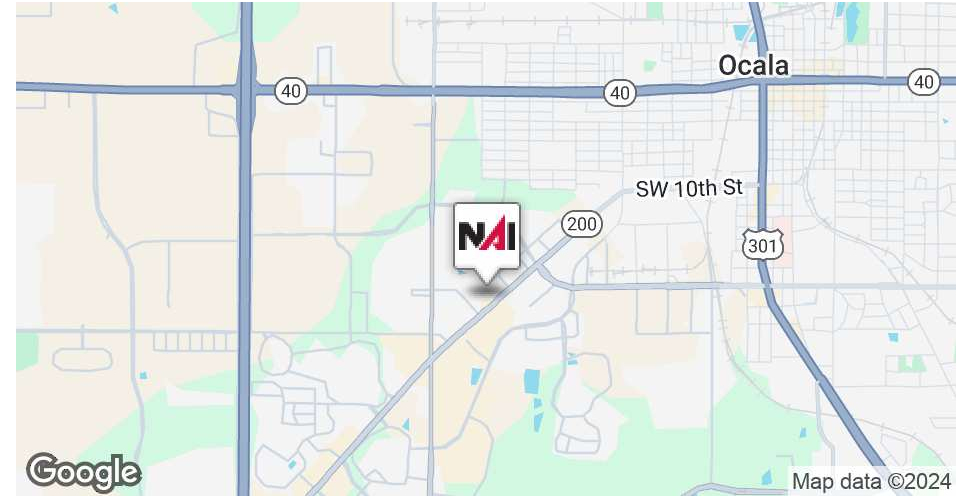


FOR LEASE
\$3.50 - \$21.50 SF/YR (GROSS; NNN)



Property Highlights

- 8,520sf dead storage building in rear
- 2,000sf open retail storefront in front
- Zoned B4, YB 1972
- AADT 37,500 (FDOT 2022), across from Hobby Lobby
- Marion County Parcel ID 23550-000-00
- Pylon Sign available too

Demographics	1 Mile	3 Miles	5 Miles
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



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



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

Lease Information

Lease Type:	Gross; NNN	Lease Term:	36 months
Total Space:	2,000 - 8,520 SF	Lease Rate:	\$3.50 - \$21.50 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ Building #2	Available	8,520 SF	Gross	\$3.50 SF/yr	Dead storage 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 As-ls, no semi-truck access, limited box truck access to be parked inside while on-site - it is meant for dead storage and not any sort of normal operating business. Monthly rent is \$2,485/month.
■ 2375	Vinyl Oasis, LLC	1,164 SF	NNN	-	-
■ 2377	Pizza Hut	1,210 SF	NNN	-	-
■ 2379	Tech Bros, LLC	1,026 SF	NNN	-	-
■ 2381	Cricket	1,000 SF	NNN	-	-
■ 2383	Available	2,000 SF	NNN	\$21.50 SF/yr	Unit has open showroom space in front with one office, storage area, 2 bathrooms in rear. Available 9/1/2024. Rent is \$21.50/sqft + \$5.55/sf NNN = \$4,508.33/monthly.
■ 2385	Smoke Shop	2,000 SF	NNN	-	-
■ 2393	Optical Outlet	5,000 SF	NNN	-	-

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