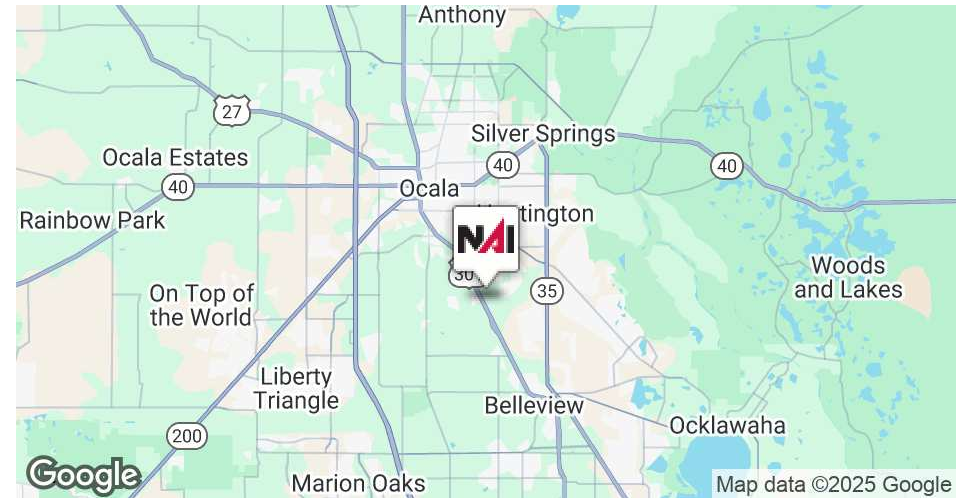


FOR LEASE
\$9.50 SF/YR (NNN)



Property Highlights

- Industrial Flex or Retail
- 10' x 10' truck doors at grade
- Zoned B5, Year Built 1996, 2.15 Acres
- Marion County Parcel ID 36463-000-00
- Well water and site septic systems. NNN \$3.15/sf/yr.
- AADT 30,500 cars per day (FDOT 2022)
- Tri City Business Park is located along US Hwy 441 between Ocala and Belleview just north of the Sheriffs Sub Station.

| Demographics | 3 Miles | 5 Miles | 10 Miles |
|--------------------------|----------|----------|----------|
| Total Households | 6,202 | 23,506 | 82,026 |
| Total Population | 16,117 | 60,762 | 205,741 |
| Average HH Income | \$78,085 | \$68,686 | \$54,925 |



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Lease Information

| | |
|--------------|----------|
| Lease Type: | NNN |
| Total Space: | 1,750 SF |

| | |
|-------------|--------------|
| Lease Term: | 36 months |
| Lease Rate: | \$9.50 SF/yr |

Available Spaces

| Suite | Tenant | Size | Type | Description |
|---------|--------------------------------|----------|------|--|
| ■ A | Ocala Architectural Foam | 1,680 SF | NNN | - |
| ■ B | Southern Spa Outlet | 1,750 SF | NNN | - |
| ■ C | Regency DRT | 1,750 SF | NNN | - |
| ■ D | Junk King | 1,855 SF | NNN | - |
| ■ E | Alter Ego - Motorcycle | 1,645 SF | NNN | - |
| ■ F | Real Diesel Truck Parts | 1,750 SF | NNN | - |
| ■ G | Lit Christmas Tree | 1,750 SF | NNN | - |
| ■ H | Lit Christmas Tree | 1,680 SF | NNN | - |
| ■ I | David Rosedale - Crossfit | 1,750 SF | NNN | - |
| ■ J | Available | 1,750 SF | NNN | Available 5/1/25: 1750sf unit is mostly open warehouse with front office (or two), and 1 restroom. Units have no rear doors. Eave height 15.5", Ridge height 18'. 1,750sf, \$9.50/sf/yr + \$3.15/sf NNN. Fresh interior paint and warehouse floor freshly painted. Well insulated. Total: \$1,844.79/month plus sales tax. |
| ■ K | Shade Boss of Florida | 1,350 SF | NNN | - |
| ■ L | Top Gear Bicycle Inc. | 1,350 SF | NNN | - |
| ■ M - N | Boyd Real Estate LLC - Storage | 2,700 SF | NNN | - |

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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 LLC, Construction Management, Receivership & Special Asset Disposition.

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 LLC 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 LLC.

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