

1 Mile 3 Miles 5 Miles Demographics **Total Households** 1.558 10.456 26.714 **Total Population** 4.722 28.341 68,900 Average HH Income \$42.572 \$52,735 \$56.292





Property Highlights

- 8,520sf warehouse space available
- Zoned B4, YB 1972
- AADT 37,500 (FDOT 2022), across from Hobby Lobby
- Marion County Parcel ID 23550-000-00
- Retail space has full window frontage off busy SR-200
- Warehouse is As-Is, no semi-truck access, limited box truck access to be parked inside while on-site

Randy Buss, CCIM, SIOR

Managing Partner 352.482.0777 x7214 randy@naiheritage.com



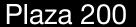


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Plaza 200

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Lease Information

Lease Type:	Gross
Total Space:	8,520 SF

Lease Term:	36 months
Lease Rate:	\$3.50 SF/yr

Available Spaces

	Suite	Tenant	Size	Type	Rate	Description
•	Building #2	Available	8,520 SF	Gross	\$3.50 SF/yr	Warehouse has 6 offices/storage rooms, two restrooms, two large open areas. One 14' wide truck door at grade. There are 3 parking spaces for the warehouse unmarked and unreserved. Warehouse building is Asls, no semi-truck access, limited box truck access to be parked inside while on-site. Monthly rent is \$2,485/month.
	2375	Vinyl Oasis, LLC	1,164 SF	NNN	-	-
	2377	Pizza Hut	1,210 SF	NNN	-	-
	2379	UBreak IFix	1,026 SF	NNN	-	-
	2381	Cricket	1,000 SF	NNN	-	-
	2383	Mostly Mattress, LLC	2,000 SF	NNN	-	-
	2385	Smoke Shop	2,000 SF	NNN	-	-
	2393	Optical Outlet	5,000 SF	NNN	-	-

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