

# COMMERCIAL SPACE ON HWY 27 NEAR I-75

4407 NORTHWEST BLITCHTON ROAD OCALA, FL 34482

EXECUTIVE SUMMARY

PROPERTY FOR LEASE



## OFFERING SUMMARY

Available SF: 750 SF

Lease Rate: \$23 SF/yr (NNN)

Building Size: 750 SF

Zoning: B2

Traffic Count Street: 21,100 AADT

## PROPERTY OVERVIEW

Located in the Foxwoods area, this shopping center is anchored by Gold's Gym, and is almost fully leased. This space is an end unit, next to Darrell's Diner. It was formerly used as a spa, and retains some very sophisticated high-end finishes, including Quartz countertops, Lutron LED Lighting, and several rooms that could be used for a variety of services (Spa, Hair, Barber etc...). Priced at \$23 NNN, the total all-in rent comes to \$1,650.00 per month.

## PROPERTY HIGHLIGHTS

- Remodeled space with High-end Touches
- End Unit
- Available immediately
- Perfect for a salon or Barber

FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

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

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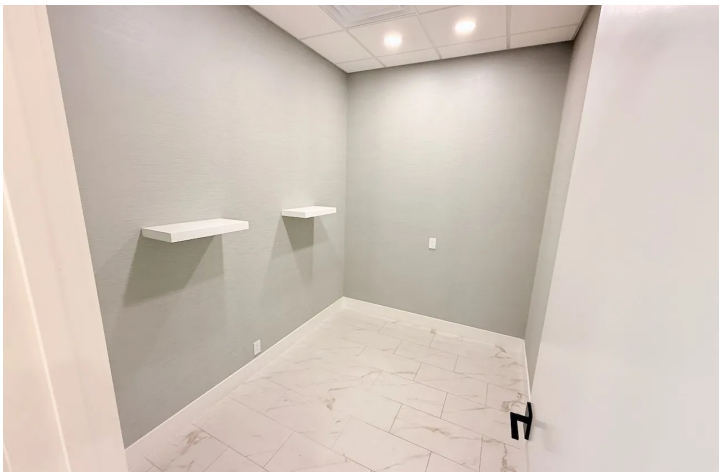


# REMODELED COMMERCIAL SPACE

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ADDITIONAL PHOTOS

RETAIL PROPERTY FOR LEASE



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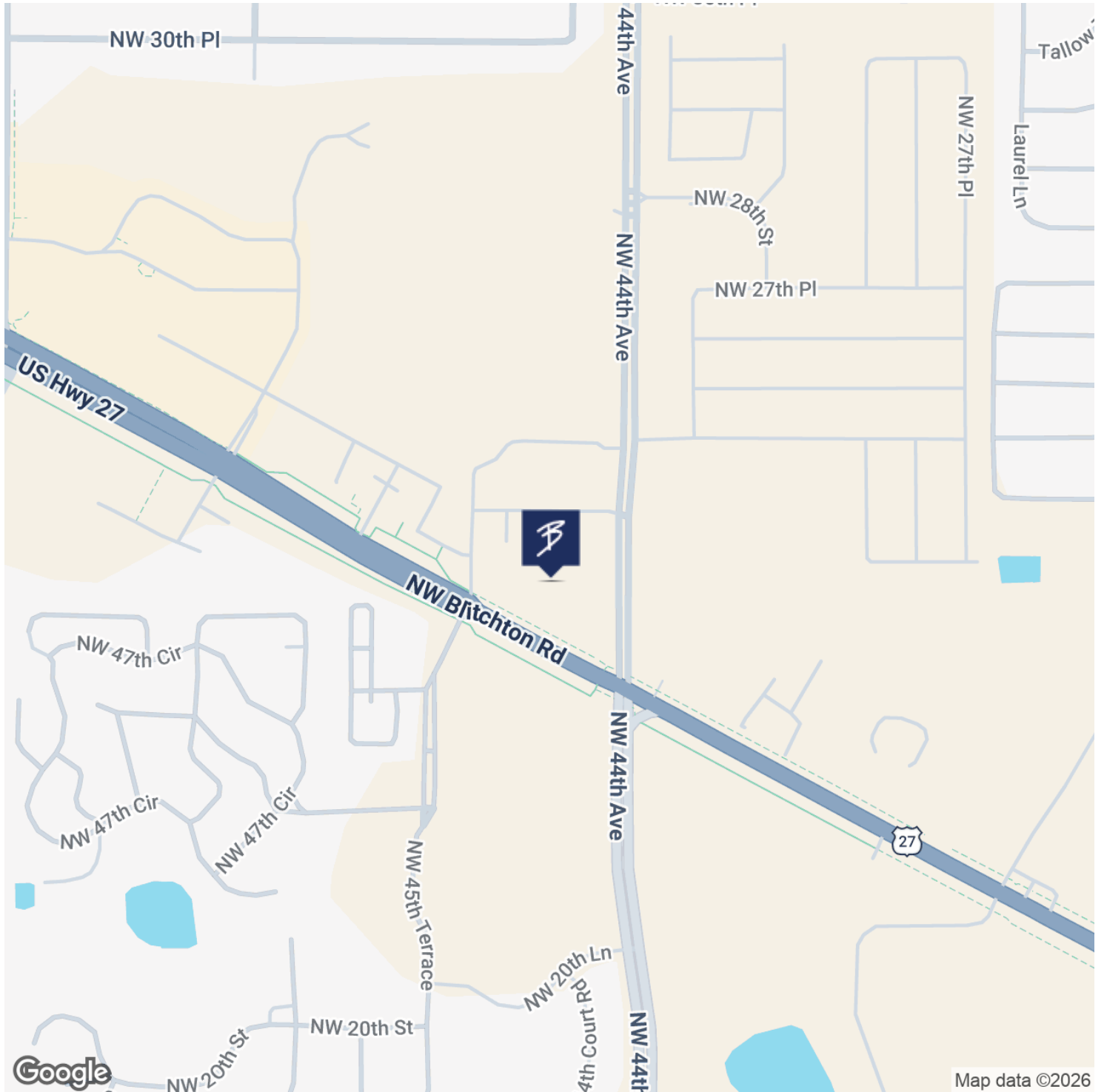


# REMODELED COMMERCIAL SPACE

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LOCATION MAP

RETAIL PROPERTY FOR LEASE



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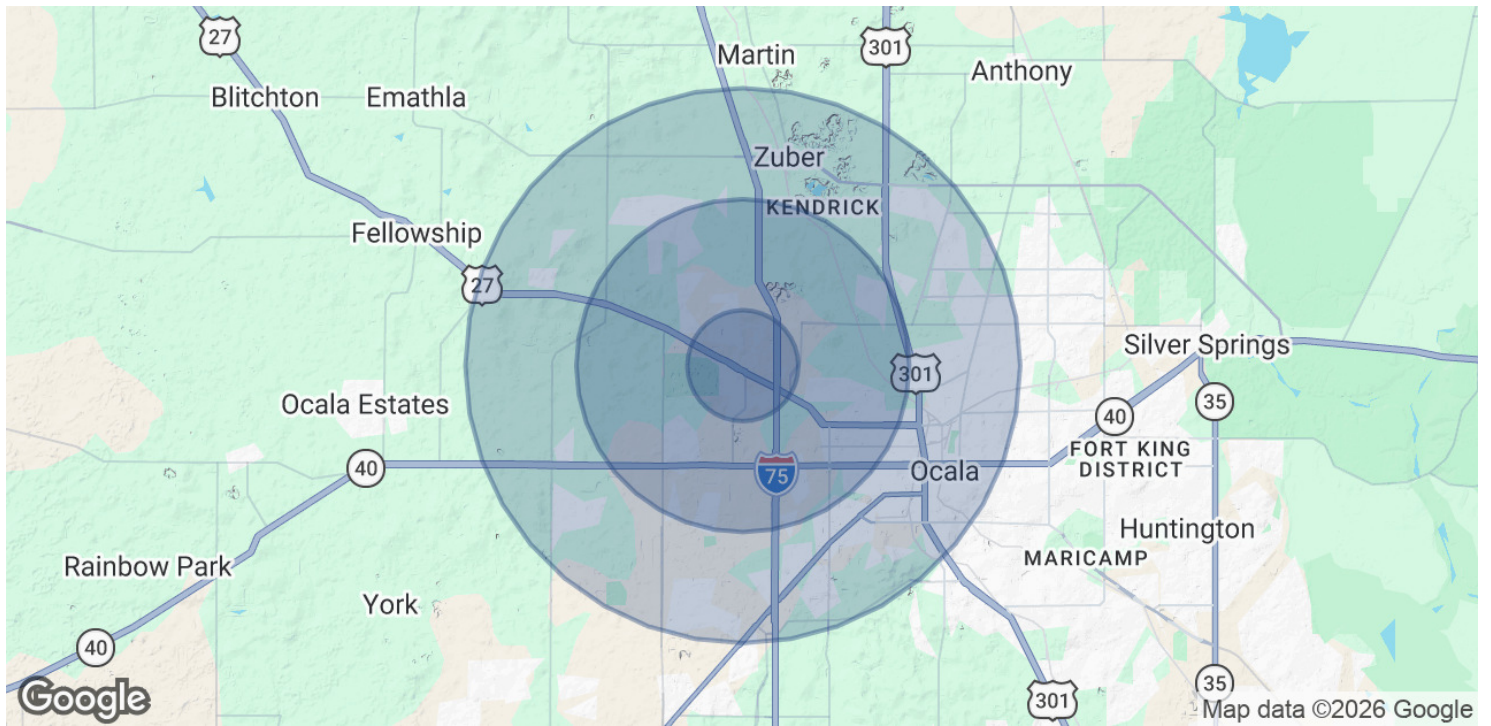


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DEMOGRAPHICS MAP & REPORT

RETAIL PROPERTY FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,701	19,158	57,092
Average Age	62.6	44.0	40.6
Average Age (Male)	60.3	41.8	39.0
Average Age (Female)	63.8	45.7	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,421	8,116	23,063
# of Persons per HH	1.9	2.4	2.5
Average HH Income	\$85,000	\$73,691	\$73,879
Average House Value	\$267,543	\$260,093	\$240,510

2023 American Community Survey (ACS)

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