

2437 PROFESSIONAL OFFICES

2437 Southeast 17 Street | Ocala, FL 34471



FOR LEASE

FOR MORE INFORMATION:



Marlon Bruce
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352.502.5407
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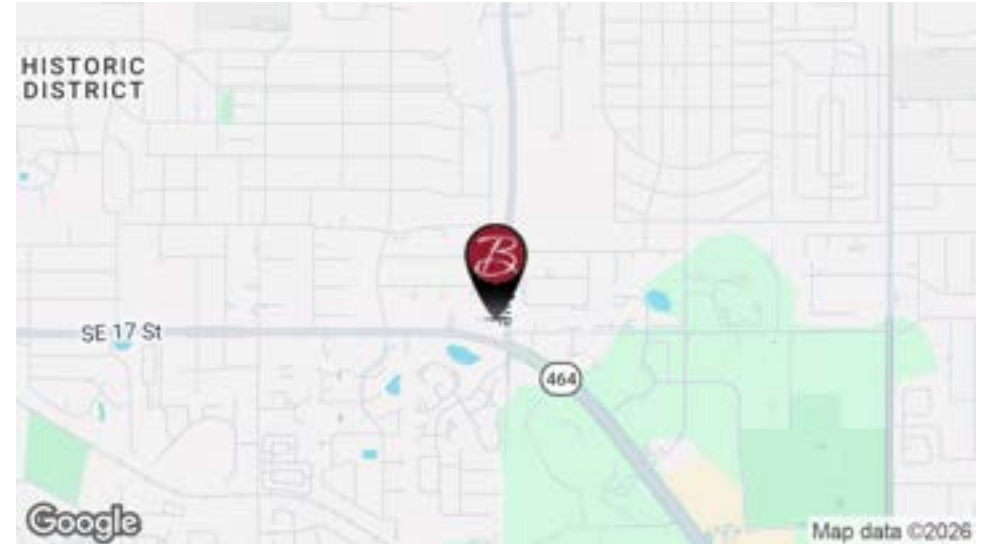


BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

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EXECUTIVE SUMMARY

2437 Southeast 17 Street | Ocala, FL 34471



OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
NNN/SF	\$7.51
Building Size:	22,800 SF
Available SF:	2,700 SF
Lot Size:	2.55 Acres
Year Built:	2001
Renovated:	2017
Zoning:	O1
Traffic Count:	44,633

PROPERTY OVERVIEW

Located at 2437 Southeast 17 Street in Ocala, this office property offers a premiere leasing opportunity for businesses seeking a professional setting with flexibility. The property is well suited for a range of office users looking for a functional footprint that can support administrative, professional, or service-based operations. Its straightforward layout provides a strong foundation for efficient day-to-day use and tenant customization. Ideal for an investor or occupier seeking office space with broad appeal, this property presents a clean, marketable opportunity in a desirable commercial corridor.

PROPERTY HIGHLIGHTS

- Office property at 2437 Southeast 17 Street, Ocala, Florida
- Suitable for a range of professional office users
- Functional layout supports efficient daily operations
- Ideal leasing opportunity for office investors
- Strong potential for tenant customization

FOR MORE INFORMATION:



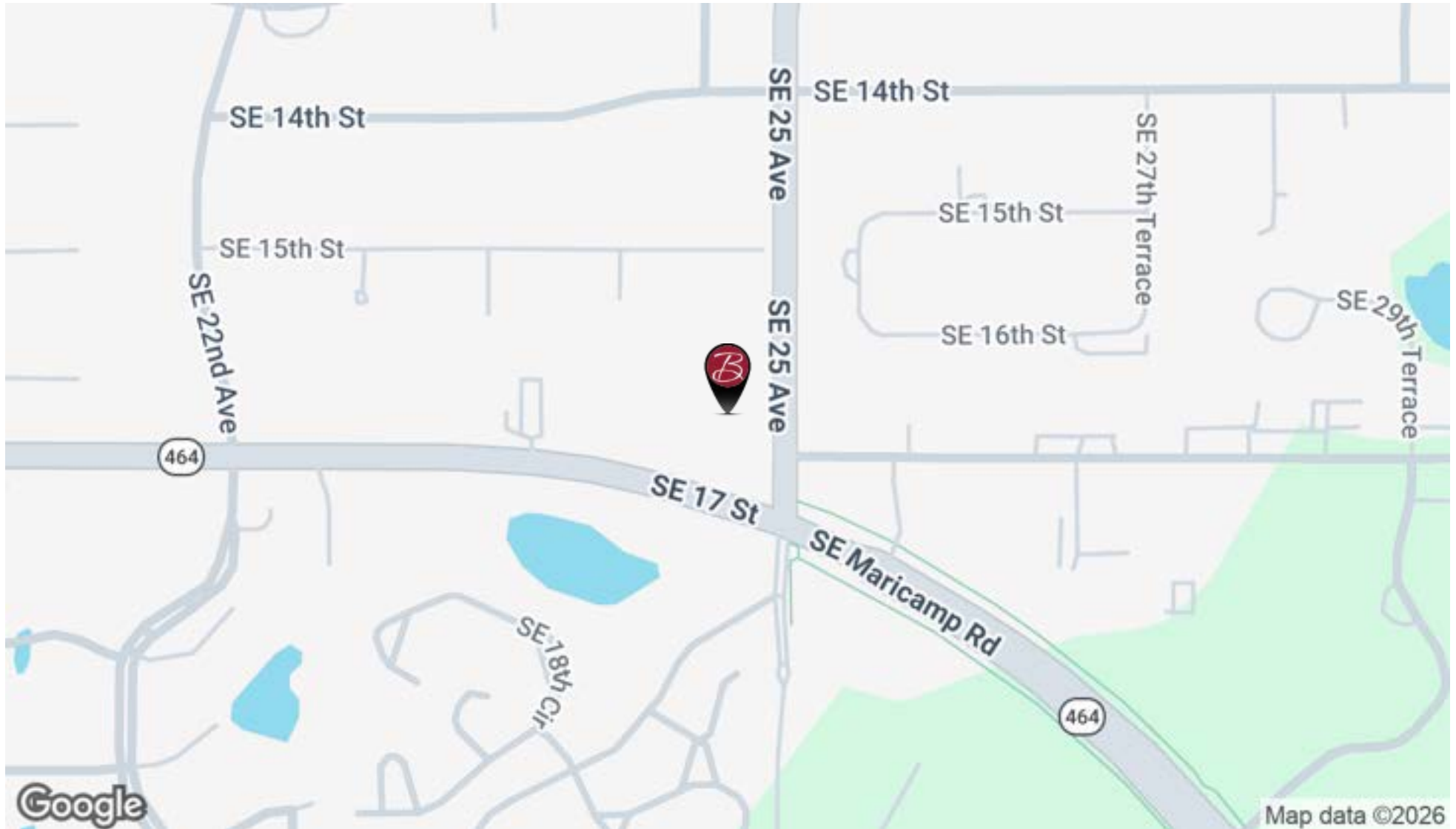
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LOCATION MAP

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RETAILER MAP

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PROPERTY PHOTOS

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ADDITIONAL PHOTOS

2437 Southeast 17 Street | Ocala, FL 34471



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ADDITIONAL PHOTOS

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DEMOGRAPHICS MAP & REPORT

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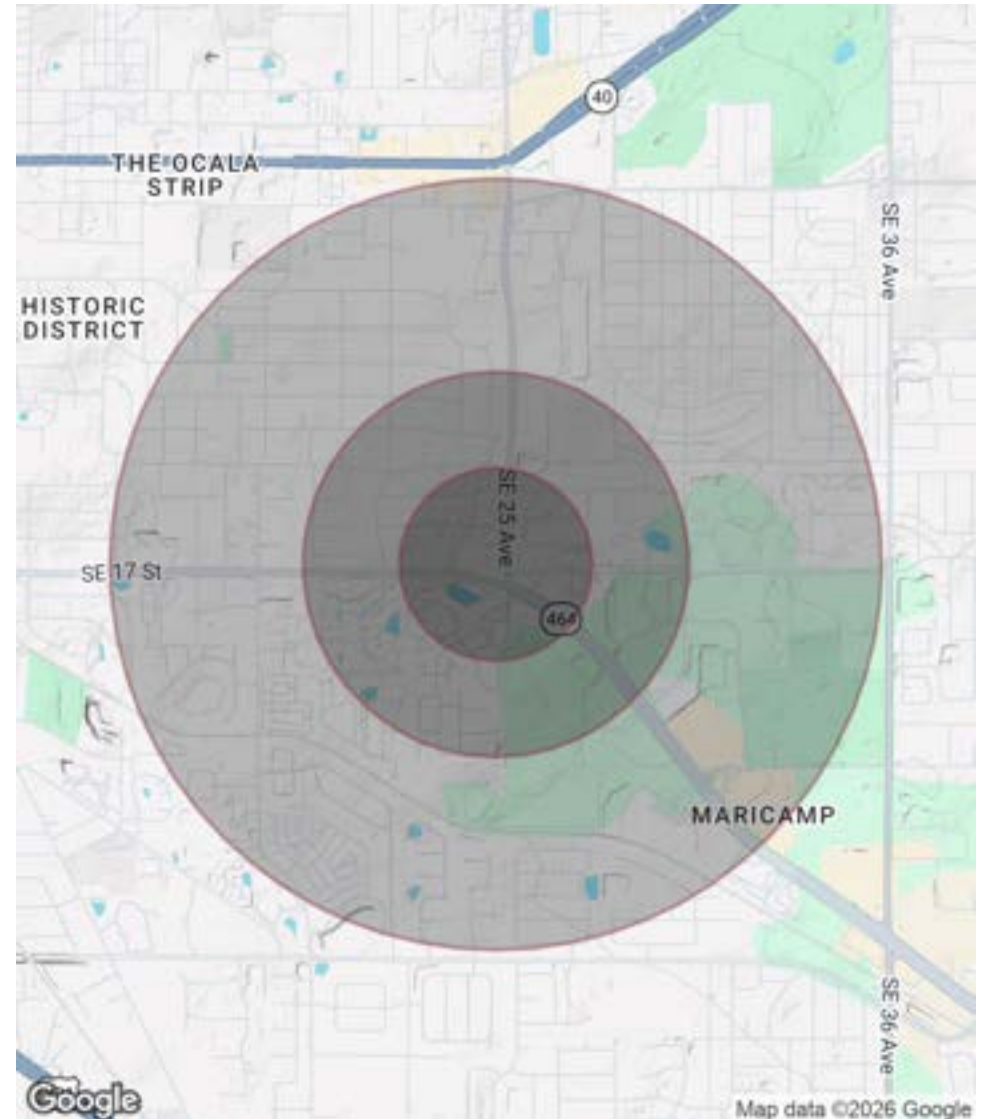
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	257	1,005	4,420
Average Age	39.0	40.8	43.4
Average Age (Male)	44.8	45.5	44.6
Average Age (Female)	38.8	40.9	44.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	93	372	1,795
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$158,087	\$146,748	\$116,413
Average House Value	\$448,129	\$430,421	\$371,854

2023 American Community Survey (ACS)



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MARLON BRUCE

2437 Southeast 17 Street | Ocala, FL 34471



MARLON BRUCE

Commercial Advisor | Realtor®

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Direct: **352.502.5407**

FL #SL3625253

PROFESSIONAL BACKGROUND

Marlon Bruce – Your Commercial Real Estate Partner

Marlon Bruce has years of experience in real estate management, focusing on investment and growth. His hands-on approach has helped clients maximize returns. A serial entrepreneur, Marlon has built businesses in marketing, business development, and consulting, bringing that mindset to his real estate work.

With nearly a decade in politics, including leading national campaigns, Marlon excels in problem-solving, communication, and navigating complex deals. He recently completed his second term as Chair of the Alachua County Economic Development Advisory Committee, driving local business and development.

Whether buying, selling, or investing, Marlon's experience and business-focused approach make him a trusted partner.

MEMBERSHIPS

National Association of Realtors (NAR/OMCAR)

Builders Association of North Central Florida (NAHB/BANCF)

International Council of Shopping Centers (ICSC)

Bosshardt Realty Services

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