

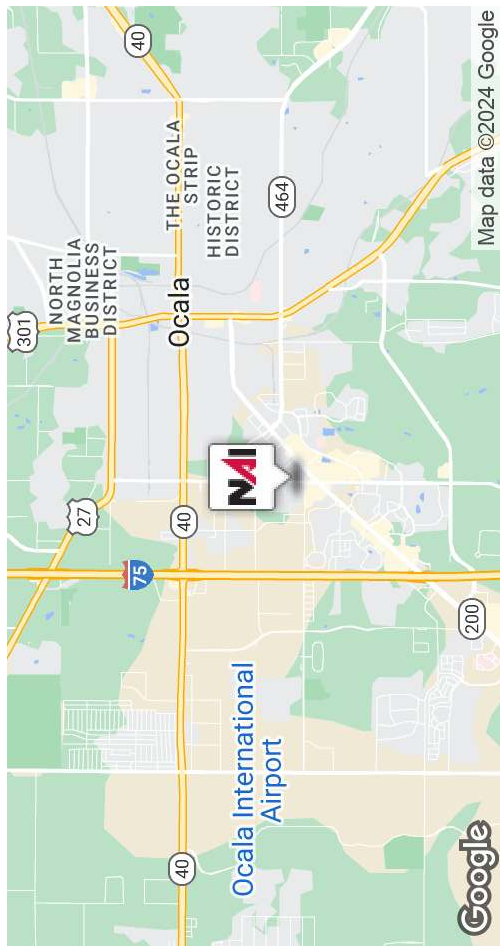


Commercial Real Estate Services, Worldwide.

Marion Plaza

2611 SW College Road, Ocala, FL 34471

FOR LEASE
\$14.00 SF/YR (NNN)



Property Highlights

- High visibility retail/office building on SR200
- Unmatched exposure and 2nd story panoramic views
- 2nd floor 750sf B4 Zoned office, or retail, space available.
- Tenant responsible to install flooring.
- NNN \$5.10/sf/yr.

Demographics

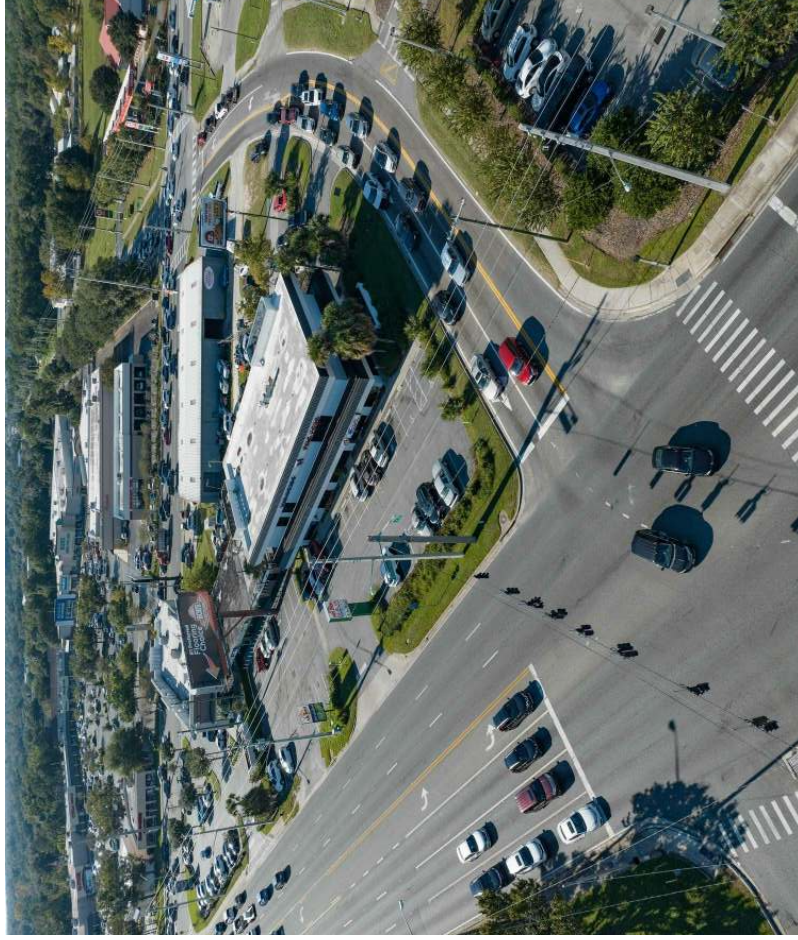
	0.25 Miles	0.5 Miles	1 Mile
Total Households	158	593	2,114
Total Population	417	1,505	5,134
Average HH Income	\$47,126	\$47,719	\$46,740



Randy Buss, CCIM, SIOR
Managing Partner
352.482.0777 x7214
randy@naiheritage.com

2605 SW 33rd St. Suite 200
Ocala, FL 34471
352.482.0777
naiheritage.com

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Property Description

Marion Plaza is a prime location situated on SR200/SW College Road, offering high visibility to potential customers. The available space is located on the second floor and provides a panoramic view of Ocala's most desirable retail shopping areas. The property is zoned B4, making it suitable for office or retail use. However, due to the second floor mezzanine access via side and rear stairs only, the best use of the space is likely office/administrative. The interior of the space is mostly open, with one private office, a small room that could be used as a sound booth, an open break area, and a bathroom with shower.

Location Description

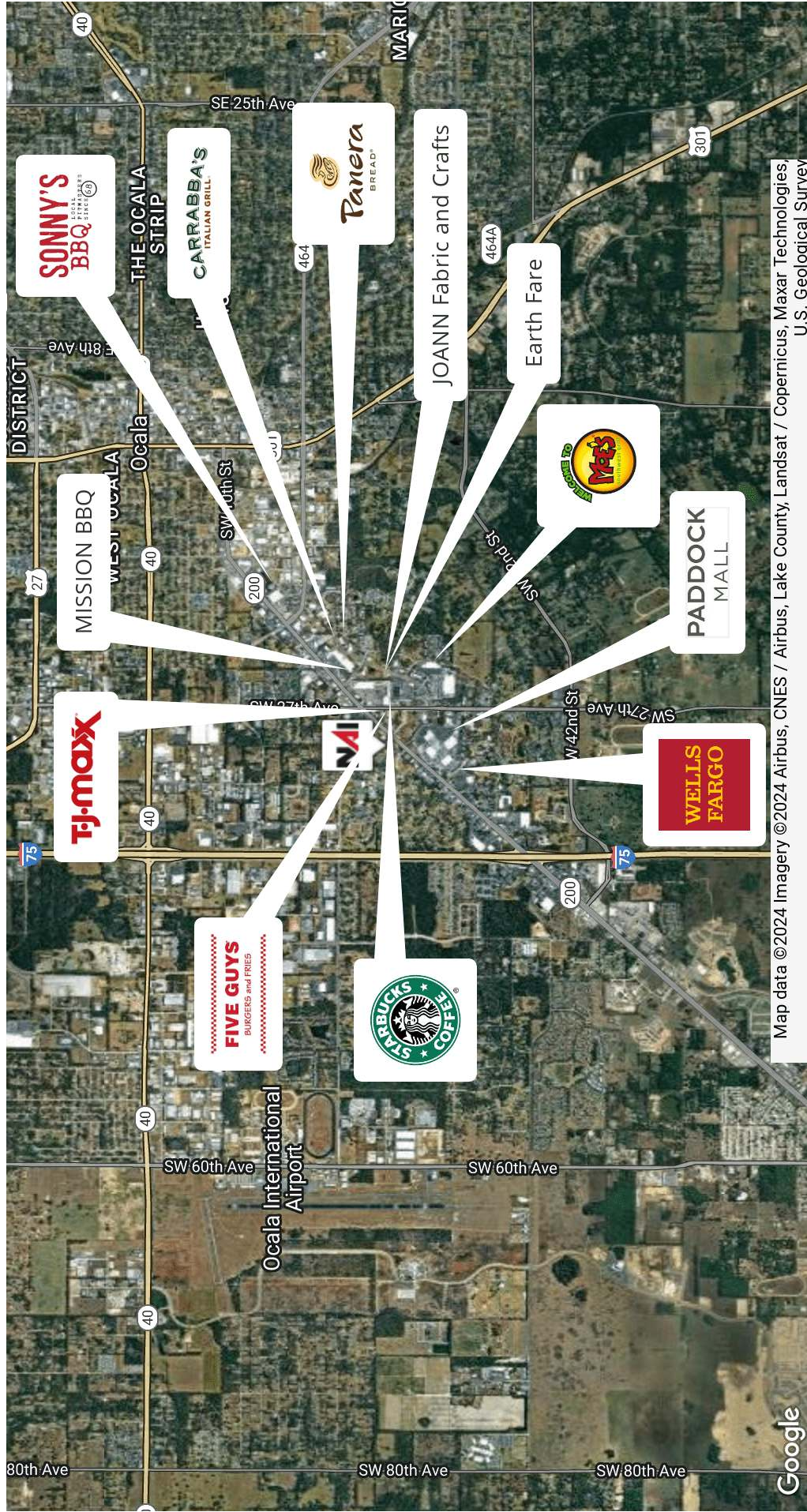
From I-75 at Exit 352 turn NE on SW College Ave Road toward downtown. Travel 1.5 miles and the center is 500' past SW 27th Ave intersection on left side. Between Chipotle and ABC Fine Wine & Spirits.

Parking Description

38 lined parking space = 4.04/1000sf ratio. Several overflow parking areas.

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Google

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Lease Information

Lease Type:	NNN
Total Space:	750 SF

Lease Term:	36 months
Lease Rate:	\$14.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Unit G	Available	750 SF	NNN	\$14.00 SF/yr	Open work area, 1 private office, break area, bathroom, and shower. Tenant may have signage on building front as well as a portion of the Pylon sign. Former carpeting has been removed to the subfloor and new tenant is responsible for installing flooring. \$14/sf/yr Base Rent + \$5.10/sf/yr NNN Rent x 750sf = \$1,193.75/mo plus ST year 1.

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Marion Plaza - Tenant Mix

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Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year
A - 1st Floor	Marion Laundry aka Spin City Laundry	1,600 SF	16.33%	-
B - 1st Floor	Papa John's USA, Inc.	2,400 SF	24.49%	-
C - 1st Floor	Mecca Hair Studio, LLC	900 SF	9.18%	-
D/E - 2nd Floor	Parks Taekwondo Academy, LLC	3,800 SF	38.78%	-
F - 2nd Floor	Parks Taekwondo Academy, LLC	350 SF	3.57%	-
G - 2nd Floor	VACANT	750 SF	7.65%	-
Totals		9,800 SF	100%	\$0.00

Averages		1,633 SF	16.67%	
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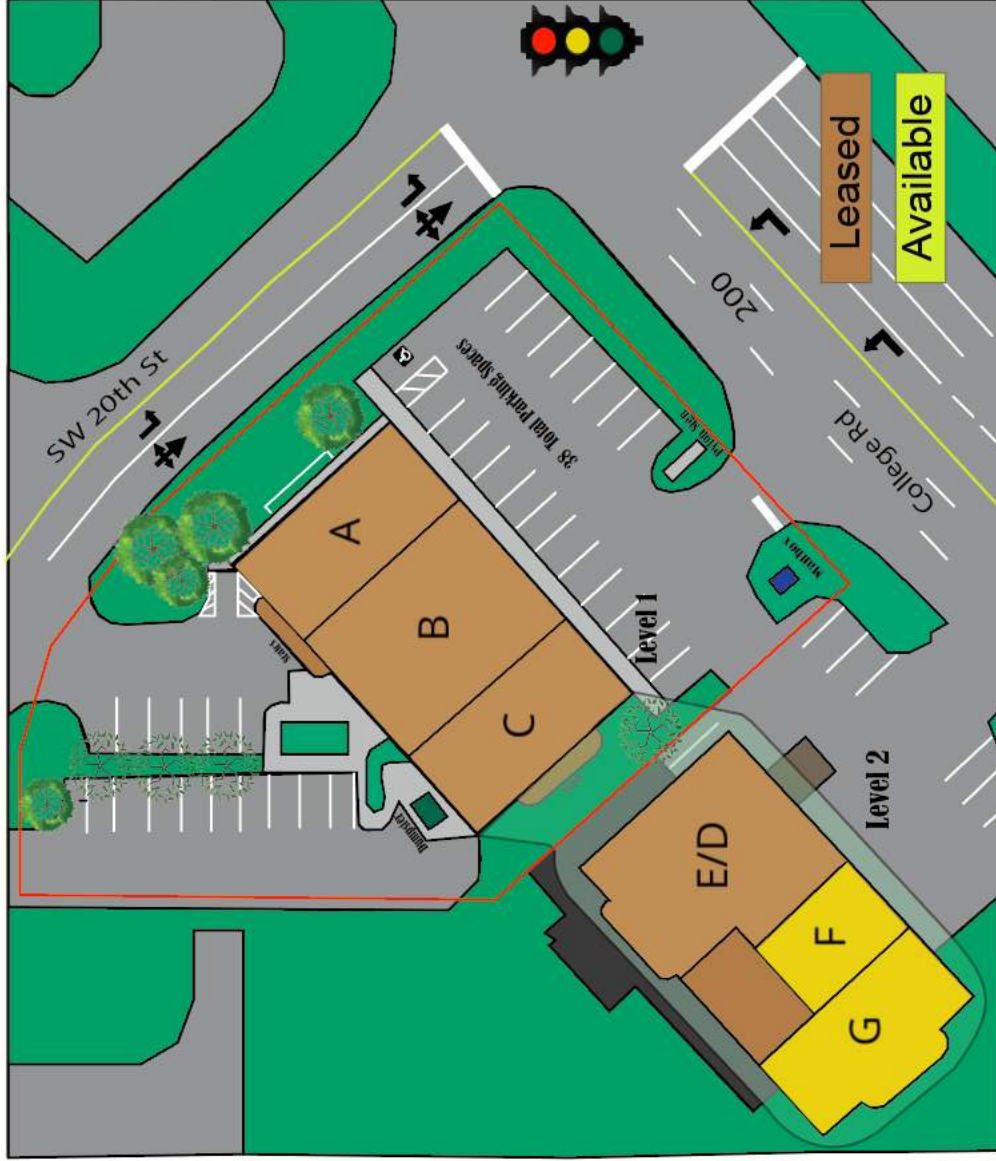
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