



Property Highlights

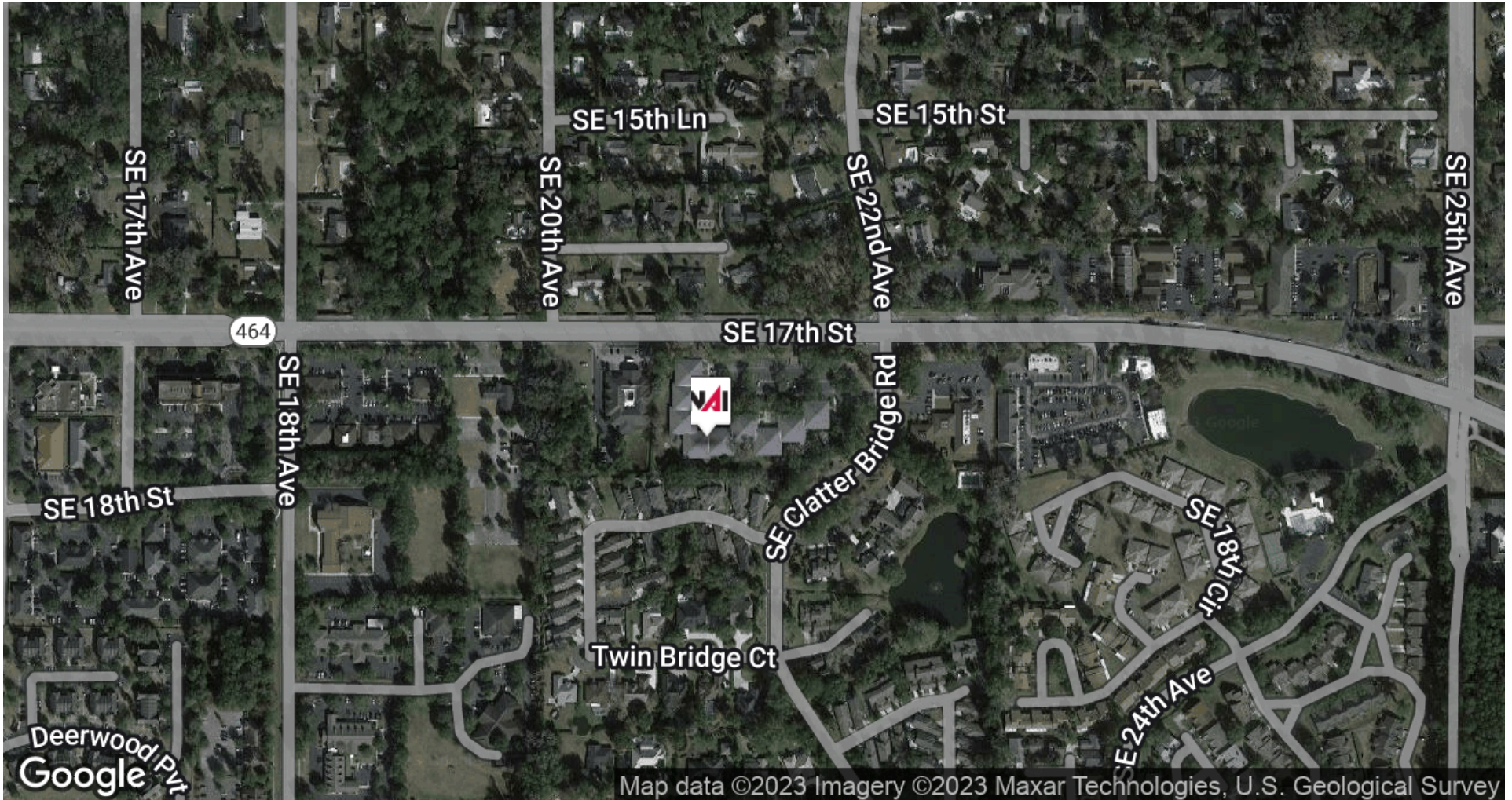
- INCOME PRODUCING OFFICE COMPLEX
- 87% Occupied with \$363,944 NOI. Sale Price \$5,000,000
- Tenants on base rent plus \$4.50/sf NNN, included in Annual Rent
- 9 buildings configured 10% medical / 90% office
- 52,836sf zoned O1 on 5.95 acres with 3.35/1000 parking ratio.
- AADT 30,500 cars per day (FDOT 2022)
- New roofs/gutters, most HVAC, and parking lot overlay. Refreshed landscaping.
- Located in a strong demographic and beautiful area of SE Ocala.
- Developed to be a condo but wholly controlled Marion County Parcel #2863-800-000
- Below market rents providing upside opportunity to buyer
- Confidentiality Agreement required for further information. Buyer responsible for Buyer's commission.

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,278	16,884	34,290
Total Population	5,812	41,642	87,507
Average HH Income	\$83,600	\$63,157	\$58,513

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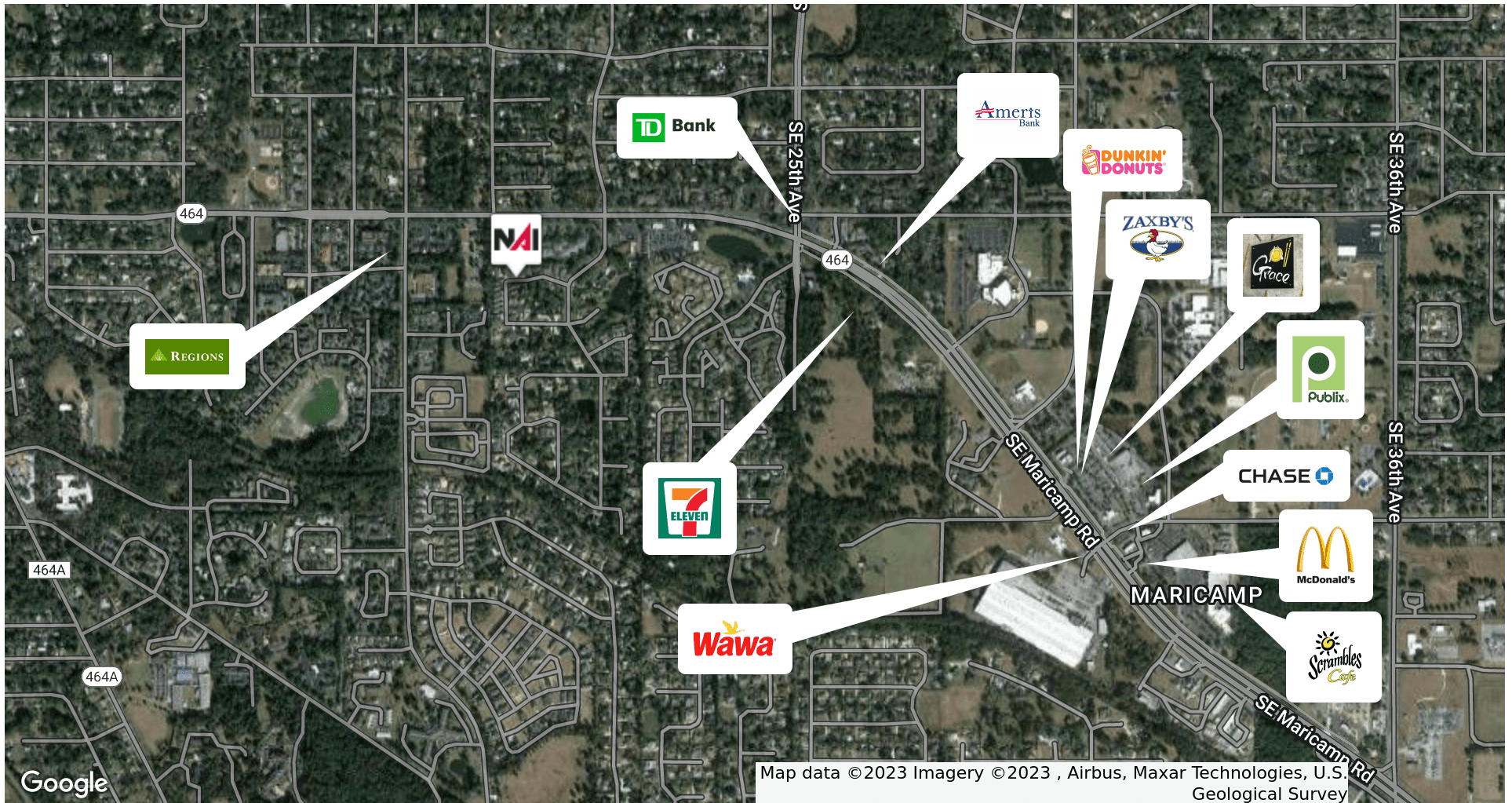
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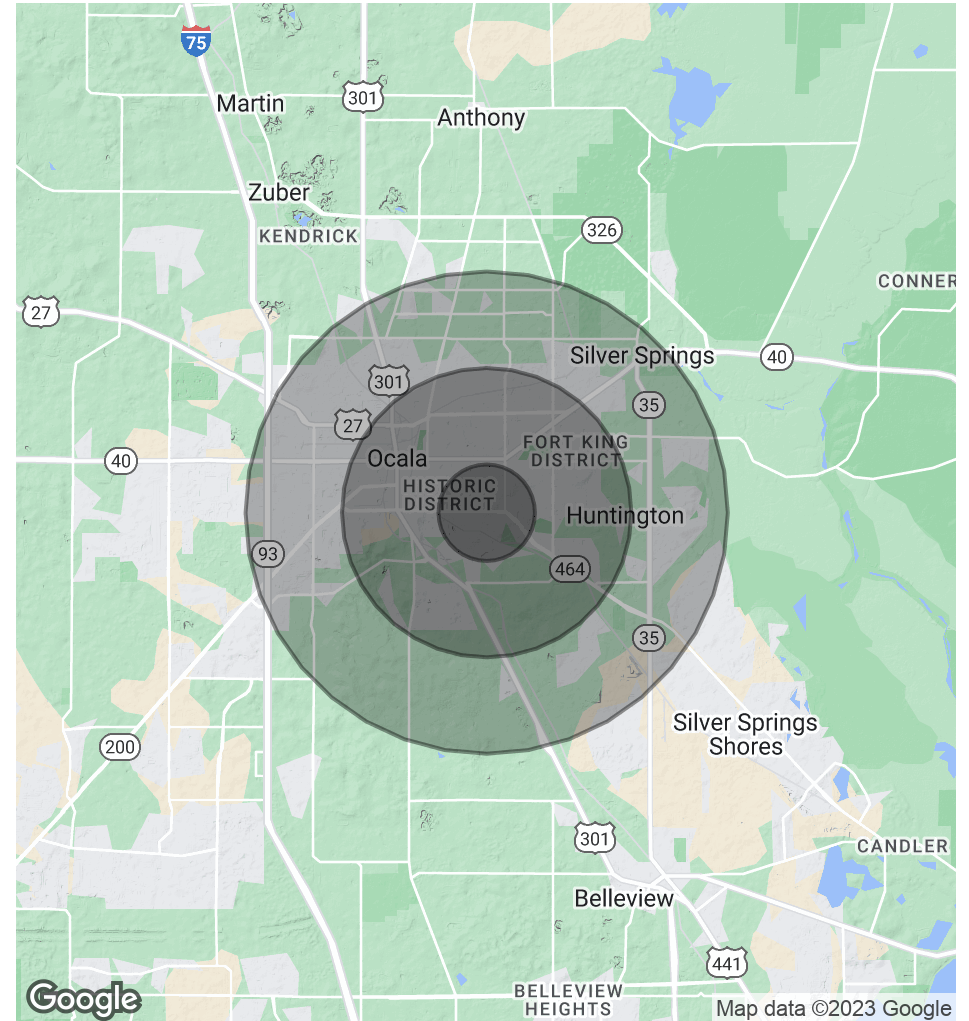
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,812	41,642	87,507
Average Age	45.9	41.7	40.0
Average Age (Male)	43.5	40.3	38.7
Average Age (Female)	47.7	42.9	41.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,278	16,884	34,290
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$83,600	\$63,157	\$58,513
Average House Value		\$221,759	\$236,713

* Demographic data derived from 2020 ACS - US Census



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Professional Background

Scope of Service Experience

Landlord / Seller Representation Tenant / Buyer Representation Investment Services Commercial Property Management via alliance provider Heritage Management Corp Construction Management Receivership & Special Asset Disposition Lease Renegotiation Valuations via alliance provider

Background & Experience

Procter & Gamble Products Company 1991 - 2004 in Georgia, Manchester England, and Pennsylvania: Engineering and Manufacturing Management including capacity increases, domestic & international plant start-up leadership and expansions, management of site construction contractors, and converting/packaging technology and personnel. Plants ranged in size from 350 to 3,000ppl and ran 24hrs/day 7 days per week. Heritage Management Corp 2004 - Present: The leading and largest commercial property management company in Ocala, FL and surrounding counties since 1979. During this time I have managed a portfolio of commercial income producing properties of all types including office, industrial and retail. Conducted all lease administration and negotiations. Over the years increased company market share by forming a department for non-managed Seller/Landlord Lease & Sale Representation. This evolved into Tenant/Buyer Representation. As the Client base grew more diverse and the market changed, it became necessary to keep the management capabilities within Heritage Management Corp. and create a separate entity with new tools, reach and capability named NAI Heritage. NAI Heritage 1/1/11 - Present. NAI Heritage provides brokerage services to the public and is the alliance brokerage service provider for properties managed by Heritage Management Corp.

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