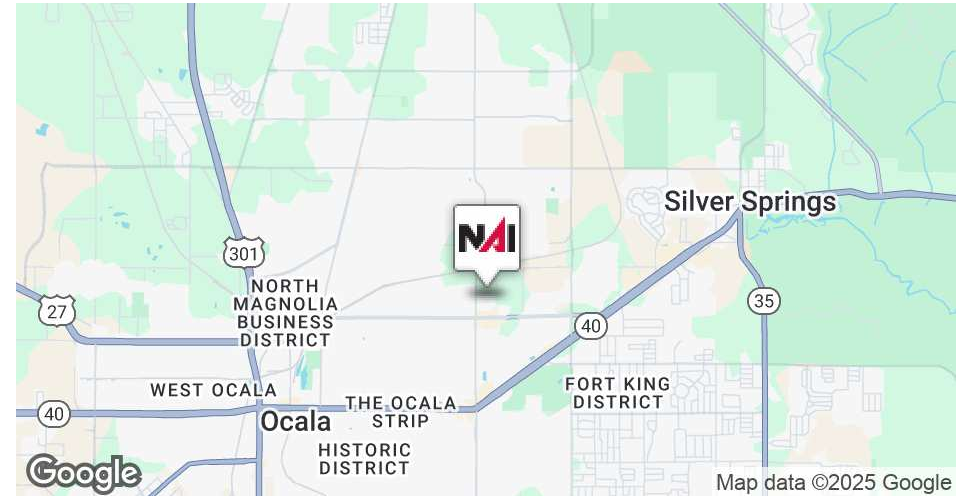


FOR LEASE
\$9.00 - \$12.00 SF/YR (NNN)



Property Highlights

- 87,000sf Plaza
- Zoned B2, 10.62 acres, YB 1986
- Office, retail, special purpose, huge parking area
- AADT 26,000 (FDOT 2022), Combined traffic count NE 25th Ave. & NE 14th St.
- Inexpensive rent in Northeast Ocala
- Marion County Parcel ID 26879-001-04

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,031	16,644	32,103
Total Population	7,145	40,121	80,862
Average HH Income	\$38,127	\$53,860	\$55,221



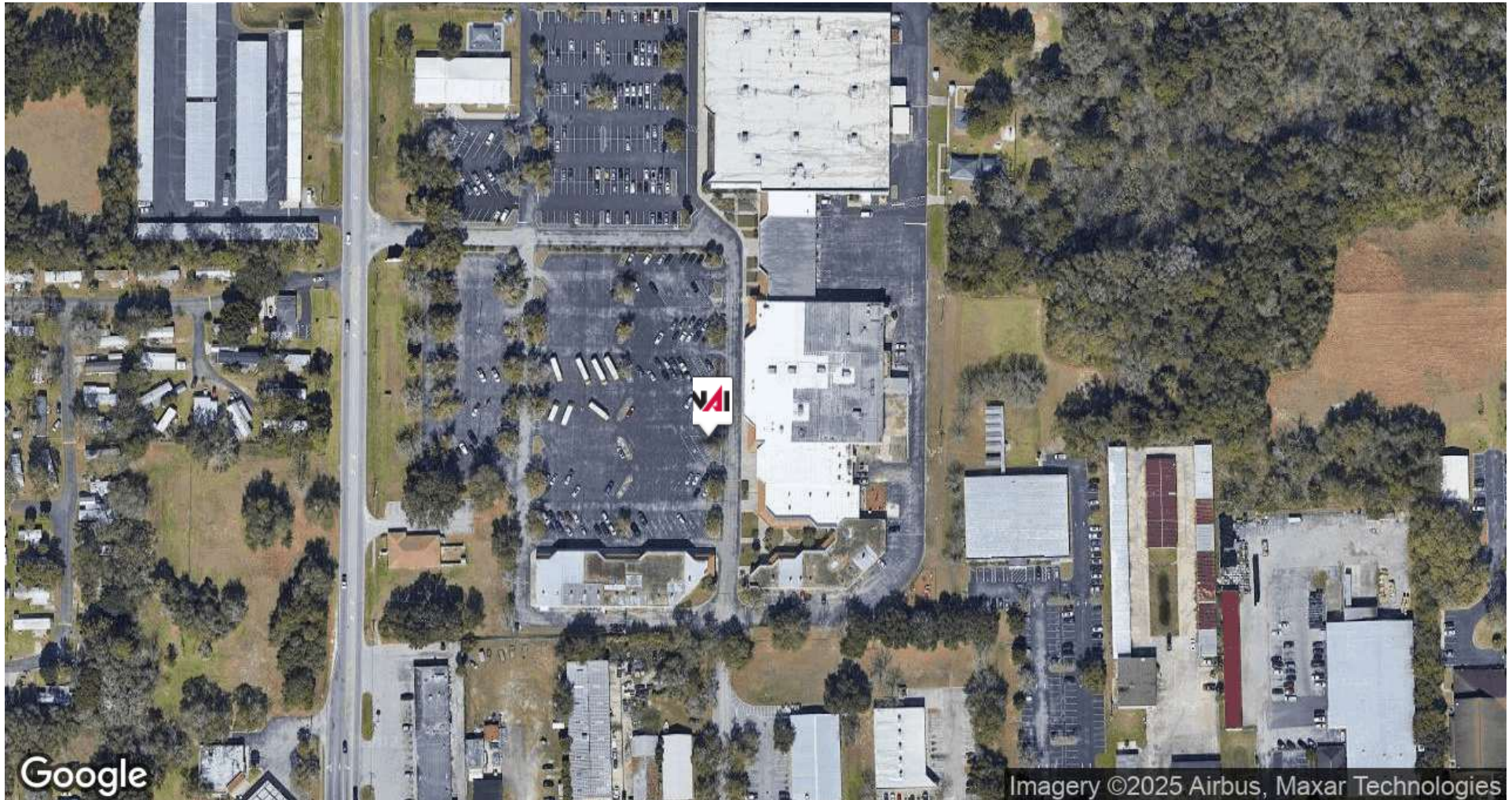
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Tenant Name	Unit Number	Unit Size (SF)	% Of GLA
Wright of Florida, LLC	101-102	2,600	3.02
Labs ASAP dba Nona Scientific	103-105	3,900	4.53
Labs ASAP dba Nona Scientific	106	1,950	2.27
City Of Hope For All Nations International, Inc.	201-202	2,556	2.97
SignalWave, LLC	203-205	4,387	5.1
West Family Learning Center	301-305	4,335	5.04
Camelot Community Care	306-308	5,183	6.03
God's Gifts Christian Academy	401-402	3,100	3.6
VACATING / Hands Up Communications	403	1,250	1.45
Asplundh Tree Expert	404	1,200	1.4
Ignite Ministries, Inc. Church	405	1,250	1.45
Ignite Ministries, Inc. counseling	500	7,500	8.72
Metro Treatment of Florida LP	601	14,000	16.28
Silver River Ment. & Inst.	602	24,050	27.96
State of Florida Department of Vocational Rehabilitation	701-706	8,750	10.17
Totals/Averages		86,011	

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Lease Information

Lease Type:	NNN
Total Space:	1,250 - 24,050 SF

Lease Term:	36 to 60 months
Lease Rate:	\$9.00 - \$12.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ 101-102	Wright of Florida, LLC	2,600 SF	NNN	-	-
■ 103-105	Labs ASAP dba Nona Scientific	3,899 SF	NNN	-	-
■ 106	Labs ASAP dba Nona Scientific	1,950 SF	NNN	-	-
■ 201-202	City Of Hope For All Nations International, Inc.	2,556 SF	NNN	-	-
■ 203-205	SignalWave	4,387 SF	NNN	-	-
■ 301-304	West Family Learning Center	3,335 SF	NNN	-	-
■ 305	West Family Learning Center	1,000 SF	NNN	-	-
■ 306-307	Camelot Community Care, Inc.	3,183 SF	NNN	-	-
■ 308	Camelot Community Care, Inc.	2,000 SF	NNN	-	-
■ 401-402	God's Gifts Christian Academy	3,100 SF	NNN	-	-
■ 403	Available	1,250 SF	NNN	\$12.00 SF/yr	Available 8/1/25: A former administrative office with open interior, 1 private office, 1 storage room and 1 bathroom. 1250sf, Base Rent \$12/sf + NNN \$3.40/sf, Total Monthly: \$1,604.17/mo.
■ 404	Asplundh Tree Expert, LLC	1,225 SF	NNN	-	-
■ 405	Ignite Ministries, Inc., counseling office	1,250 SF	NNN	-	-

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Suite	Tenant	Size	Type	Rate	Description
■ 500	Ignite Ministries, Inc., church	7,500 SF	NNN	-	-
■ 601	Metro Treatment of Florida, LP	14,000 SF	NNN	-	-
■ 602	Available	24,050 SF	NNN	\$9.00 SF/yr	A former educational facility with lobby, admin offices, break area, classrooms and multi-purpose rooms. 24050sf, Base Rent \$9/sf + NNN \$3.40/sf, Total Monthly: \$24,851.67/mo.
■ 701-706	Dept of Education, Division of Vocational Rehabilitation	8,750 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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