

RETAIL FOR LEASE

11 Northeast 1st Avenue

Ocala, FL 34470



BEAU BROKER
REAL ESTATE GROUP



PROPERTY DESCRIPTION

Retail for Lease

PROPERTY HIGHLIGHTS

- Prime location on Northeast 1st Avenue in vibrant Ocala
- Modern and inviting facade for a contemporary retail experience
- Ample space for customization and brand display
- Excellent visibility to attract foot traffic and customers
- Strategic positioning for maximum accessibility and convenience
- Opportunities for unique branding and signage
- Versatile layout to accommodate diverse retail concepts
- Responsive and attentive property management in place
- Professional support for tenant customization and improvements

Beau Broker

Managing Broker

352.208.9945 x3

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Stacy Karst

Senior Associate

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OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	1,345 SF
Building Size:	1,597 SF

DEMOGRAPHICS	1 MILE	3 MILES	5.5 MILES
Total Households	2,230	18,666	47,570
Total Population	5,277	46,926	117,148
Average HH Income	\$70,426	\$77,758	\$88,223

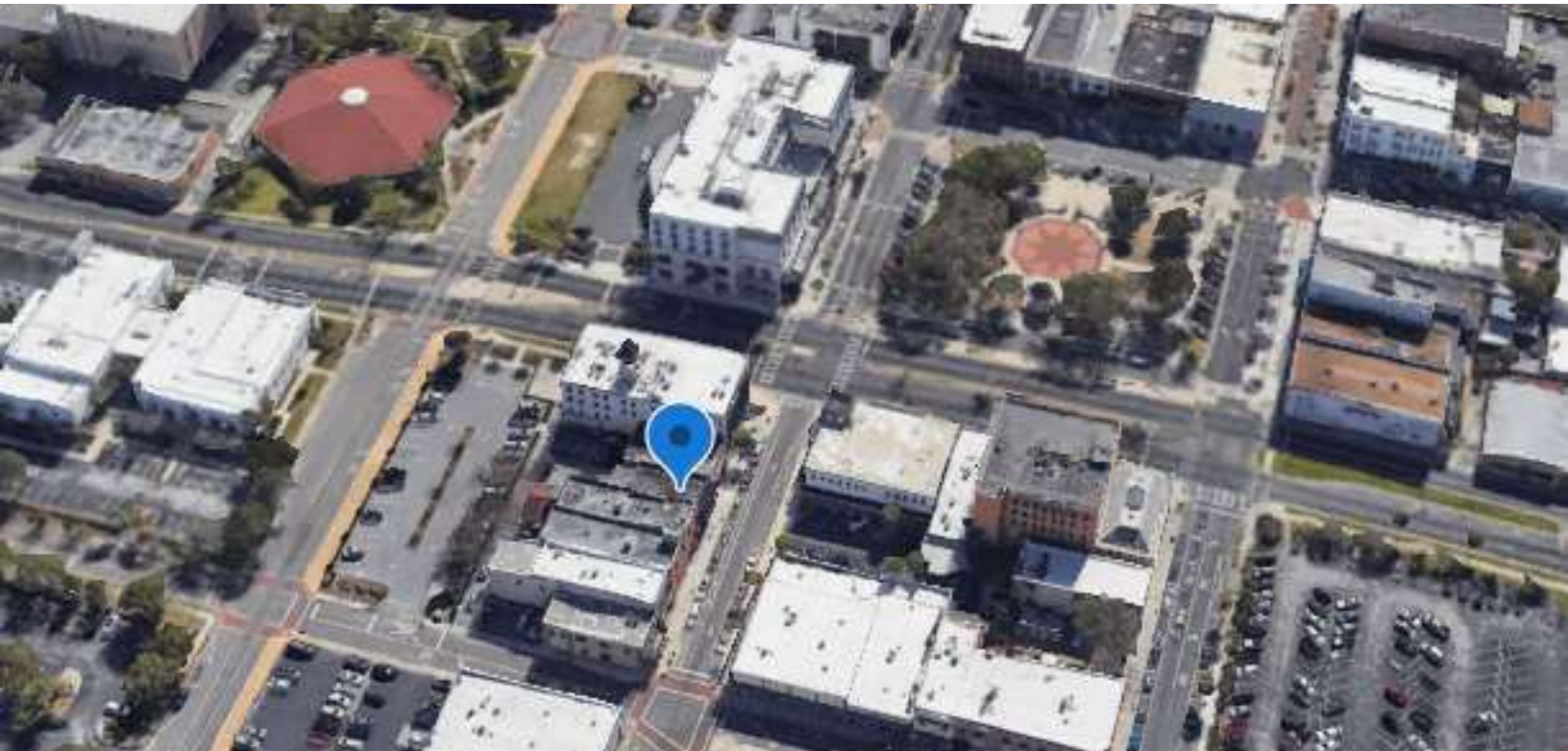
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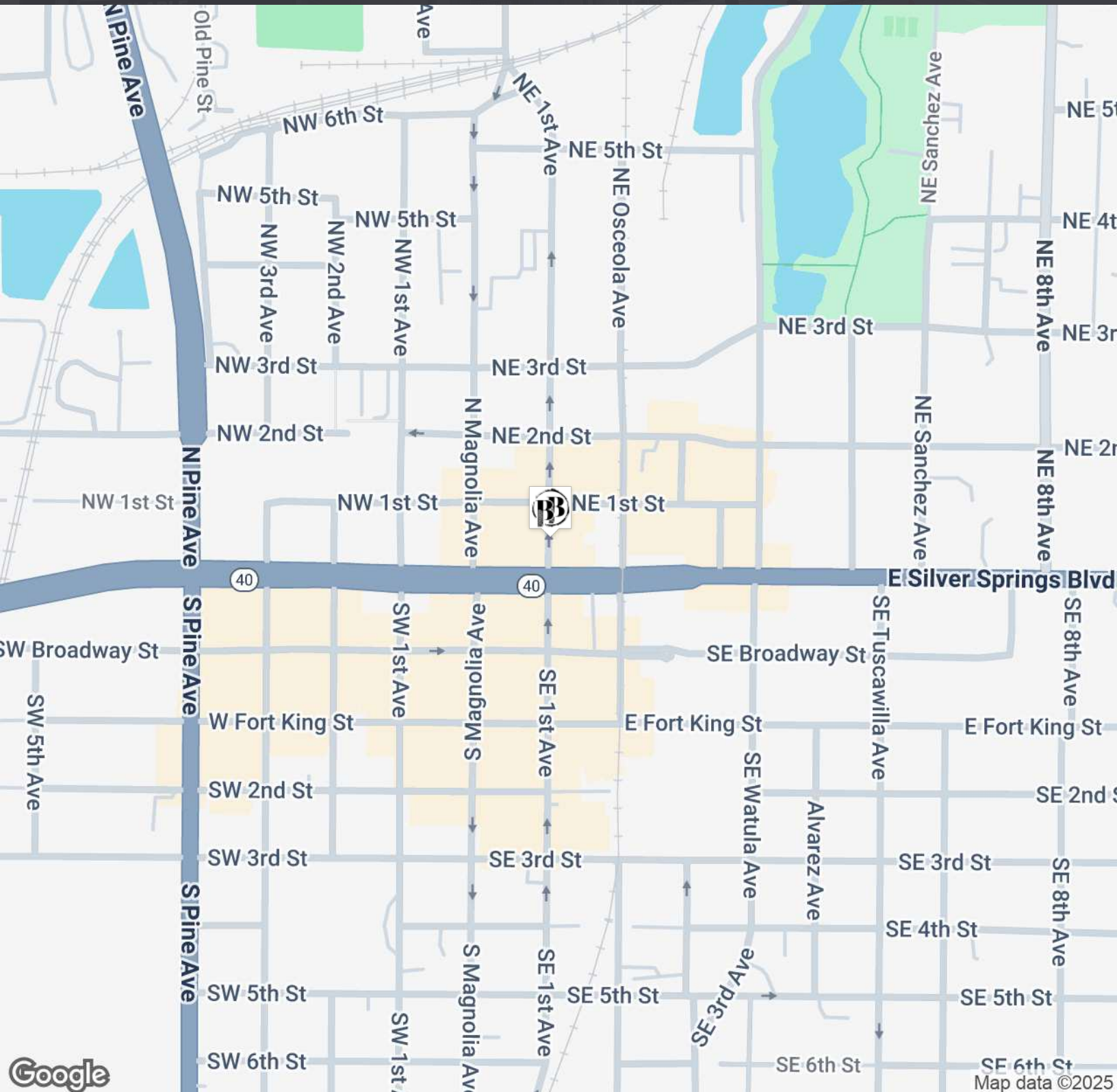
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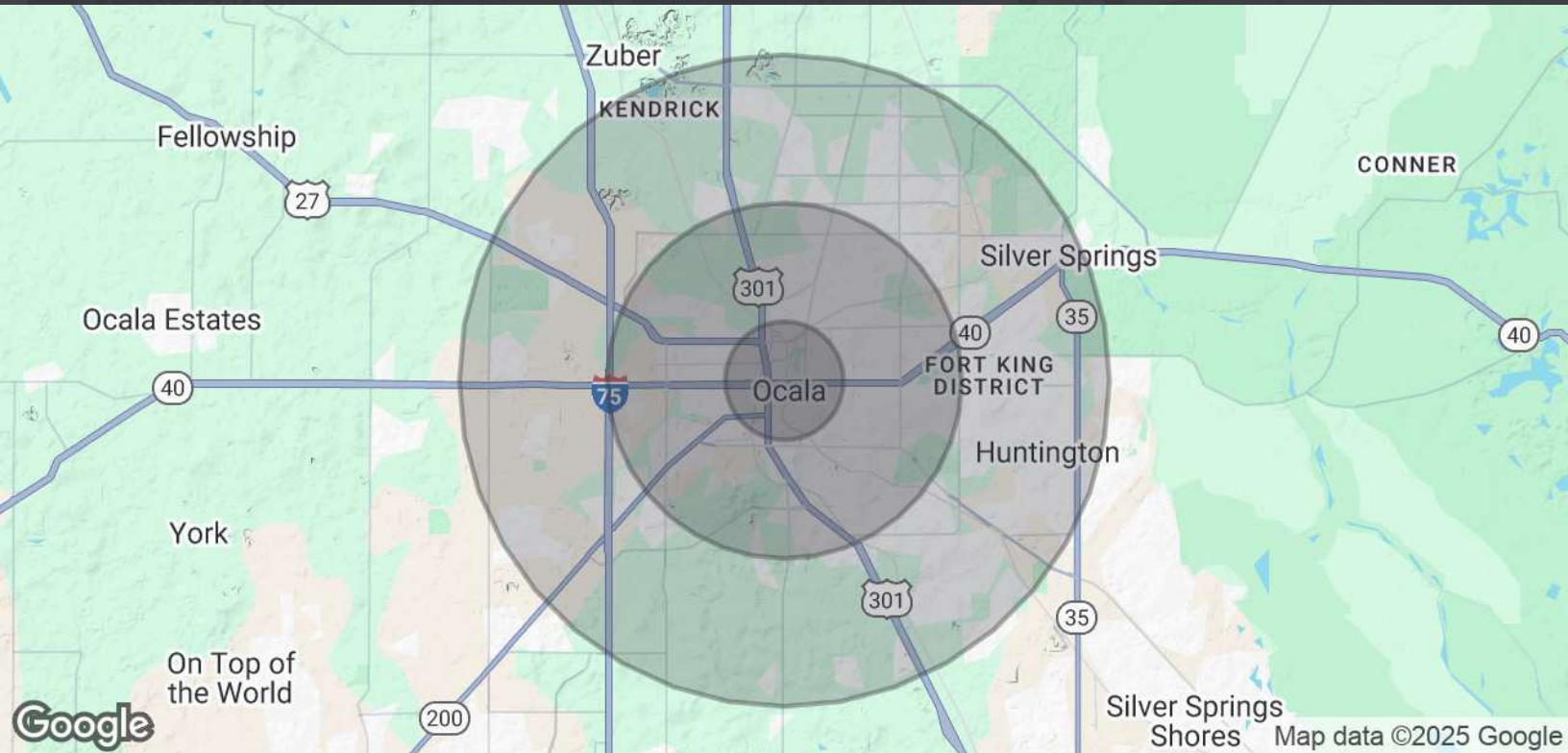
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POPULATION	1 MILE	3 MILES	5.5 MILES
Total Population	5,277	46,926	117,148
Average Age	40	41	43
Average Age (Male)	38	40	42
Average Age (Female)	42	43	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5.5 MILES
Total Households	2,230	18,666	47,570
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$70,426	\$77,758	\$88,223
Average House Value	\$241,618	\$238,709	\$263,782

Demographics data derived from AlphaMap

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