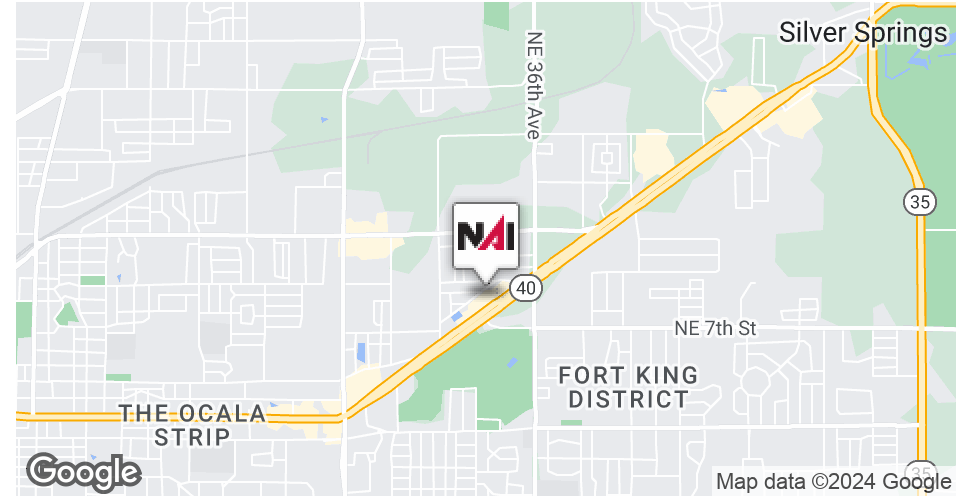


**FOR LEASE**  
\$14.00 - \$18.00 SF/YR (GROSS)



### Property Highlights

- Retail and Office space
- Zoned B2A, AADT 24,500 cars per day (FDOT 2022)
- Frontage on SR40 / with access road for easy egress and ingress
- Parcel ID: 26890-014-00
- Close to great Ocala amenities including restaurants, Lowes, Walmart, and Publix

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,749	17,136	32,659
Total Population	6,667	41,231	81,782
Average HH Income	\$51,069	\$56,069	\$56,333



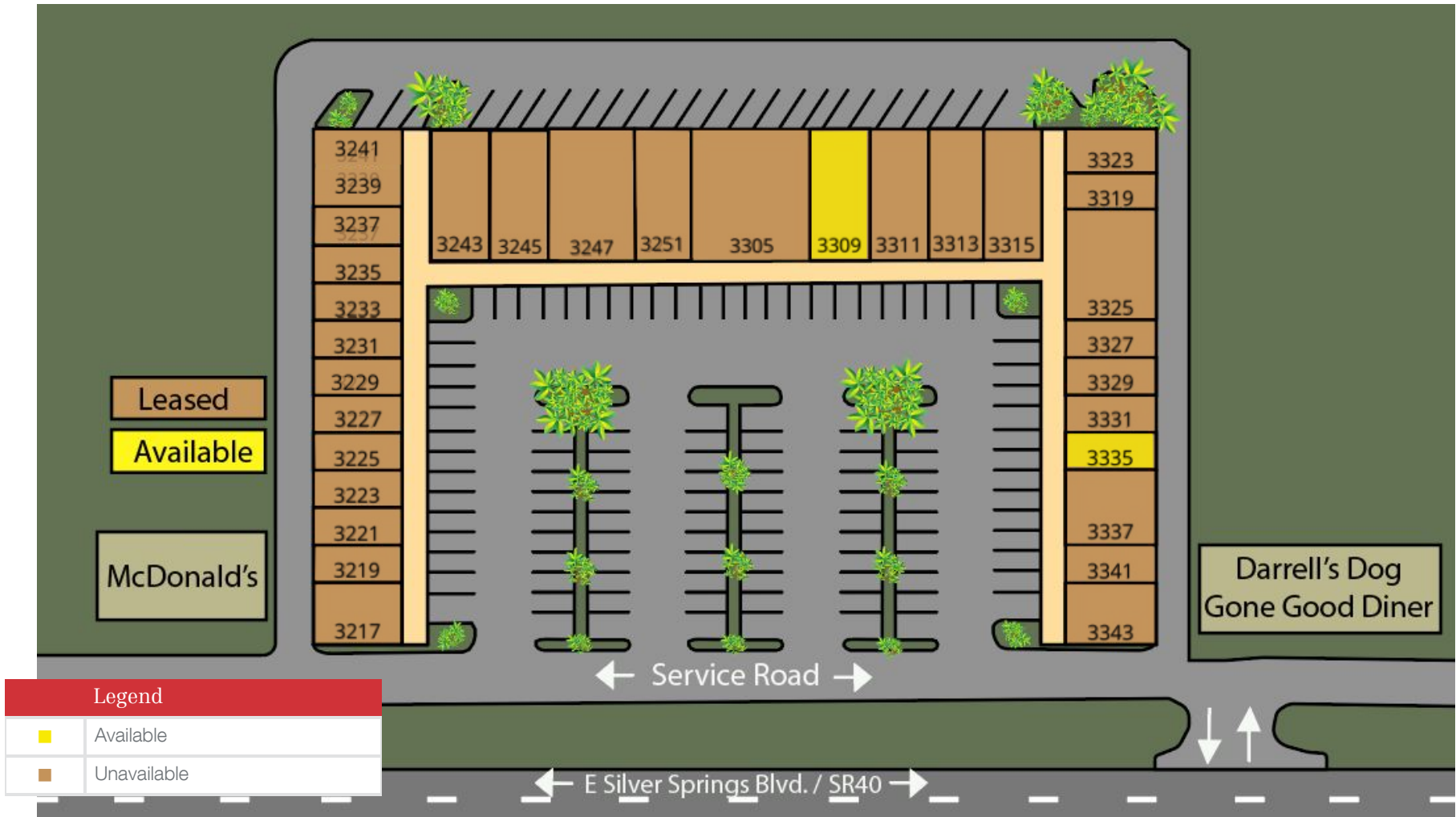
**Randy Buss, CCIM, SIOR**  
Managing Partner  
352.482.0777 x7214  
randy@naiheritage.com

2605 SW 33rd St. Suite 200  
Ocala, FL 34471  
352.482.0777  
[naiheritage.com](http://naiheritage.com)



**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



**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

## Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ 3217	Chelsea Coffee	1,120 SF	Gross	-	-
■ 3219	Nail & Spa	640 SF	Gross	-	-
■ 3221	Nail & Spa	3,223 SF	Gross	-	-
■ 3223	Uptown Kitchen	640 SF	Gross	-	-
■ 3225	Vintage Toy King	640 SF	Gross	-	-
■ 3227	Vintage Toy King	640 SF	Gross	-	-
■ 3229	Green Night Ocala, Health Supplements Store	640 SF	Gross	-	-
■ 3231	Better Look Salon	640 SF	Gross	-	-
■ 3233	Giovani Martinez Barber	640 SF	Gross	-	-
■ 3235	Auto Inventory	639 SF	Gross	-	-
■ 3237	Florida Therapy & Vestibular Rehab	640 SF	Gross	-	-
■ 3239	Southern Living Care	640 SF	Gross	-	-
■ 3241	Southern Living Care	640 SF	Gross	-	-
■ 3243	Peacock Cottage	1,120 SF	Gross	-	-
■ 3245	Peacock Cottage	1,120 SF	Gross	-	-
■ 3247	Peacock Cottage	2,240 SF	Gross	-	-
■ 3251	Chelsea Art Studio	1,120 SF	Gross	-	-
■ 3305	Chelsea Art Studio	3,584 SF	Gross	-	-

**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](http://naiheritage.com)

Suite	Tenant	Size	Type	Rate	Description
■ 3309	Available	1,120 SF	Gross	\$14.00 SF/yr	1120sf of open interior with front window and door, and a rear door. Includes 1 bathroom. Past uses were dance and fitness. Includes good condition hard flooring. Tenant pays Landlord \$65/mo for Water/Sewer. 1120sf x \$14/sf/yr = \$1,306.67/mo plus sales tax.
■ 3311	Beauty Zone	1,120 SF	Gross	-	-
■ 3313	Dance & Stuff	1,120 SF	Gross	-	-
■ 3315	Stained Glass	1,120 SF	Gross	-	-
■ 3319	Ralee Tennis	640 SF	Gross	-	-
■ 3323	Dentist	640 SF	Gross	-	-
■ 3325	Fine Art Studio	2,000 SF	Gross	-	-
■ 3327	Sun Solutions Insurance	640 SF	Gross	-	-
■ 3329	Ms. Kiner Plus Two	640 SF	Gross	-	-
■ 3331	Jankunoo Root Energy & Jamaican Rest.	640 SF	Gross	-	-
■ 3335	Available	640 SF	Gross	\$18.00 SF/yr	Avail 8/1/24. Open retail front with rear work room and 1 bathroom. Tenant pays Landlord \$65/mo for Water/Sewer. 640sf x \$18/sf/yr = \$960/mo plus ST.
■ 3337	LAC Ventures Body Piercing (10/1/24)	1,280 SF	Gross	-	-
■ 3341	Botanica Ocala	639 SF	Gross	-	-
■ 3343	Perfect Paws	1,120 SF	Gross	-	-