



For Lease: \$13.00 SF + NNN



**3380 SE Lake Weir Ave, Unit A,
Ocala, FL 34471**

Parcel ID #: 29914-001-00

B-2 Zoning

Available Immediately!

For Lease \$13.00 SF + \$3.26 Estimated NNN

2,500 SF



Josh Markham, Property Manager

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PROPERTY OVERVIEW:

Turnkey 2,500 SF Second-Gen Convenience Store & Gas Station

Seize a rare, **move-in ready opportunity** to operate a fully equipped convenience store and fuel station in a high-visibility retail corridor. This **2,500 SF second-generation space** is meticulously maintained and optimized for immediate occupancy, featuring **B-2 zoning** that supports a wide range of commercial uses including retail, beverage sales, and grab-and-go food service.

The property comes complete with **two existing fuel pumps** and all essential **(fixtures, and equipment)**, including commercial-grade coolers, shelving, and store infrastructure. By eliminating the need for a lengthy build-out, this location offers a **streamlined setup** with significantly reduced startup costs for any operator looking to launch quickly in an established market. With its functional layout and excellent street exposure, this is the ideal site to capture consistent daily traffic and grow your brand.



PROPERTY PHOTOS:



The information contained herein is deemed reliable but is not guaranteed. Buyer should make their own investigation regarding this property and should not rely upon this advertisement to determine suitability or value.