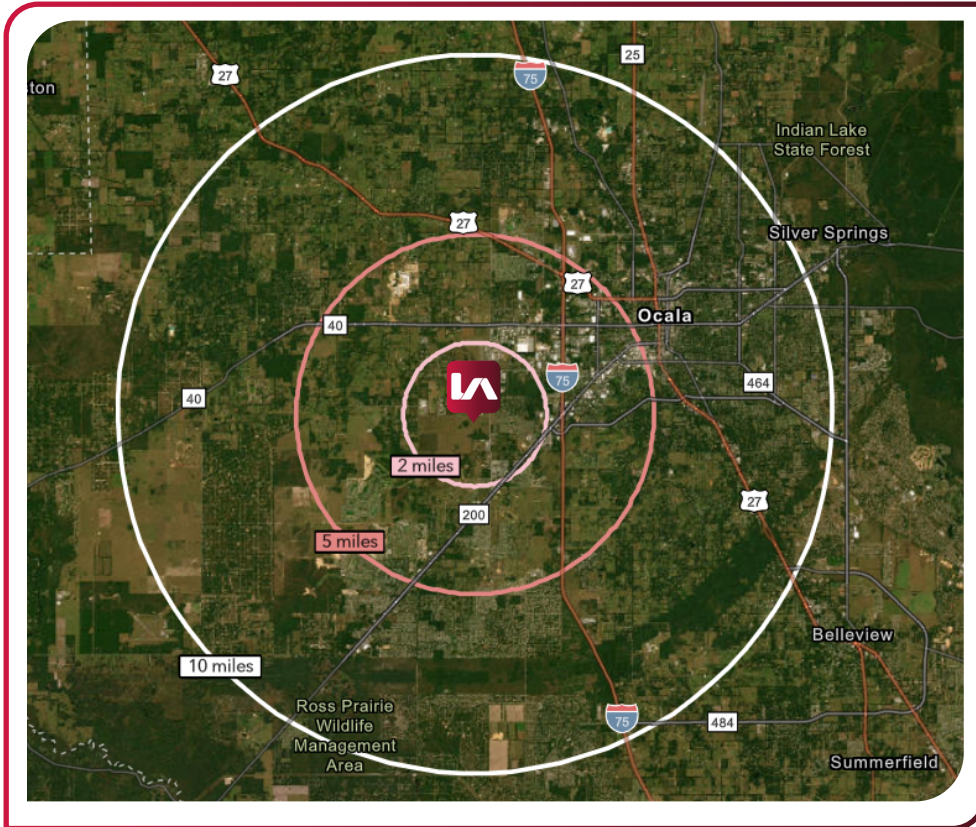
BUILDING 1 | FLOOR PLAN



RETAIL/OFFICE BUILDING FOR LEASE OR SALE

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LOCATION OVERVIEW



The property is located in Ocala, Florida, sitting just 2.6 miles from I-75, and 6 miles from the World Equestrian Center. The subject property backs the Ocala International Airport. A new community development featuring 5,000 homes and a large shopping center is set for construction across the street from the property. On the subject property road, there is a four-lane expansion southbound.

LOCAL DEMOGRAPHICS



	2 MILE	5 MILE	10 MILE
POPULATION	8,038	50,757	184,064
ANNUAL POPULATION GROWTH '23-'28	1.2%	1.4%	1.3%
AVERAGE HOUSEHOLD INCOME	\$75,938	\$66,162	\$69,332
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MEDIAN AGE	40.7	48.4	47.1



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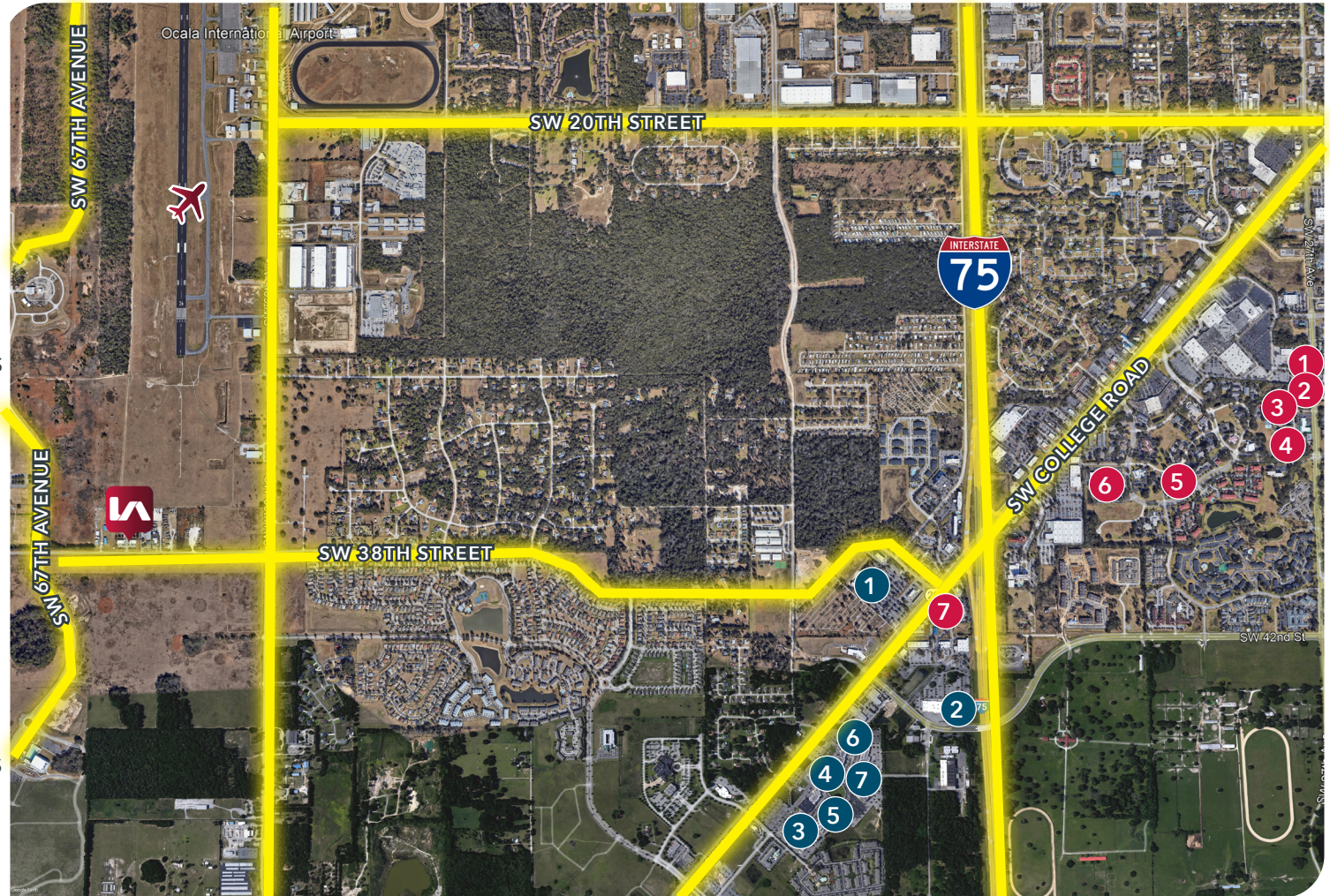
CORPORATE NEIGHBORS

RETAIL USERS

- 1 Sam's Club
- 2 Kohl's
- 3 Dillard's
- 4 HomeGoods
- 5 Marshall's
- 6 Dick's Sporting Goods
- 7 Old Navy

OFFICE USERS

- 1 The Retina Center
- 2 Quest Diagnostics
- 3 UF Vet Center
- 4 Raymond James
- 5 Alpha Capital Partners
- 6 D.R. Horton
- 7 Morgan Tire & Auto



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