

COMMERCIAL SPACE ON HWY 27 NEAR I-75

4407- 4429 NORTHWEST BLITCHTON ROAD OCALA, FL 34482

EXECUTIVE SUMMARY

PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF: 1,200 SF

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

Building Size: 50,000 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. Priced at \$23 NNN.

ONLY ONE SPACE LEFT:

1200 SF inline space in Waldrep Plaza anchored by Gold's Gym on Hwy 27 just West of I-75. This highly visible space has excellent foot traffic due to the 95% occupancy. Easy accessed by car from Hwy 27 (Blitchton), or at the light with 44th Ave. Close to Publix, hotels, apartments and thousands of homes, this spot is ready for your business.

PROPERTY HIGHLIGHTS

- LVP Flooring
- Large and open inline space
- Available immediately
- Perfect for a small business

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

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



WALDREP PLAZA ON BLITCHON (27)

4407- 4429 NORTHWEST BLITCHON ROAD OCALA, FL 34482

ADDITIONAL PHOTOS

RETAIL PROPERTY FOR LEASE



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

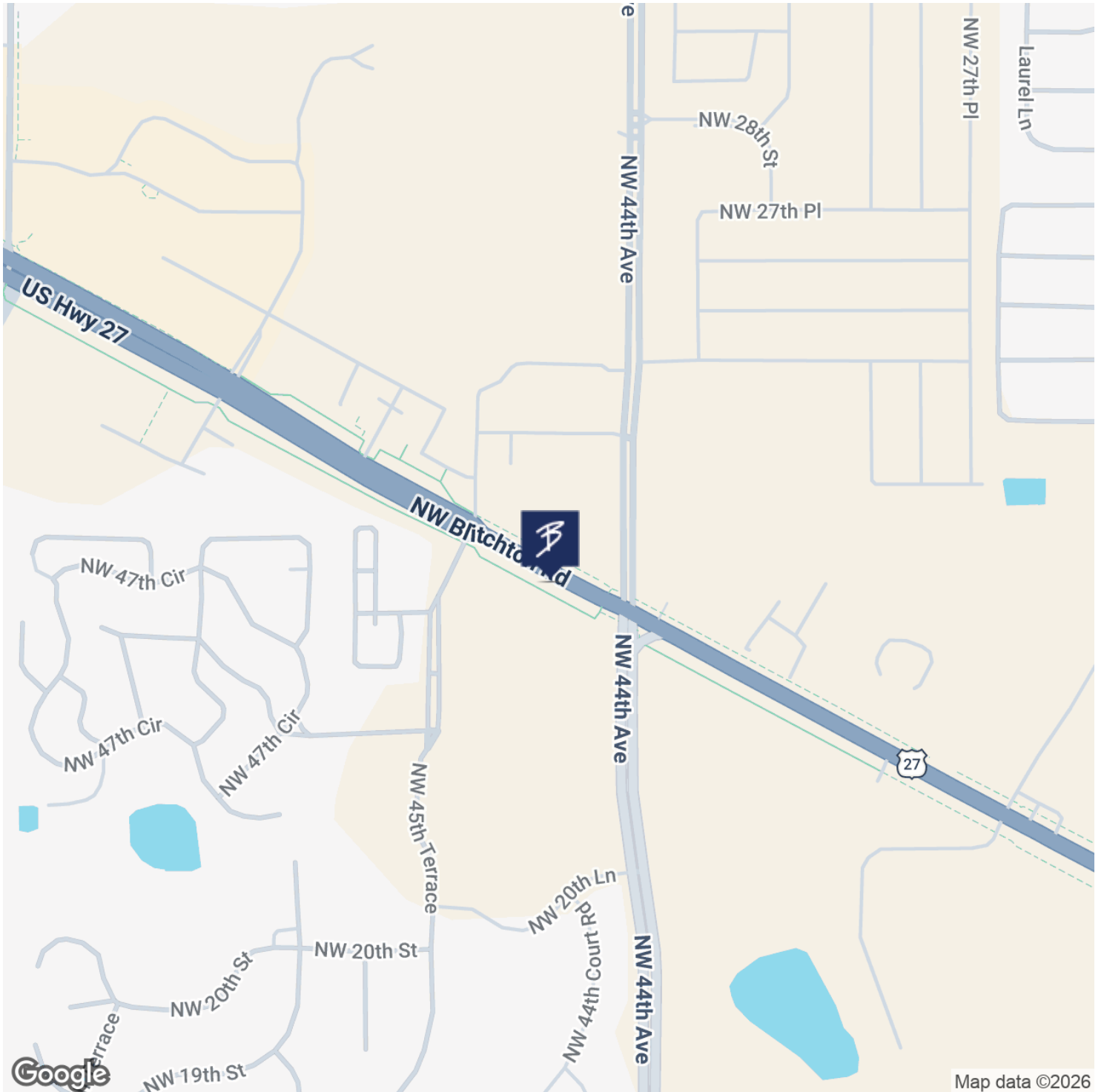


WALDREP PLAZA ON BLITCHON (27)

4407- 4429 NORTHWEST BLITCHON ROAD OCALA, FL 34482

LOCATION MAP

RETAIL PROPERTY FOR LEASE



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

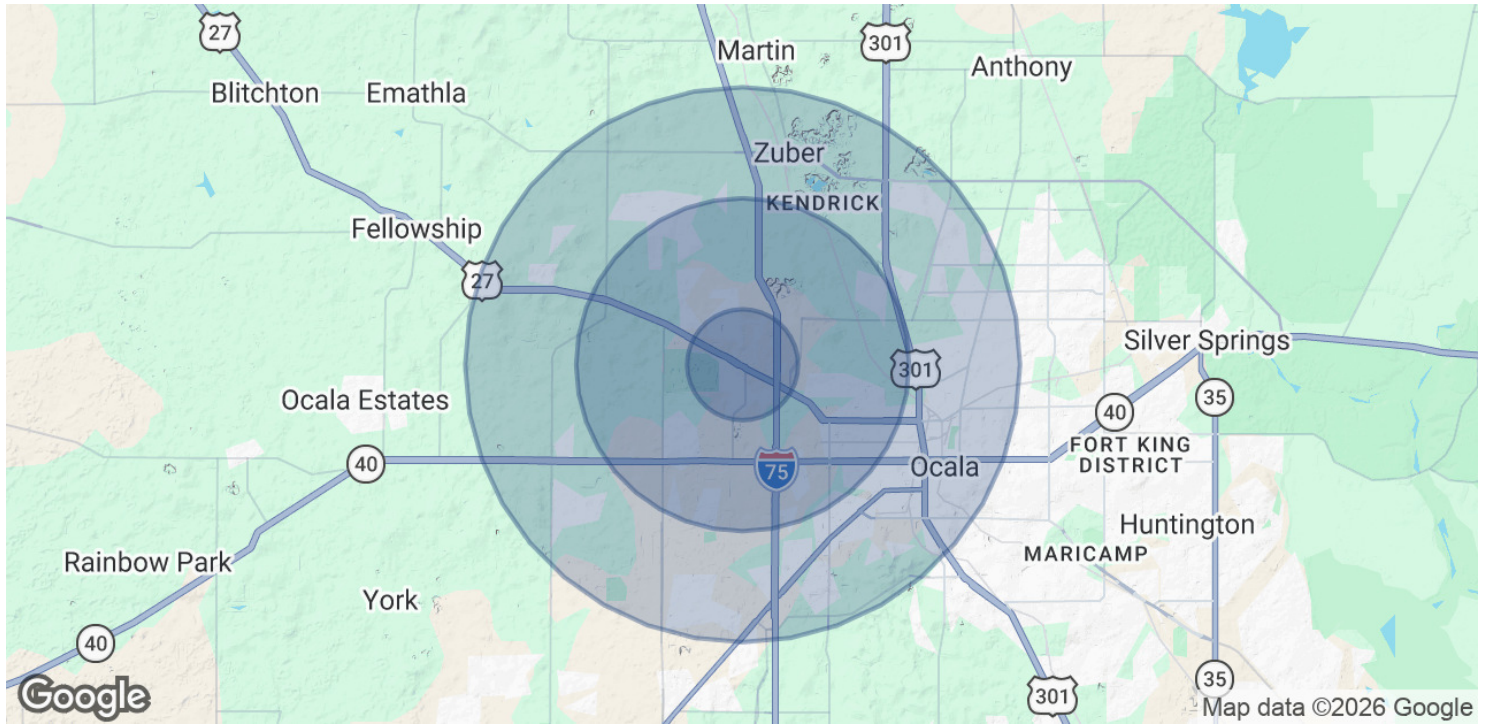


WALDREP PLAZA ON BLITCHON (27)

4407- 4429 NORTHWEST BLITCHTON ROAD OCALA, FL 34482

DEMOGRAPHICS MAP & REPORT

RETAIL PROPERTY FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,718	19,447	57,398
Average Age	61.8	43.8	40.6
Average Age (Male)	59.6	41.7	39.0
Average Age (Female)	63.1	45.6	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,421	8,245	23,197
# of Persons per HH	1.9	2.4	2.5
Average HH Income	\$83,966	\$73,057	\$74,171
Average House Value	\$264,590	\$260,762	\$241,417

2023 American Community Survey (ACS)

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

