

FOR LEASE
\$14.00 SF/YR (NNN)



Property Highlights

- Shamrock Park Office Building
- Located in City of Wildwood with C3 Zoning
- 9000sf multitenant building with 49 parking spaces
- Two (2) 1500sf adjacent units, or 3000sf total, available on 1/1/25
- Offices have combination of Lobby, offices, and open areas
- Office park is located near Hwy 301 in north Wildwood at CR 462.
- NNN is approximately \$5.25/sf/yr

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,638	19,811	46,142
Total Population	3,389	37,419	85,022
Average HH Income	\$80,134	\$86,539	\$90,768



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Lease Information

Lease Type:	NNN	Lease Term:	36 months
Total Space:	1,500 - 3,000 SF	Lease Rate:	\$14.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 4420	C&S Printing	1,500 SF		Negotiable	-
■ 4422	EHV Energy Services	1,500 SF		Negotiable	-
■ 4424	Available	1,500 - 3,000 SF	NNN	\$14.00 SF/yr	Office space includes: Large Lobby, 3 offices with openings to main area, 1 private office, 1 large LAN room, Open work area, HVAC/storage and 1 bathroom. Rate \$14.00 base rent plus ~\$5.25/sf NNN = \$2,406.25/mo plus sales tax. May be combined with #4426 to become 3000sf.

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Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 4426	Available	1,500 - 3,000 SF	NNN	\$14.00 SF/yr	Office space includes: Lobby, 4 offices, 1 Conference Room, open break area, HVAC closet, and 1 bathroom. Rate \$14.00 base rent plus ~\$5.25/sf NNN = \$2,406.25/mo plus sales tax. May be combined with #4424 to become 3000sf.
■ 4428 - 4430	Clymer Farner Barley, Inc.	3,000 SF		Negotiable	-

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Commercial Real Estate Services, Worldwide.

Shamrock Park Office Building

4420-4430 NE 83rd Rd, Wildwood, FL 34785

Lease Rate	\$14.00 SF/Yr
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Location Information	
Building Name	Shamrock Park Office Building
Street Address	4420-4430 NE 83rd Rd
City, State, Zip	Wildwood, FL 34785
County	Sumter
Market	Wildwood / the Villages
Cross-Streets	NE 83rd Road & NE 44th Drive

Building Information	
Building Size	9,000 SF
Building Class	B
Occupancy %	67.0%
Tenancy	Multiple
Year Built	2005
Number of Buildings	1

Property Information	
Property Type	Office
Property Subtype	Office Building
Zoning	C3
Lot Size	1.074 Acres
APN #	D32-137
Lot Frontage	165 ft
Lot Depth	285 ft

Parking & Transportation	
Parking Type	Surface
Parking Ratio	5.33
Number of Parking Spaces	49

Utilities & Amenities

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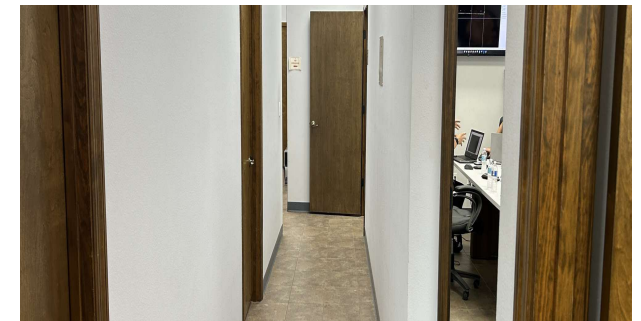
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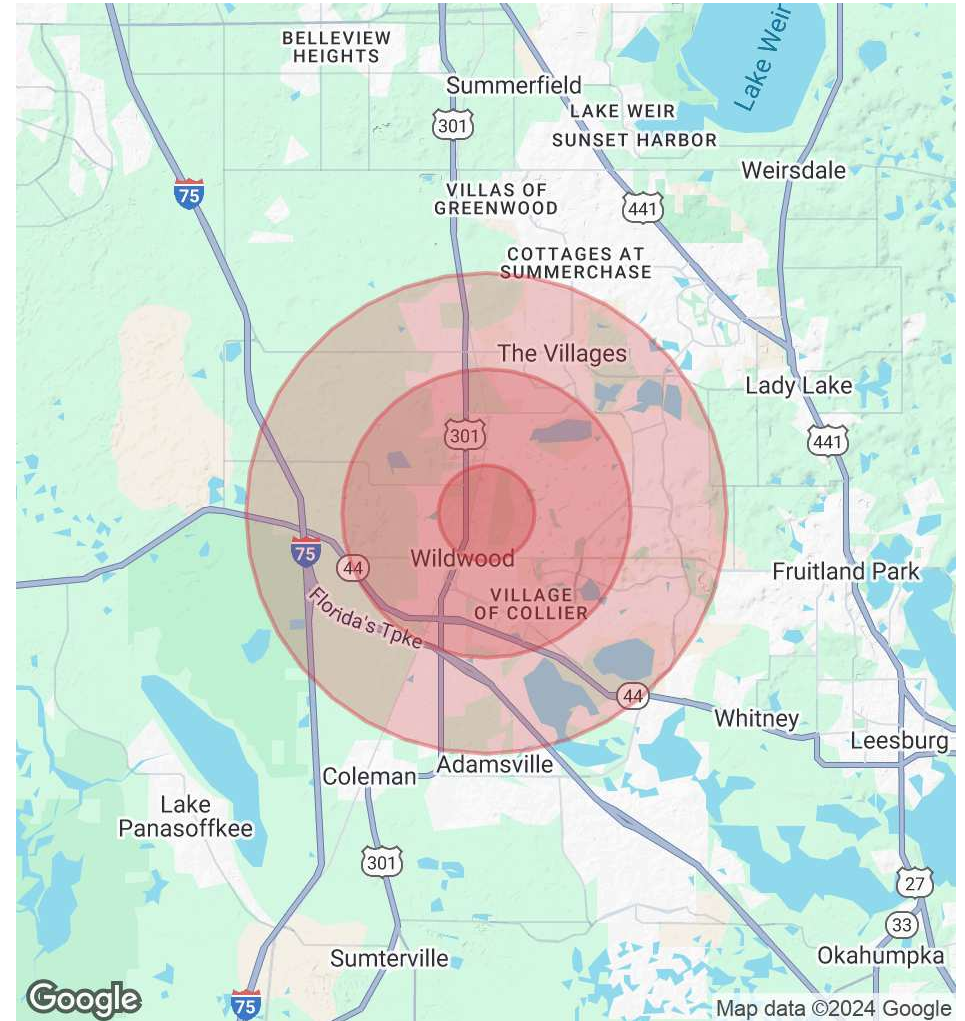
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Population	1 Mile	3 Miles	5 Miles
Total Population	3,389	37,419	85,022
Average Age	55	65	68
Average Age (Male)	53	65	68
Average Age (Female)	57	65	67

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,638	19,811	46,142
# of Persons per HH	2.1	1.9	1.8
Average HH Income	\$80,134	\$86,539	\$90,768
Average House Value	\$392,854	\$451,712	\$461,223

Demographics data derived from AlphaMap



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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.

NAI Heritage
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