

VERSATILE M-1/B-5 COMMERCIAL PROPERTY | 1.03 ACRES

98 NE 9TH ST OCALA, FL 34470

EXECUTIVE SUMMARY

SPECIAL PURPOSE PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF:	6,160 SF
Lease Rate:	\$10 SF/yr (NNN)
Lot Size:	1.05 Acres
Year Built:	1982
Building Size:	6,160 SF
Zoning:	B-5 and M-1
Market:	Retail
Submarket:	Industrial

PROPERTY OVERVIEW

Position your business in one of Ocala's most established industrial corridors. Formerly home to the well-known Wear Gloves Roaster and most recently the Dignity Center (relocating to a larger facility), this unique 1.03-acre property offers exceptional flexibility for businesses seeking a combination of retail, warehouse, office, and outdoor storage space.

Zoned M-1 (Light Industrial) and B-5, the property is designed to accommodate a wide variety of commercial and industrial uses. The fully fenced and gated site provides security, functionality, and room for equipment, vehicles, and outdoor operations.

The property's flexible layout makes it ideal for contractors, distributors, light manufacturing, e-commerce operations, trade businesses, automotive-related users, nonprofits, service companies, building supply businesses, or companies needing a combination of office, warehouse, retail, and secure outdoor storage.

Conveniently located just off Magnolia Avenue in the Downtown Ocala industrial district, the property provides excellent access to major transportation routes while remaining close to the city's growing commercial core.

Immediate occupancy available.
Location Description

North Magnolia Business District

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.



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ADDITIONAL PHOTOS

SPECIAL PURPOSE PROPERTY FOR LEASE



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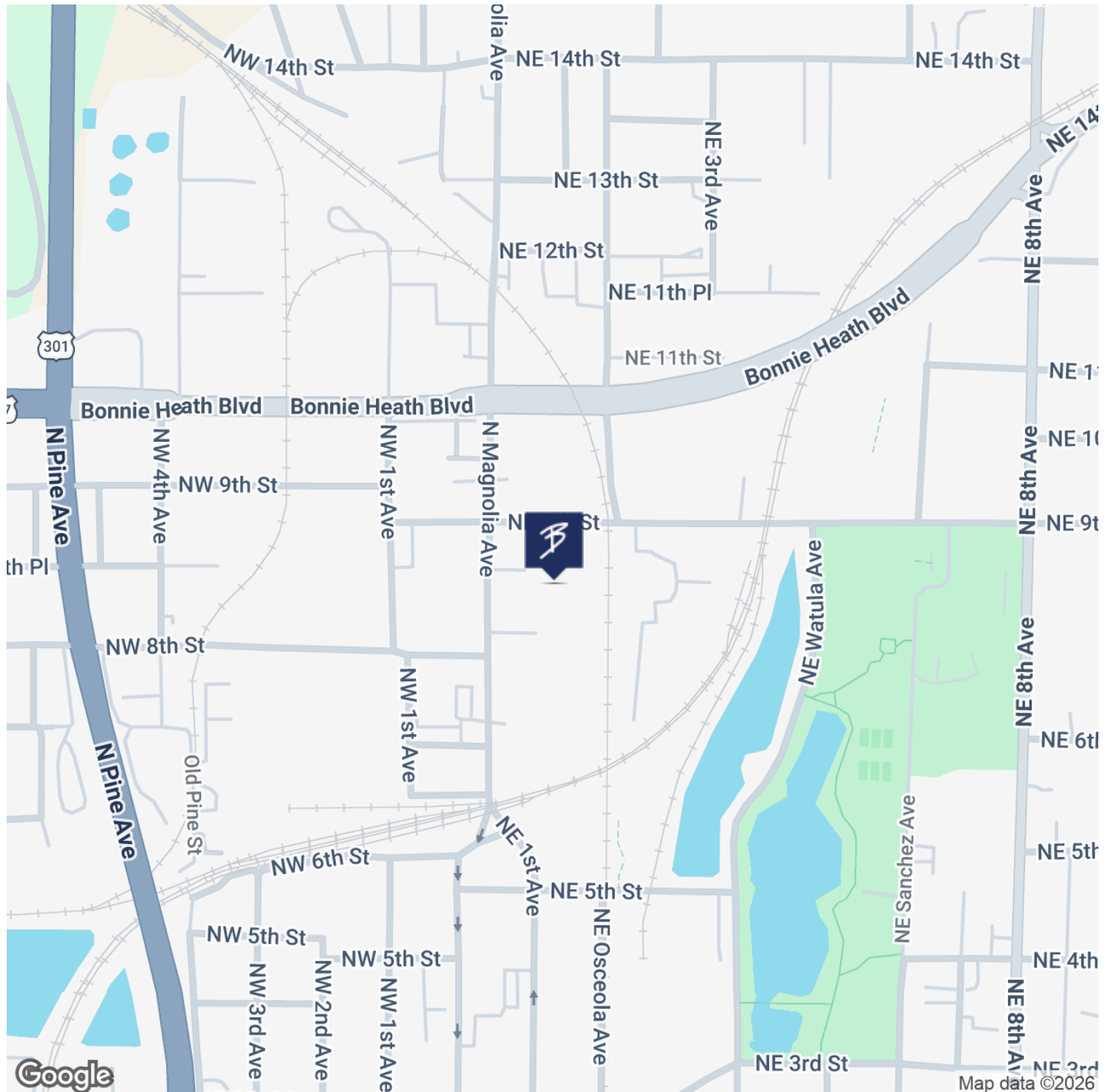


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LOCATION MAP

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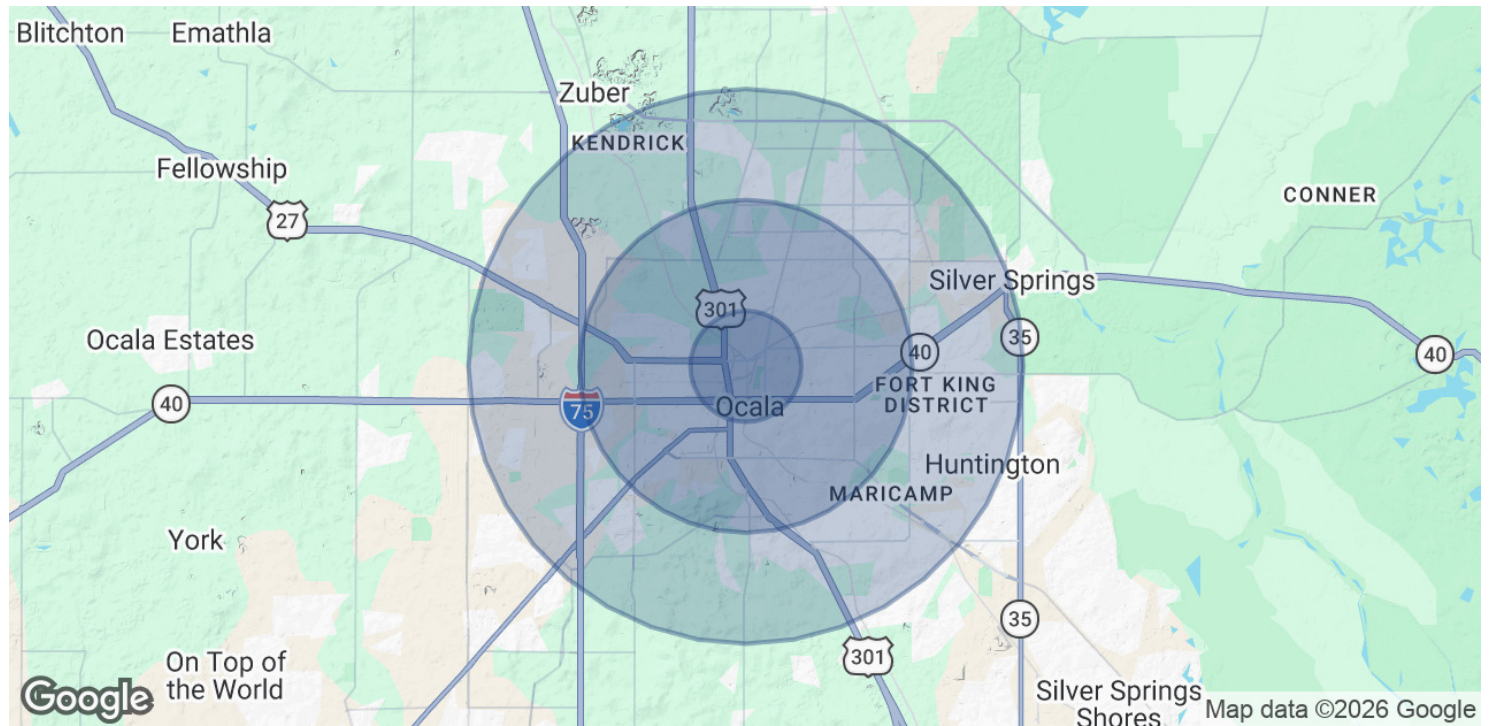


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DEMOGRAPHICS MAP & REPORT

SPECIAL PURPOSE PROPERTY FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,009	43,308	91,889
Average Age	33.7	40.3	42.0
Average Age (Male)	32.1	38.2	40.1
Average Age (Female)	35.1	43.1	43.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,235	17,686	37,946
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$51,760	\$64,866	\$77,889
Average House Value	\$148,374	\$235,176	\$256,338

2023 American Community Survey (ACS)

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