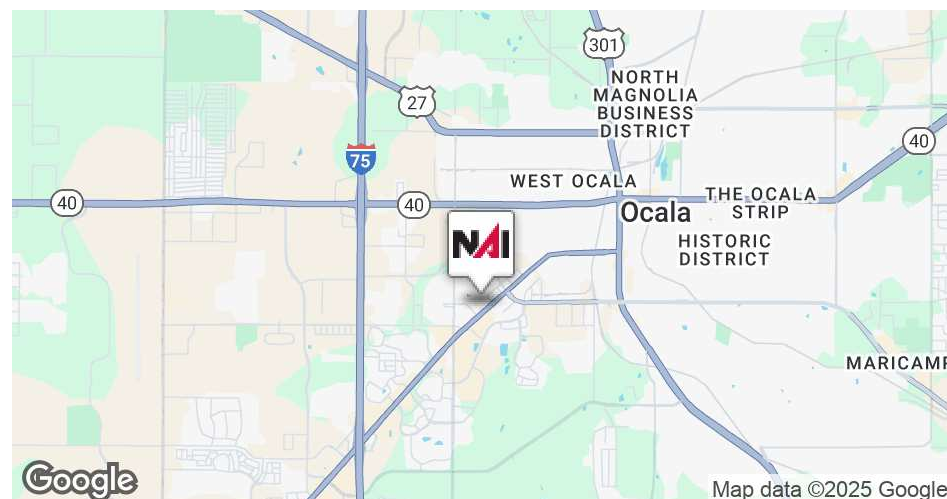


FOR LEASE

\$3.50 - \$26.00 SF/YR (GROSS; NNN)



Property Highlights

- 1,026sf Retail unit Available in front
- 8,520sf dead storage building in rear
- Zoned B4, YB 1972
- AADT 37,500 (FDOT 2022), across from Hobby Lobby
- Marion County Parcel ID 23550-000-00
- Pylon Sign available too

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,558	10,456	26,714
Total Population	4,722	28,341	68,900
Average HH Income	\$42,572	\$52,735	\$56,292



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Lease Information

Lease Type:	Gross; NNN
Total Space:	1,026 - 8,520 SF

Lease Term:	36 months
Lease Rate:	\$3.50 - \$26.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ Building #2	Available	8,520 SF	Gross	\$3.50 SF/yr	Dead storage Warehouse has 6 offices/storage rooms, two restrooms, two large open areas. One 14' wide truck door at grade. There are 3 parking spaces for the warehouse unmarked and unreserved. Warehouse building is As-Is, no semi-truck access, limited box truck access to be parked inside while on-site - it is meant for dead storage and not any sort of normal operating business. Monthly rent is \$2,485/month.
■ 2375	Vinyl Oasis, LLC	1,164 SF	NNN	-	-
■ 2377	Pizza Hut	1,210 SF	NNN	-	-
■ 2379	Available	1,026 SF	NNN	\$26.00 SF/yr	Retail unit 1026sf with lobby, rear work room, office, and 1 bathroom. Former use was cell phone repair company. Monthly rent is (\$26/sf base rent + \$5.25/sf NNN rent) x 1026sf = \$2,671.88/month.
■ 2381	Cricket	1,000 SF	NNN	-	-
■ 2383	Tech Bros, LLC	2,000 SF	NNN	-	-
■ 2385	Smoke Shop	2,000 SF	NNN	-	-
■ 2393	Optical Outlet	5,000 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 3,000 ppl 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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