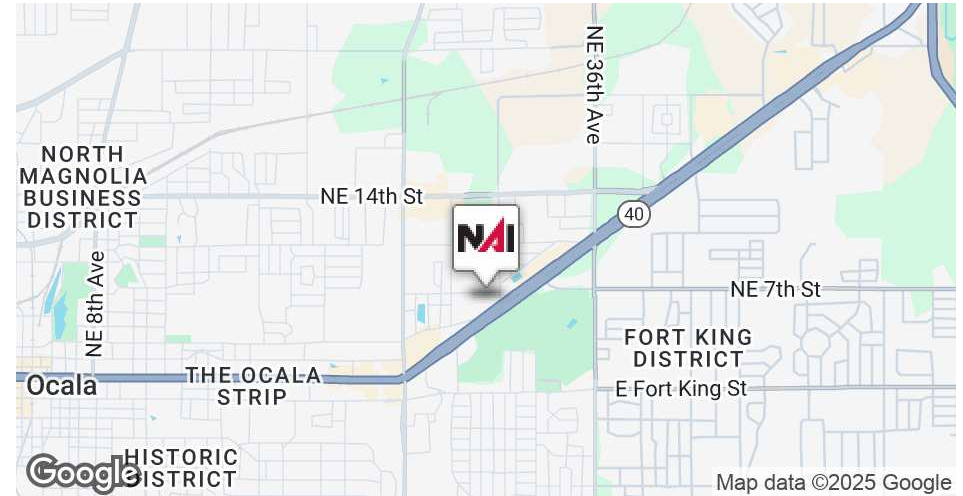


FOR LEASE
\$1,300.00 PER MONTH (MG)



Property Highlights

- Office Space: 1200sf vacancy
- Zoned B2A, 1.68 acres
- Marion County Parcel ID 2781-000-010
- Located within the city limits of Ocala
- Across SR40 from Ocala Golf Club near Montessori Prep school
- Utilities included in rent (electric, water/sewer, stormwater, dumpster)!!

Demographics	3 Miles	5 Miles	10 Miles
Total Households	18,154	33,625	66,711
Total Population	43,845	84,397	172,243
Average HH Income	\$57,274	\$56,191	\$55,416



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Legend

■	Available
■	Unavailable

Lease Information

Lease Type:	MG	Lease Term:	36 months
Total Space:	1,200 SF	Lease Rate:	\$1,300.00 per month

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ 201	-	800 SF	Modified Gross	-	-
■ 202	-	500 SF	Modified Gross	-	-
■ 203	Available	1,200 SF	Modified Gross	\$1,300 per month	1200 sf Office space consists of Lobby, 1 bathroom, and 1 open work room, and 2 private offices. Utilities included in rent (Electric, water/sewer, stormwater, dumpster). \$1300/mo plus Sales Tax.
■ 204	-	1,000 SF	Modified Gross	-	-

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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 / 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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