

# FAIRBANKS SUITES

1721 NW 4TH AVE OCALA, FL 34475

EXECUTIVE SUMMARY

OFFICE BUILDING FOR LEASE



## OFFERING SUMMARY

Available SF:	1,680 SF
Lease Rate:	\$10.00 SF/yr (NNN)
Lot Size:	3.06 Acres
Year Built:	2004
Building Size:	26,474 SF
Zoning:	B4
Market:	Office/Warehouse
Submarket:	Retail
Traffic Count Street:	18,000 AADT

## PROPERTY OVERVIEW

Prime storefront or office space directly on 441 in the Fairbanks Suites development. This space is 1,680 SF and includes 2 large rooms, 1 private office, a bathroom, and a garage/storage area with a large roll-up door.

## PROPERTY HIGHLIGHTS

- Storefront
- Office and Garage
- Excellent Location
- Immediately Available

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

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ADDITIONAL PHOTOS

OFFICE BUILDING FOR LEASE



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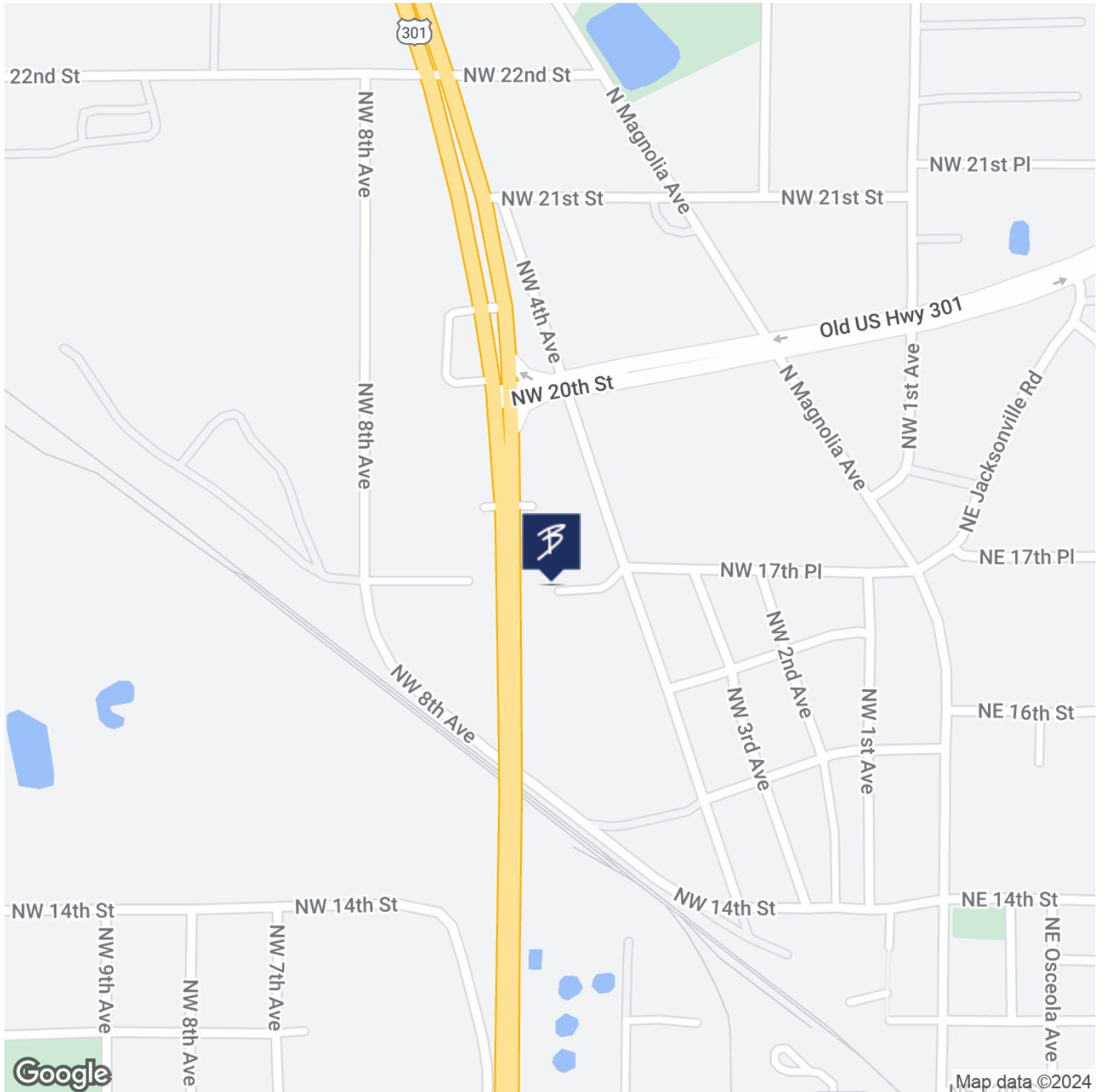
1721 North Pine Ave Ocala FL 34475 - 1,680 SF

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LOCATION MAP

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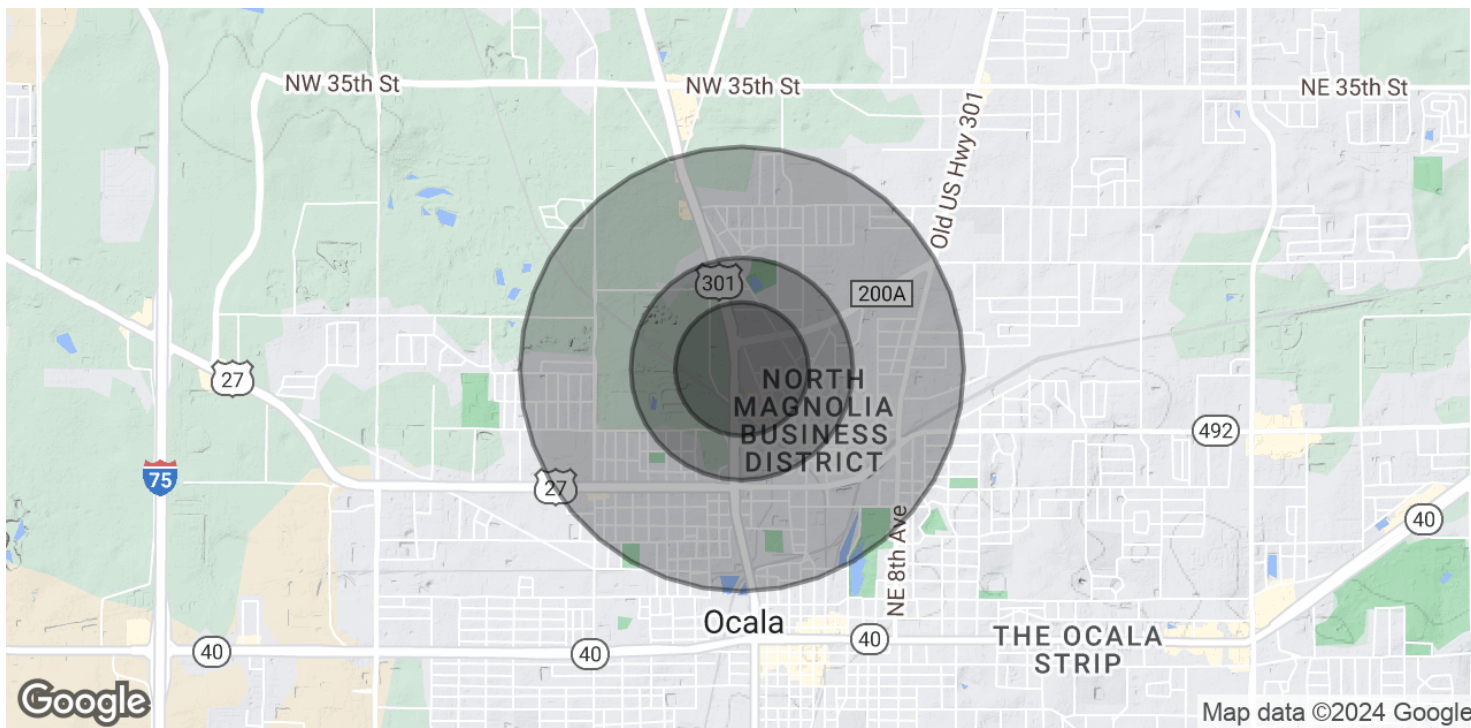


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DEMOGRAPHICS MAP & REPORT

OFFICE BUILDING FOR LEASE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	0	0	0
Average Age	0	0	0
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	0	0
# of Persons per HH	0	0	0
Average HH Income	\$0	\$0	\$0
Average House Value			

Demographics data derived from AlphaMap

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