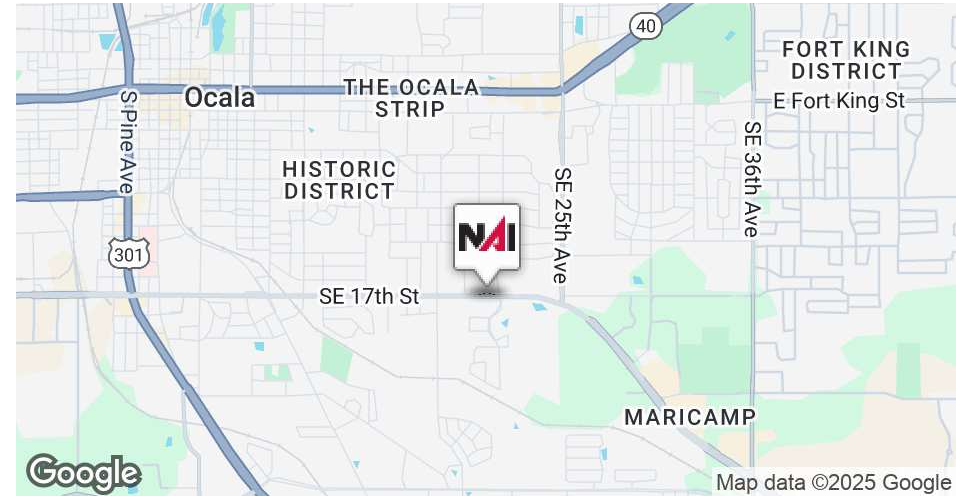


FOR LEASE
\$13.00 SF/YR (NNN)



Property Highlights

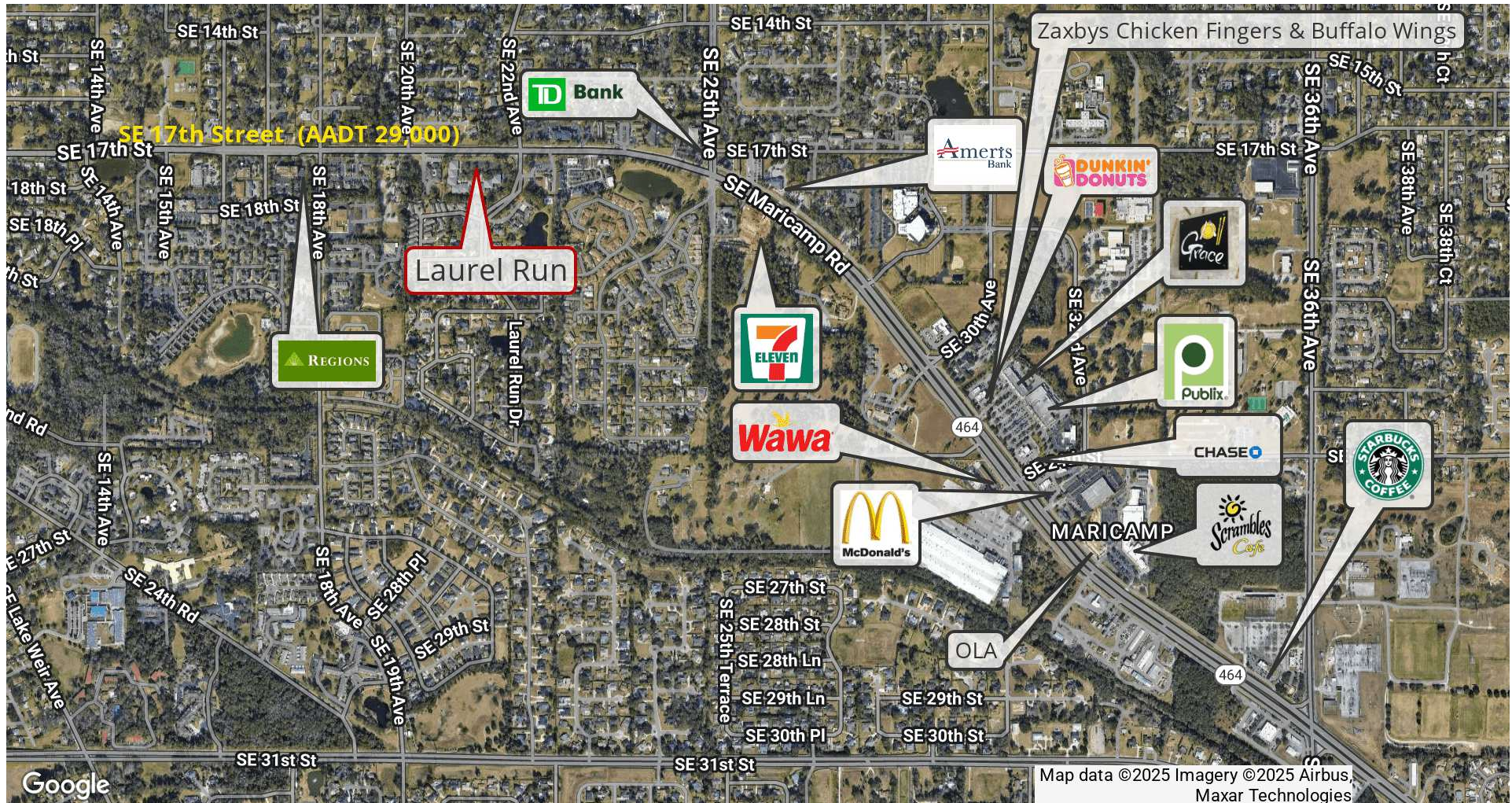
- MOVE-IN PROMOTION: 1 month free ahead of a 3 year lease, and 3 months free ahead of a 5 year lease!
- New roofs, painted, interior repairs, stormwater, HVAC, landscaping and new parking lot
- 52,836sf Professional Office Complex
- Office space available for lease, parking ratio: 3.35/1000sf
- Zoned O1, 5.95 acres, AADT 29,000 cars per day (FDOT 2022)
- Marion County Parcel Site 2863-100-000, floor diagrams available upon request

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,278	16,884	34,290
Total Population	5,812	41,642	87,507
Average HH Income	\$83,600	\$63,157	\$58,513



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Legend	
■	Available
■	Unavailable

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Lease Information

Lease Type:	NNN	Lease Term:	36 months
Total Space:	4,373 SF	Lease Rate:	\$13.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ 101	Gregory P. Godin, dba American Bancshares Mortgage	2,175 SF	NNN	-	-
■ 102	Shawn Santa dba Secured Money Strategies	2,184 SF	NNN	-	-
■ 110	Home Inspection of Marion County, LLC	2,135 SF	NNN	-	-
■ 112	Coverall North America, Inc.	2,329 SF	NNN	-	-
■ 201	Relife Wellness, LLC (Testing)	1,104 SF	NNN	-	-
■ 202	Clymer Farner Barley Surveyors	2,184 SF	NNN	-	-
■ 203	North Florida Surgical Associates, LLC	1,081 SF	NNN	-	-
■ 204	Clymer Farner Barley Surveyors	4,311 SF	NNN	-	-
■ 301	Cameron, Hodges, Coleman, LaPointe & Wright PA	4,393 SF	NNN	-	-
■ 301LL	Cameron, Hodges, Coleman, LaPointe & Wright PA	4,453 SF	NNN	-	-
■ 401	Aerocare Holdings, LLC	4,495 SF	NNN	-	-
■ 501 & 502	Fifth Circuit Public Guardian Corp	4,545 SF	NNN	-	-
■ 601	Available	4,373 SF	NNN	\$13.00 SF/yr	Available 1/1/26: Lobby, reception counter/office, 8 offices, 2 conference rooms, open work area for cubicles, break room, and 4 bathrooms. 4373sf x (13.00 base + \$5.10/sf NNN) = \$6,595.94/mo plus sales tax.

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	Suite	Tenant	Size	Type	Rate	Description
■	701	Saez Clinics, LLC dba Gameday Men's Health	2,178 SF	NNN	-	-
■	702	CRRRA Investments dba Team Select Home Care	2,179 SF	NNN	-	-
■	801	Lennar Homes, LLC / Ocala Psychology	2,188 SF	NNN	-	-
■	802	NV5 Global, Inc.	2,176 SF	NNN	-	-
■	902	CoAdvantage Corp	2,178 SF	NNN	-	-

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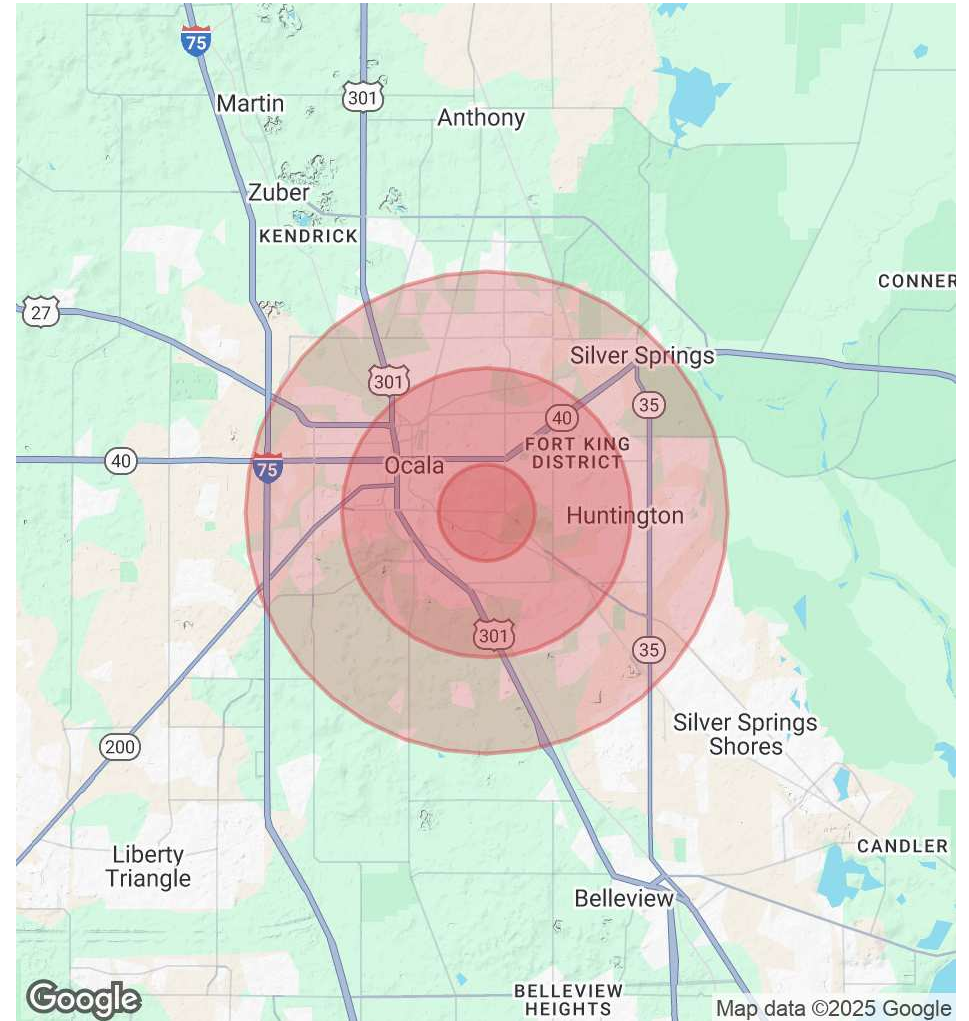
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,812	41,642	87,507
Average Age	45.9	41.7	40.0
Average Age (Male)	43.5	40.3	38.7
Average Age (Female)	47.7	42.9	41.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,278	16,884	34,290
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$83,600	\$63,157	\$58,513
Average House Value		\$221,759	\$236,713

2020 American Community Survey (ACS)



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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 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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