

MARION CENTER

2019 E SILVER SPRINGS BLVD OCALA, FL 34471

SUMMARY

RETAIL / OFFICE FOR LEASE



OFFERING SUMMARY

Available SF: 3,200 - 4,000 SF

Lease Rate: \$12.00 SF/yr (NNN)

Lot Size: 3.63 Acres

Building Size: 58,638 SF

Zoning: B-2

Traffic Count Street: 31659

PROPERTY OVERVIEW

Join Ace Hardware, Pet Supermarket, Towne Center 6 Cinemas and other retailers at Marion Center. The property is 3.63 acres with plenty of parking and easy access from Silver Springs Blvd (State Rd 40) The two units available (301 & 303) are contiguous and can be combined.

PROPERTY HIGHLIGHTS

- 58,000sf Center with frontage on State Rd 40
- Retail/Office
- B-2 Zoning on 3.63 Acres
- Large Parking Lot
- Easy Access
- Parcel ID 28225-011-01

FOR MORE INFORMATION CONTACT:

Joe Krim | Boyd Real Estate, LLC. - Broker | 352.895.9040 | jkrim@boydrealestategroup.com

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

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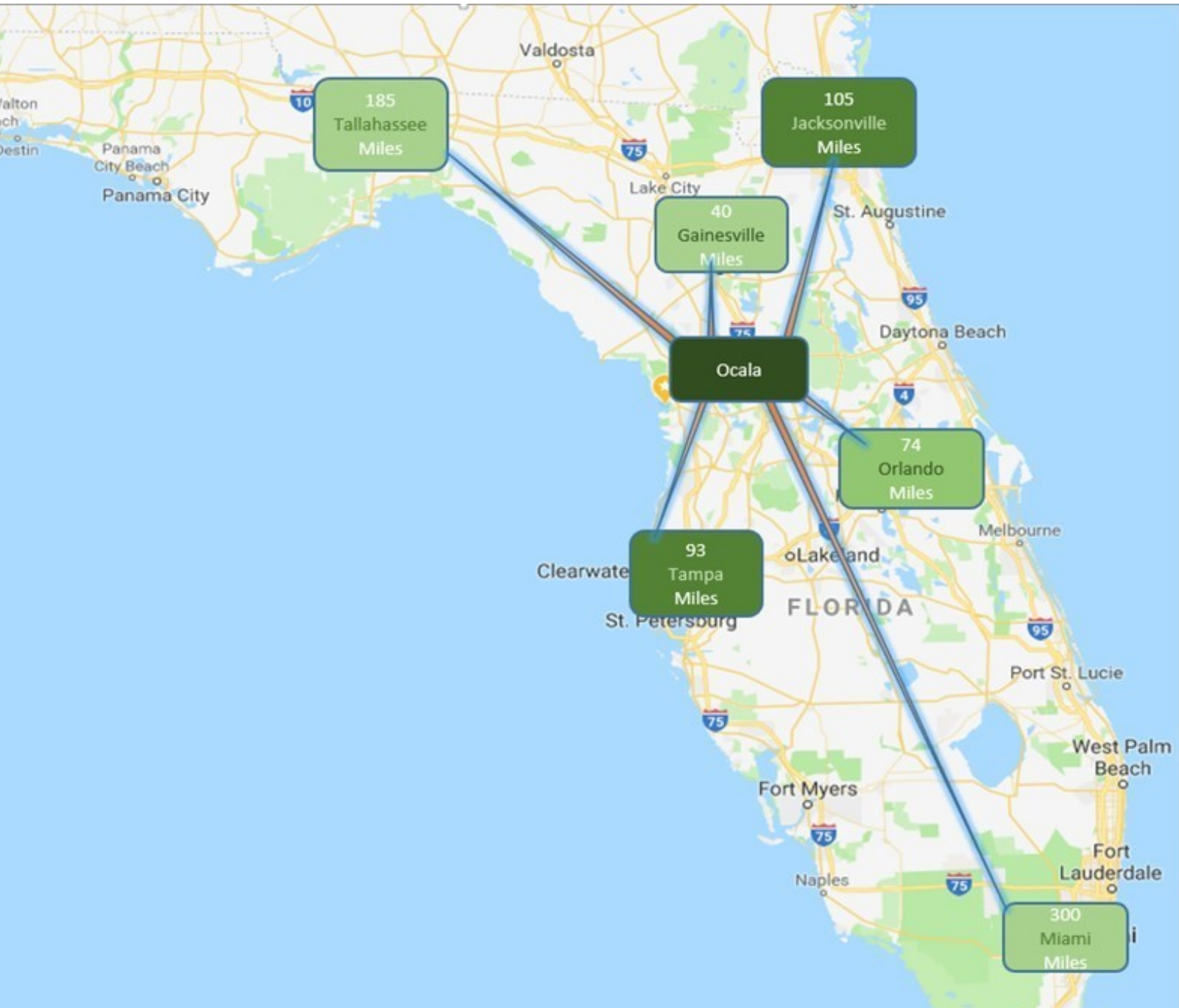


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DISTANCES

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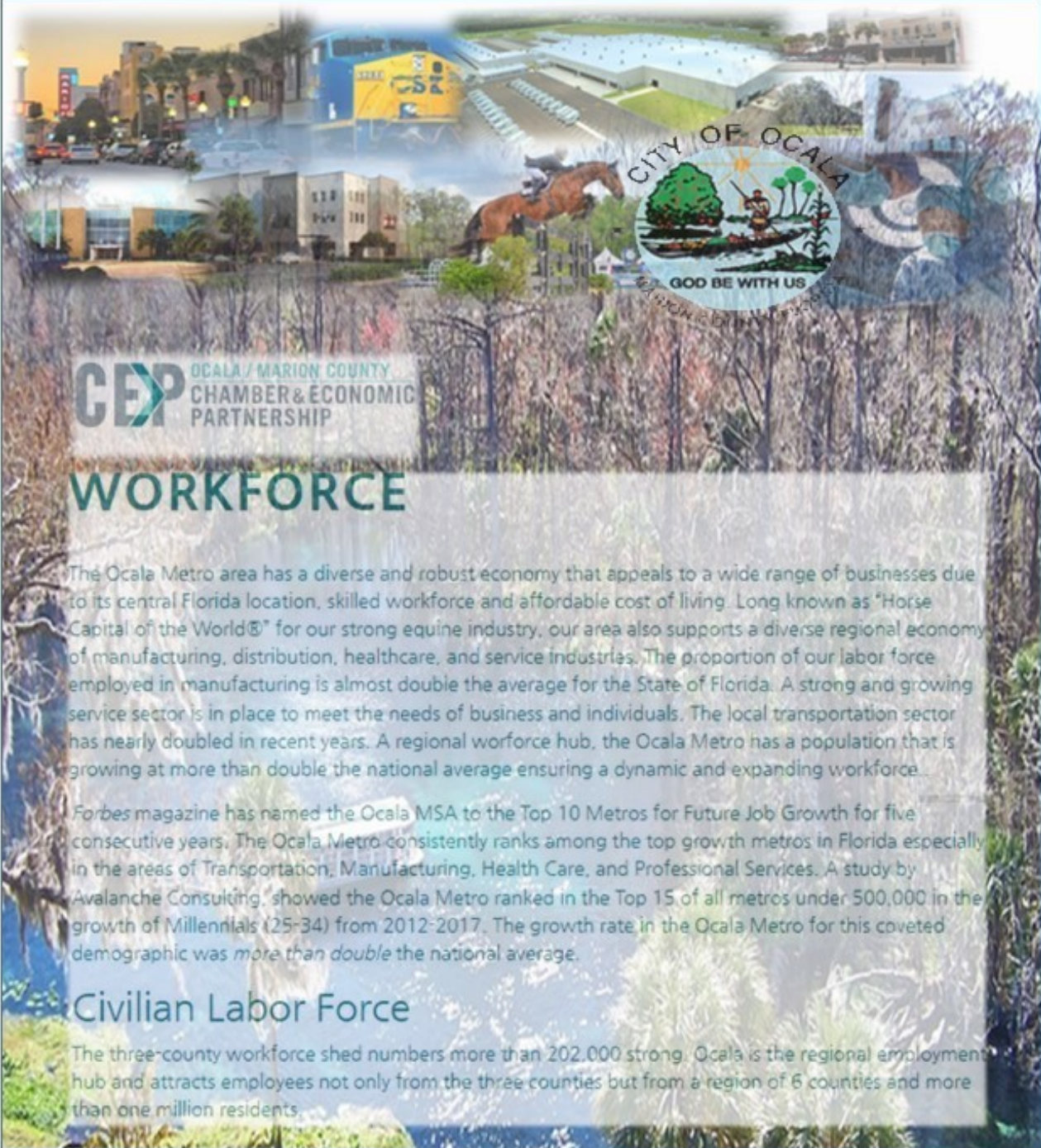


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CHAMBER ECONOMIC PARTNERSHIP

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CEP OCALA / MARION COUNTY
CHAMBER & ECONOMIC
PARTNERSHIP

WORKFORCE

The Ocala Metro area has a diverse and robust economy that appeals to a wide range of businesses due to its central Florida location, skilled workforce and affordable cost of living. Long known as "Horse Capital of the World®" for our strong equine industry, our area also supports a diverse regional economy of manufacturing, distribution, healthcare, and service industries. The proportion of our labor force employed in manufacturing is almost double the average for the State of Florida. A strong and growing service sector is in place to meet the needs of business and individuals. The local transportation sector has nearly doubled in recent years. A regional workforce hub, the Ocala Metro has a population that is growing at more than double the national average ensuring a dynamic and expanding workforce.

Forbes magazine has named the Ocala MSA to the Top 10 Metros for Future Job Growth for five consecutive years. The Ocala Metro consistently ranks among the top growth metros in Florida especially in the areas of Transportation, Manufacturing, Health Care, and Professional Services. A study by Avalanche Consulting, showed the Ocala Metro ranked in the Top 15 of all metros under 500,000 in the growth of Millennials (25-34) from 2012-2017. The growth rate in the Ocala Metro for this coveted demographic was *more than double* the national average.

Civilian Labor Force

The three-county workforce shed numbers more than 202,000 strong. Ocala is the regional employment hub and attracts employees not only from the three counties but from a region of 6 counties and more than one million residents.

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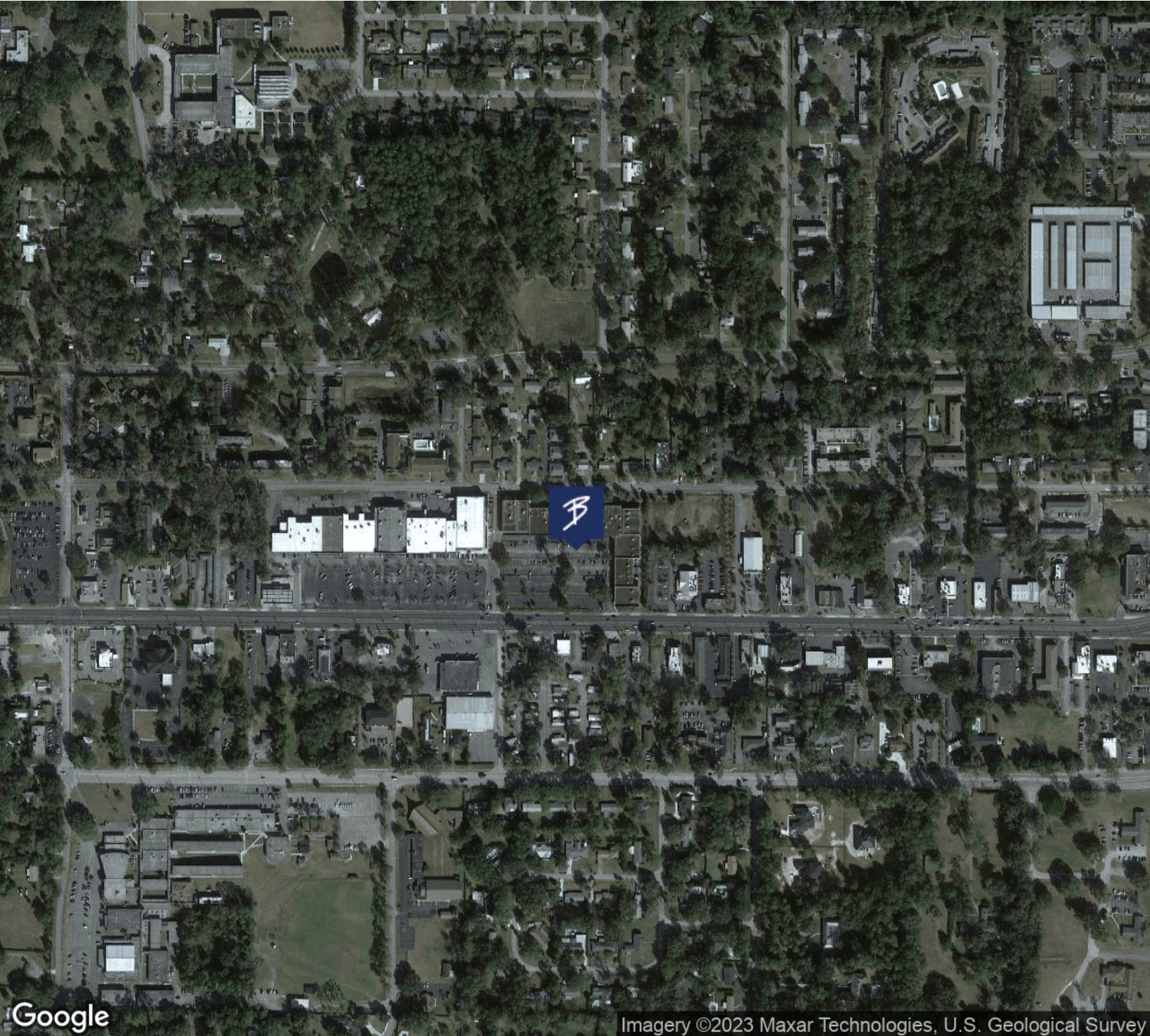


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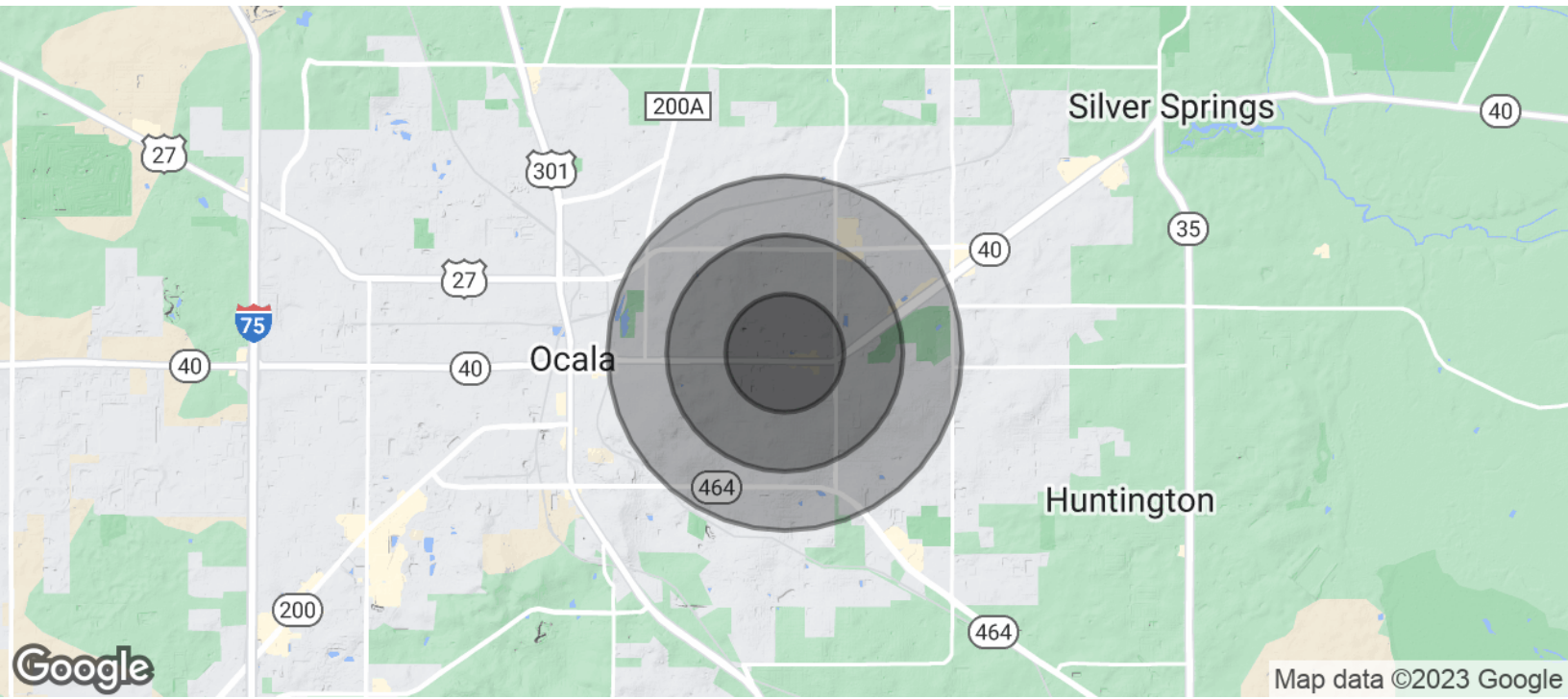


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DEMOGRAPHICS

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,963	8,042	15,102
Average Age	33.6	34.3	37.7
Average Age (Male)	32.8	32.2	34.8
Average Age (Female)	34.6	37.2	40.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	958	3,638	7,001
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$47,845	\$60,836	\$62,478
Average House Value	\$135,789	\$155,899	\$160,104

* Demographic data derived from 2020 ACS - US Census

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