

3200 SW 27th Ave



Medical Office - G...
Ocala, FL 34471

21,127 SF RBA **2.13** AC Lot **1989** Built **3,600 - 8,600** Available SF **8,600** Max Contig SF **\$10.00/NNN** Asking Office Rent

Sale		For Lease	
Sold Price	\$1,750,000 (\$82.83/SF)	Smallest Space	3,600 SF
Date	Apr 2019	Max Contiguous	8,600 SF
Sale Type	Investment	# of Spaces	1
	Cap Rate		6.50%
		Office Avail	8,600 SF

Building	
Type	2 Star Office
RBA	21,127 SF
Stories	1
Typical Floor Class	21,127 SF B
Construction	Masonry
Parking	50 free Surface Spaces are available; Ratio of 2.37/1,000 SF
Taxes	\$0.80/SF (2013)
Opex	\$0.63/SF (2013)
Total Expenses	\$1.44/SF (2013)
Walk Score®	Somewhat Walkable (50)
Transit Score®	Some Transit (26)

Land	
Land Acres	2.13 AC
Bldg FAR	0.23
Zoning	B1
Parcel	2372-006-005
Land SF	92,783 SF

Tenants	
Name	SF Occupied
UF VET Emergency Ctr.	5,062 SF
Vines	5,000 SF
University Of Florida Emergency Pet Clinic	2,000 SF
Uf College Of Vet Med Veterinary Hospitals	500 SF
Maria Tripod	400 SF

1 Other Tenant

Amenities	
Air Conditioning	Signage
Monument Signage	

Location	
Zip	34471
Submarket	Greater Ocala
Submarket Cluster	Greater Ocala
Market	Ocala
County	Marion
State	Florida
CBSA	Ocala, FL
DMA	Orlando-Daytona Beach-Melbourne, FL

Space	
Floor	P 1st
SF Available	3,600 - 8,600 SF
Use	Office
Rent	\$10.00/NNN

Leasing Activity	
Sign Date	SF Leased
Nov 2013	5,000 SF
Nov 2012	2,000 SF
Jul 2012	5,062 SF

Use	Rent	Rent Type
Office	\$14.00/NNN	Asking
Office	\$13.20/NNN	Effective
Off/Med	\$13.00/FS	Starting

Market Conditions	
Vacancy Rates	Current
Subject Property	40.7%
Submarket 1-3 Star	7.6%
Market Overall	7.0%

Market Rent Per SF	Current	YOY Change
Submarket 1-3 Star	\$16.98	0.6%
Market Overall	\$17.09	0.5%

Submarket Leasing Activity	Current	Prev Year
12 Mo. Leased SF	60,095	42.4%
Months on Market	9.1	7.0 mo
Submarket Sales Activity	Current	Prev Year
12 Mo. Sales Volume (Mil.)	\$21.5	\$28.3
12 Mo. Price Per SF	\$126	\$125

Property Contacts	
True Owner	Reetaben N Patel
Recorded Owner	Reetaben N Patel
Property Manager	Tripodi Management Co.
Primary Leasing	Bricks & Mortar Real Estate and Development

Assessment	
2018 Assessment	
Improvements	\$1,633,424
Land	\$371,440
Total Value	\$1,873,200
	\$77.31/SF
	\$4.00/SF
	\$20.19/SF 107% of last sale

Demographics	
Population	4,852
Households	2,079
Average Age	37.80
Median HH Income	\$36,883
Daytime Employees	10,089
Population Growth '19-'24	4.1%
Household Growth '19-'24	3.9%

Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
SW 27th Ave	SW 41st St S	25,100	2016	0.38 mi
SW 27th Ave	SW 41st St S	19,099	2018	0.38 mi
SW College Rd	SW 32nd Ave SW	42,131	2018	0.49 mi
SW College Rd	SW 32nd Ave SW	47,500	2016	0.49 mi
SW College Rd	SW 34th Ave SW	54,100	2016	0.53 mi

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