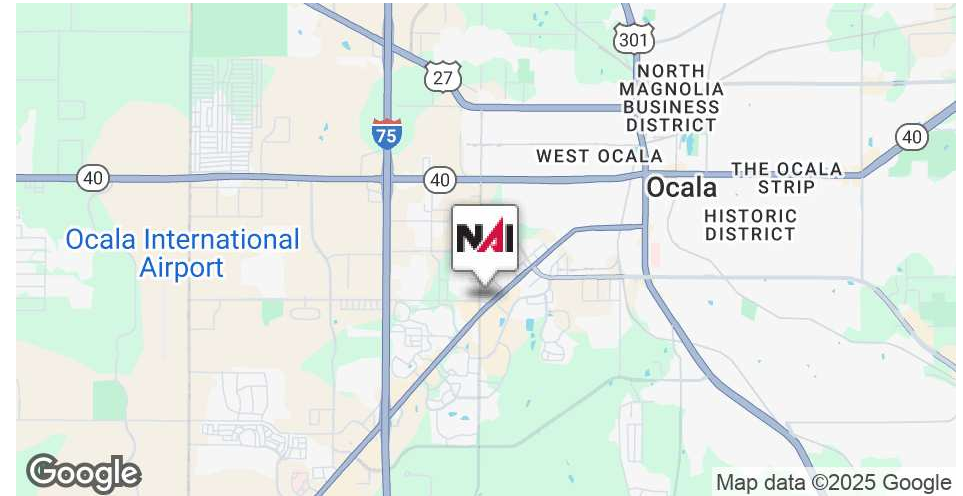


FOR LEASE
\$30.00 SF/YR (NNN)

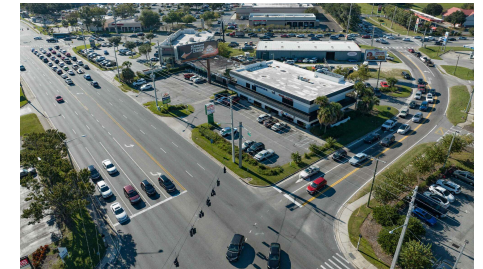


Property Highlights

- High visibility retail/office building on SR200
- B4 Zoned office, or retail, space available.
- Unmatched exposure and 2nd story panoramic views
- 2nd floor 662sf requires buildout by landlord (3 mos), 5 yr lease.
- Expandable options by 298sf (960sf)
- Pylon sign space available
- NNN \$5.10/sf/yr.

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Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,065	13,559	31,729
Total Population	5,025	34,735	78,069
Average HH Income	\$68,667	\$83,812	\$87,028



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Property Description

Marion Plaza is a prime location situated on SR200/SW College Road, offering high visibility to potential customers. The available space is located on the second floor and provides a panoramic view of Ocala's most desirable retail shopping areas. The property is zoned B4, making it suitable for office or retail use. However, due to the second floor mezzanine access via exterior side and rear stairs only, the best use of the space is likely office/administrative. Unit F is open room, approximately 50' x 12' and would have a new bathroom to be completed by the landlord within 3 months of a lease signing. Exterior stair access only from the ground floor. Landlord will paint and install flooring on a 5 year lease for tenant with acceptable credit tenant, else tenant participates with the landlord on buildout.

Location Description

From I-75 at Exit 352 turn NE on SW College Ave Road toward downtown. Travel 1.5 miles and the center is 500' past SW 27th Ave intersection on left side. Between Chipotle and ABC Fine Wine & Spirits.

Parking Description

38 lined parking space = 4.04/1000sf ratio. Several overflow parking areas.

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Lease Information

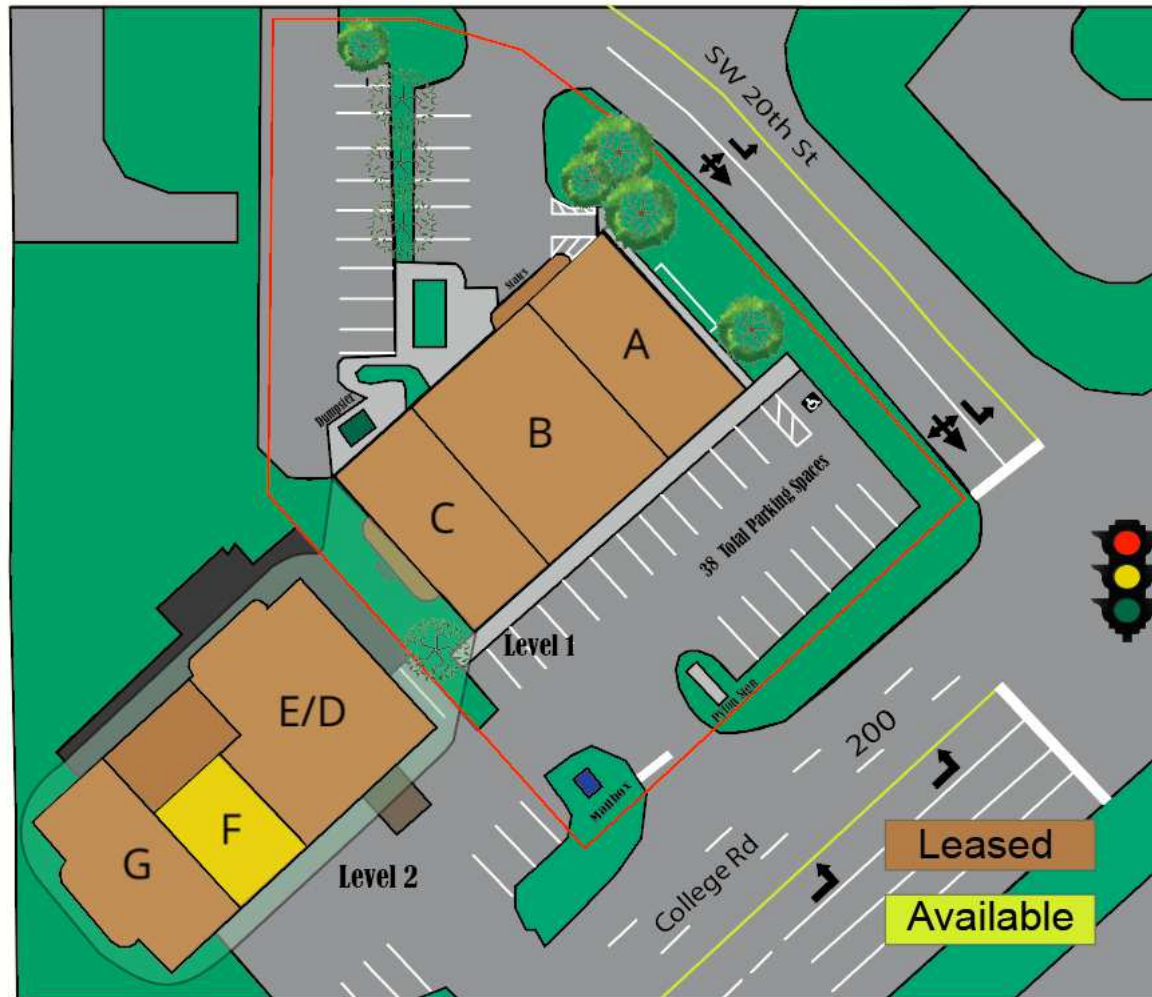
Lease Type:	NNN	Lease Term:	60 months
Total Space:	662 - 1,370 SF	Lease Rate:	\$30.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Unit G	VACANT	750 SF	NNN	Negotiable	-
Unit F	Available	662 - 1,370 SF	NNN	\$30.00 SF/yr	Unit F is open room, approximately 50' x 12' and would have a new bathroom. Exterior stair access only from the ground floor. Landlord will paint and install flooring on a 5 year lease for tenant with acceptable credit tenant, else tenant participates with the landlord on buildout. Can be expanded by 298sf for total of 960sf. Rent: \$30/sf base rent + \$5.10/sf NNN rent = 1,936.35/mo plus Sales Tax.

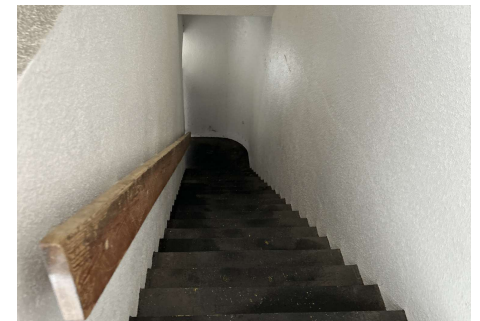
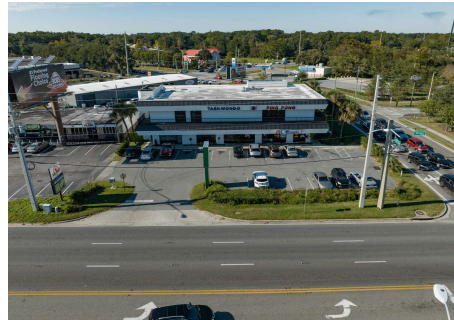
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Suite	Tenant Name	Size SF	% Of Building	Price / SF / Year
A - 1st Floor	Marion Laundry aka Spin City Laundry	1,600 SF	16.33%	-
B - 1st Floor	Papa John's USA, Inc.	2,400 SF	24.49%	-
C - 1st Floor	Mecca Hair Studio, LLC	900 SF	9.18%	-
D/E - 2nd Floor	Parks Taekwondo Academy, LLC	3,100 SF	31.63%	-
F - 2nd Floor	VACANT	620 SF	6.33%	-
G - 2nd Floor	Wowneeds, Inc.	750 SF	7.65%	-
Storage - 2nd Floor	VACANT but not advertised	340 SF	3.47%	-
Totals		9,710 SF	99.08%	\$0.00
Averages		1,387 SF	14.15%	

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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 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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