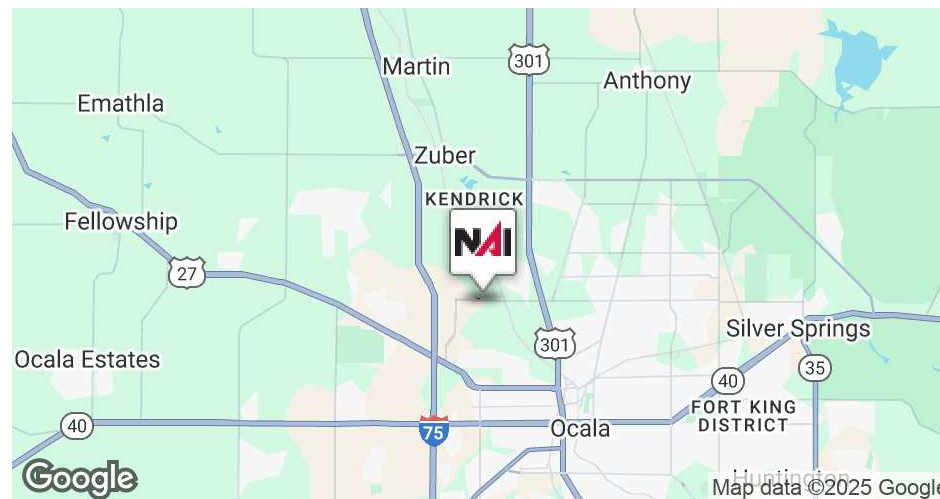


**FOR LEASE**  
\$4,600.00 PER MONTH (NN)

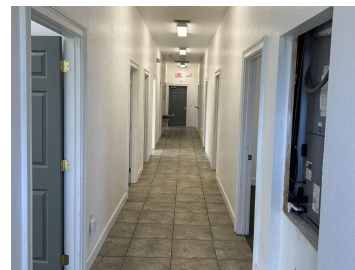


### Property Highlights

- 2 Parcels (3273 NW 27th Ave and additional 5.46 acres excess land connected and behind with separate access too)
- 3273 NW 27th Ave: 2,834sf Office on 1.06 acres zoned B5.
- Office includes Lobby, conf rooms, extra large offices, break area, and 2 bathrooms.
- Adjacent 5.46 acres zoned M2 stabilized land for parking
- A \$975/mo NN charge for Taxes and Insurance and where Tenant takes care of grounds.

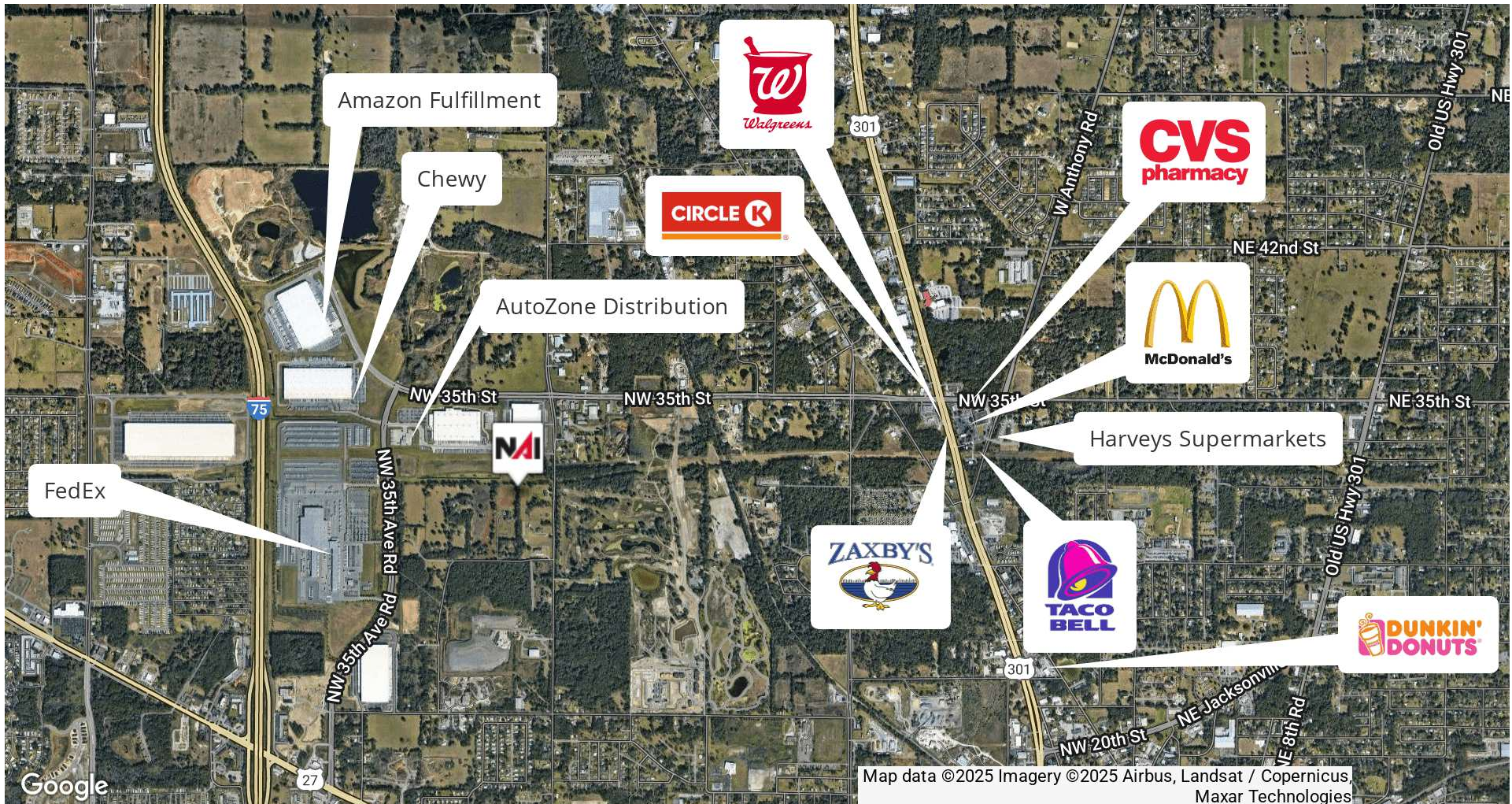
**Randy Buss, CCIM, SIOR**  
Managing Partner  
352.482.0777 x7214  
randy@naiheritage.com

Demographics	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	504	10,927	29,454
<b>Total Population</b>	1,090	23,830	64,489
<b>Average HH Income</b>	\$26,720	\$44,797	\$51,253



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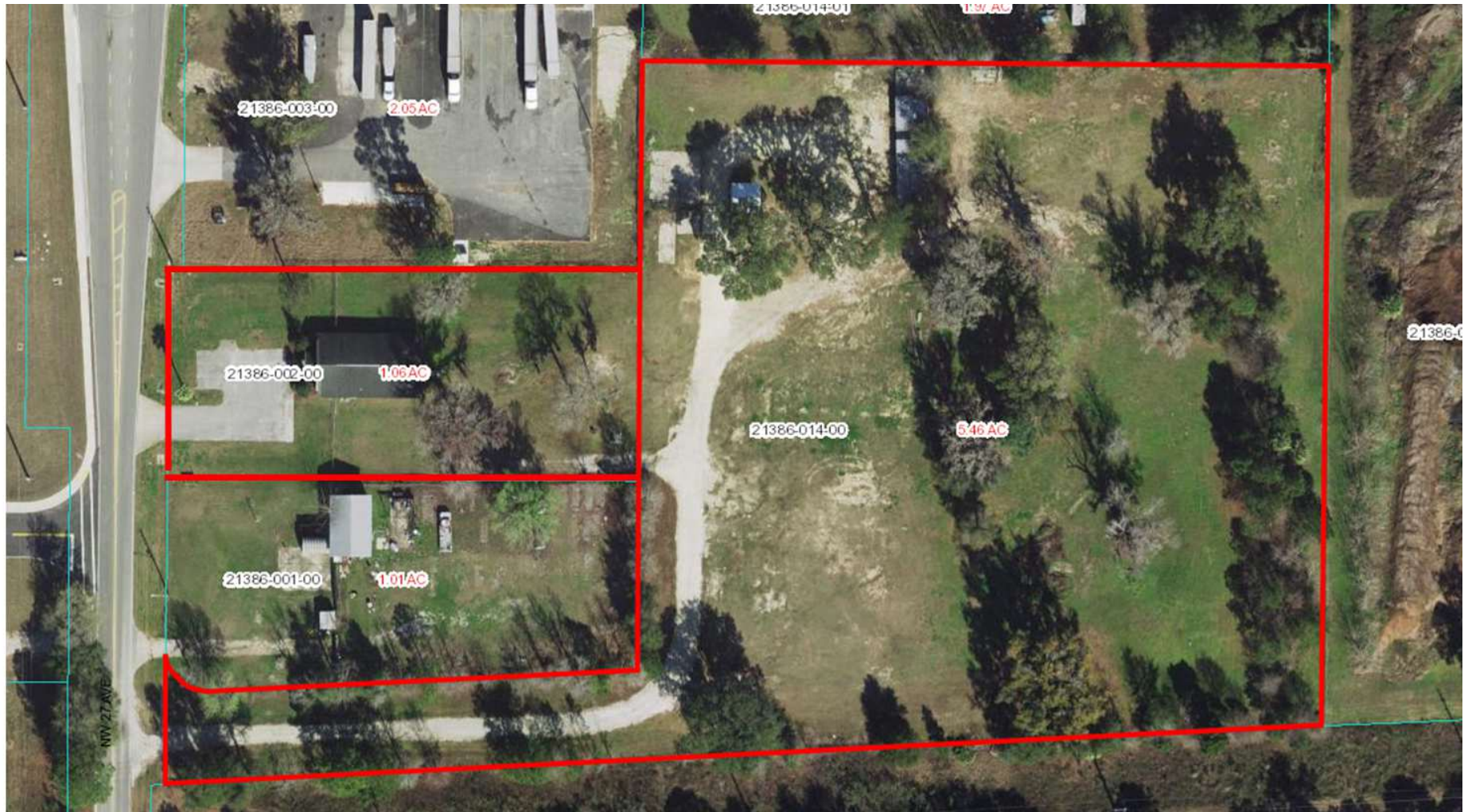




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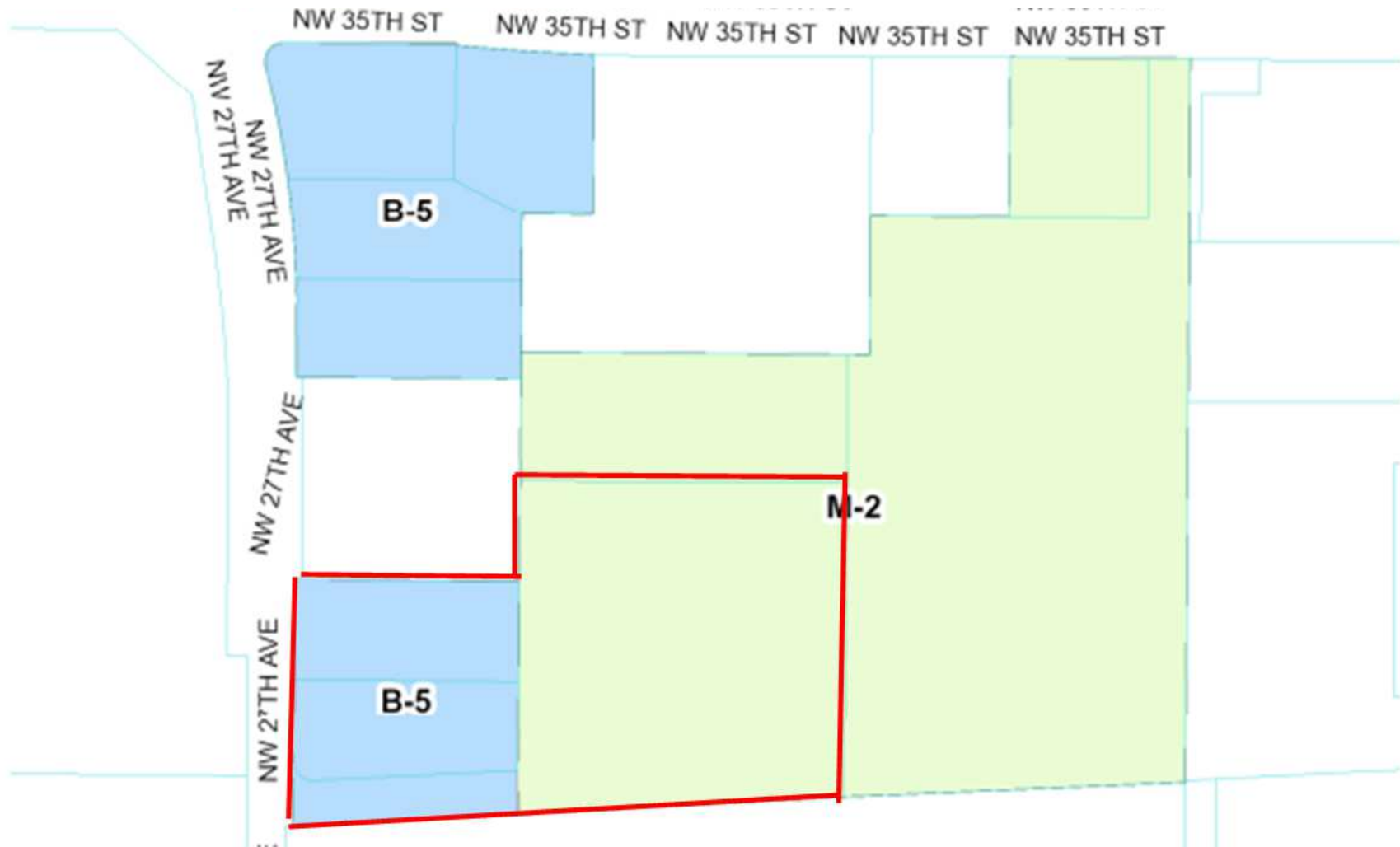




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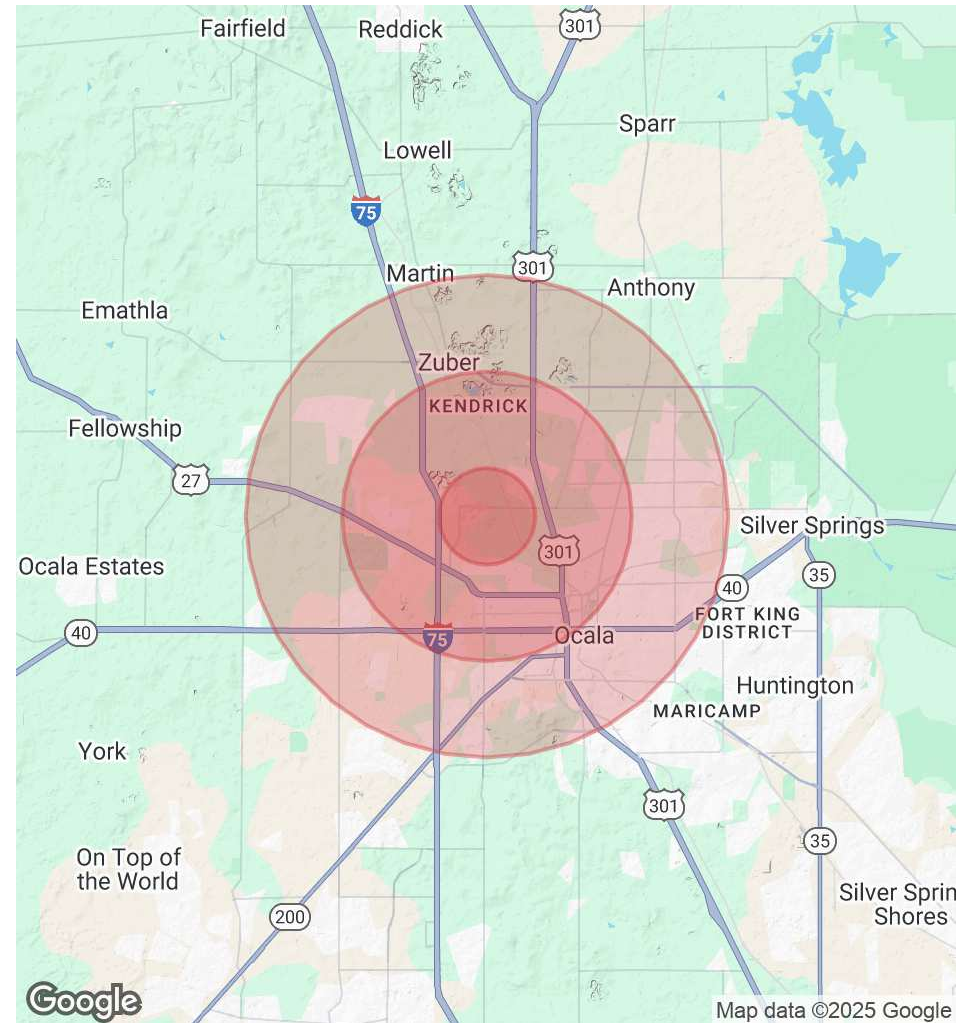
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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	1,090	23,830	64,489
<b>Average Age</b>	34.8	42.4	40.7
<b>Average Age (Male)</b>	24.5	39.5	36.8
<b>Average Age (Female)</b>	40.4	43.6	42.8

Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	504	10,927	29,454
<b># of Persons per HH</b>	2.2	2.2	2.2
<b>Average HH Income</b>	\$26,720	\$44,797	\$51,253
<b>Average House Value</b>	\$58,424	\$111,659	\$123,752

2020 American Community Survey (ACS)



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FL #BK3105657

## 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 LLC 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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