

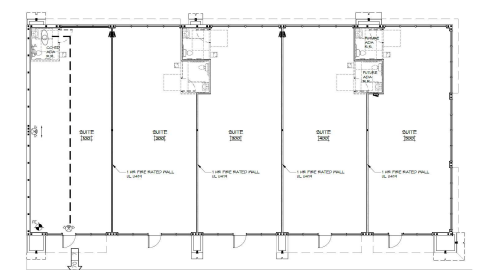
FOR LEASE
\$30.00 - \$35.00 SF/YR (NNN)



Property Highlights

- BRAND NEW Class A Retail/Office center under construction Summer 2025
- Ready 4/1/26 with 5 Units of 1000sf each and 4.6/1000 parking ratio. Zoned FBC.
- Abundant natural light from front and back storefront windows
- Landlord provides a Warm Lit Shell for qualified prospects, plus a TI Allowance of \$12/sf for Flooring and Paint.
- Lease Rates \$30-35/sf base rent plus ~\$6/sf NNN Rent.
- 2023 Traffic Count 41,500 cars/day and growing 4.1%/yr.
- Pre-lease rate SAVINGS of 20% 1st year available now
- Ocala downtown is growing, join this strategic location Now.

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|----------|----------|----------|
| Total Households | 2,057 | 17,916 | 37,919 |
| Total Population | 4,844 | 45,273 | 93,134 |
| Average HH Income | \$59,550 | \$78,263 | \$86,449 |



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Property Description

Introducing a prime opportunity at 207 S Pine Ave, Ocala, FL: a BRAND NEW Class A Retail/Office center soon to be under construction, set to be ready by 4/1/26. Boasting 5 units of 1000sf each and a generous 4.6/1000 parking ratio, this property is designed with convenience in mind. Abundant natural light floods the interior through front and back storefront windows, creating an inviting atmosphere. The landlord provides a warm lit open layout shell, coupled with a TI Allowance of \$12/sf for flooring and paint, allowing for customization to suit your business needs. Ceiling and lighting system will be 2'x2' Acoustical tile ceiling at 10' with LED flat panel drop in lights, or may be upgraded to an open ceiling with spiral ductwork and alternative lighting at an additional cost.

The new parking garage and hotel nearby are coming soon. Don't miss out on the chance to elevate your business in this dynamic & growing area, primed for success, and take advantage of PRE-CONSTRUCTION RATE SAVINGS - 20% off the 1st year rate for leases signed before start of construction (approx November). Call TODAY!

Location Description

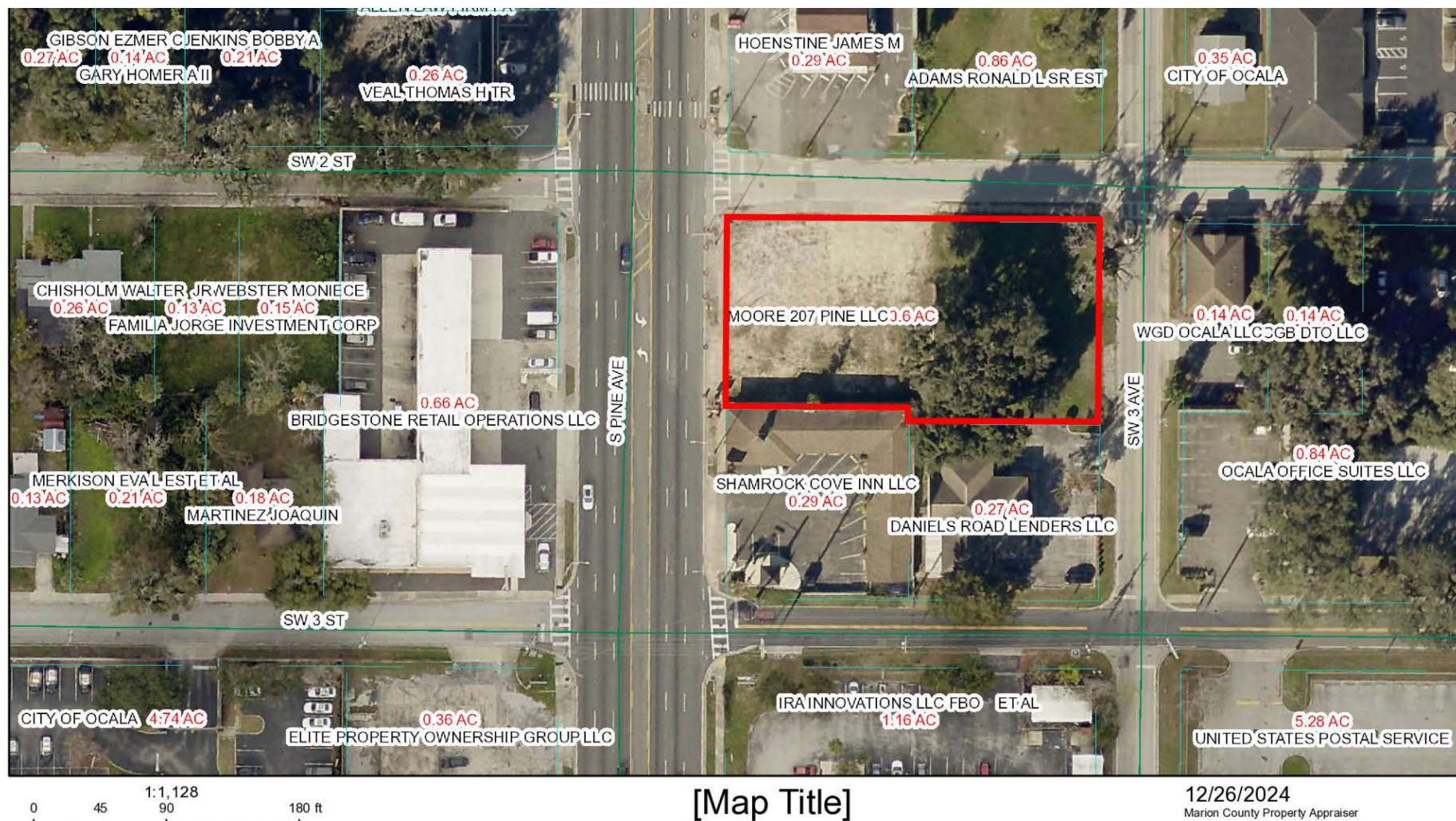
From intersection of State Road 40 & Hwy 441, travel .1 miles south on Hwy 441 (aka S. Pine Ave) to SW 2nd Street and property is on SE corner of the intersection. Its a vacant lot between My Quate Mexican Restaurant and Shamrock Cove Inn and its across S. Pine from Firestone Auto Center.

Site Description

Under Construction, ready 4/1/26. 5 Units of 1000sf each.

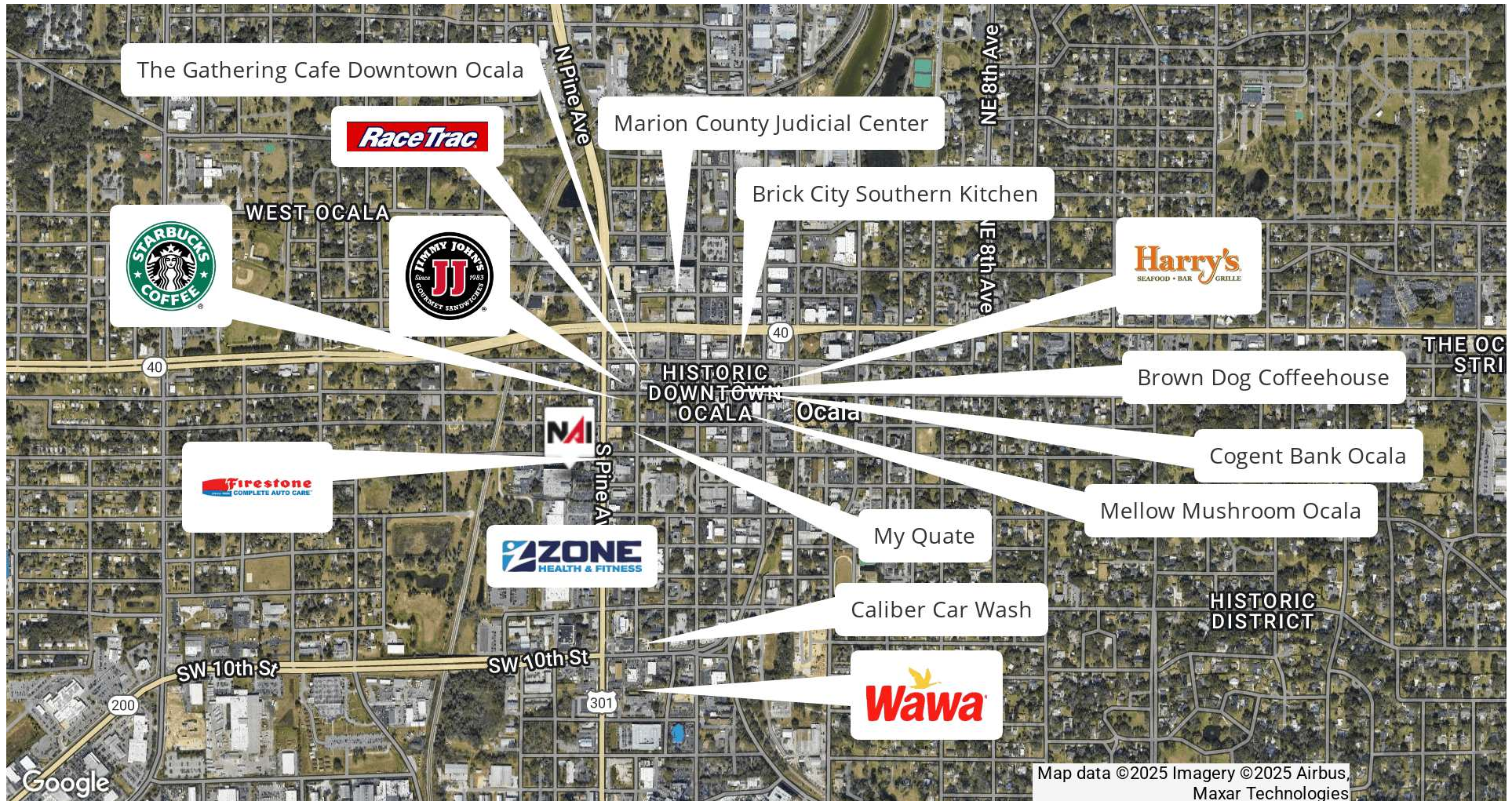
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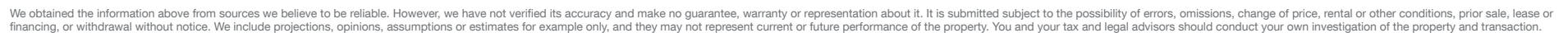
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Lease Information

| | |
|---------------------|------------------|
| Lease Type: | NNN |
| Total Space: | 1,000 - 5,000 SF |

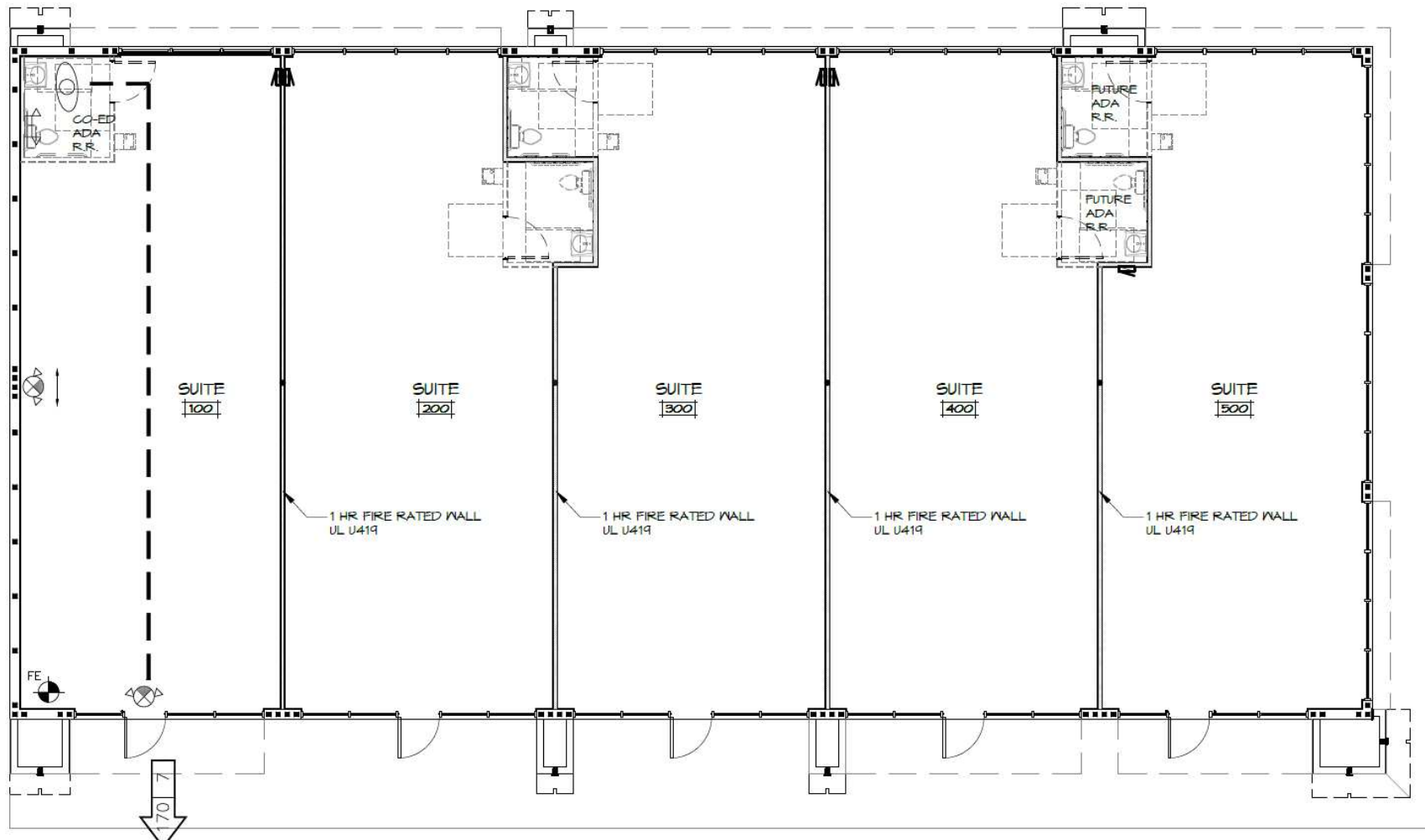
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|--------------------|-------------------------|
| Lease Term: | 60 months |
| Lease Rate: | \$30.00 - \$35.00 SF/yr |

Available Spaces

| Suite | Tenant | Size | Type | Rate | Description |
|-------|-----------|------------------|------|---------------|--|
| 100 | Available | 1,000 - 5,000 SF | NNN | \$30.00 SF/yr | Left side endcap. Open Warm Lit Vanilla Shell with \$12/sf Tenant Improvement Allowance form Flooring and Paint. |
| 200 | Available | 1,000 - 5,000 SF | NNN | \$30.00 SF/yr | Inline, non-endcap. Open Warm Lit Vanilla Shell with \$12/sf Tenant Improvement Allowance form Flooring and Paint. |
| 300 | Available | 1,000 - 5,000 SF | NNN | \$30.00 SF/yr | Inline, non-endcap. Open Warm Lit Vanilla Shell with \$12/sf Tenant Improvement Allowance form Flooring and Paint. |
| 400 | Available | 1,000 - 5,000 SF | NNN | \$30.00 SF/yr | Inline, non-endcap. Open Warm Lit Vanilla Shell with \$12/sf Tenant Improvement Allowance form Flooring and Paint. |
| 500 | Available | 1,000 - 5,000 SF | NNN | \$35.00 SF/yr | Right side endcap. Open Warm Lit Vanilla Shell with \$12/sf Tenant Improvement Allowance form Flooring and Paint. |

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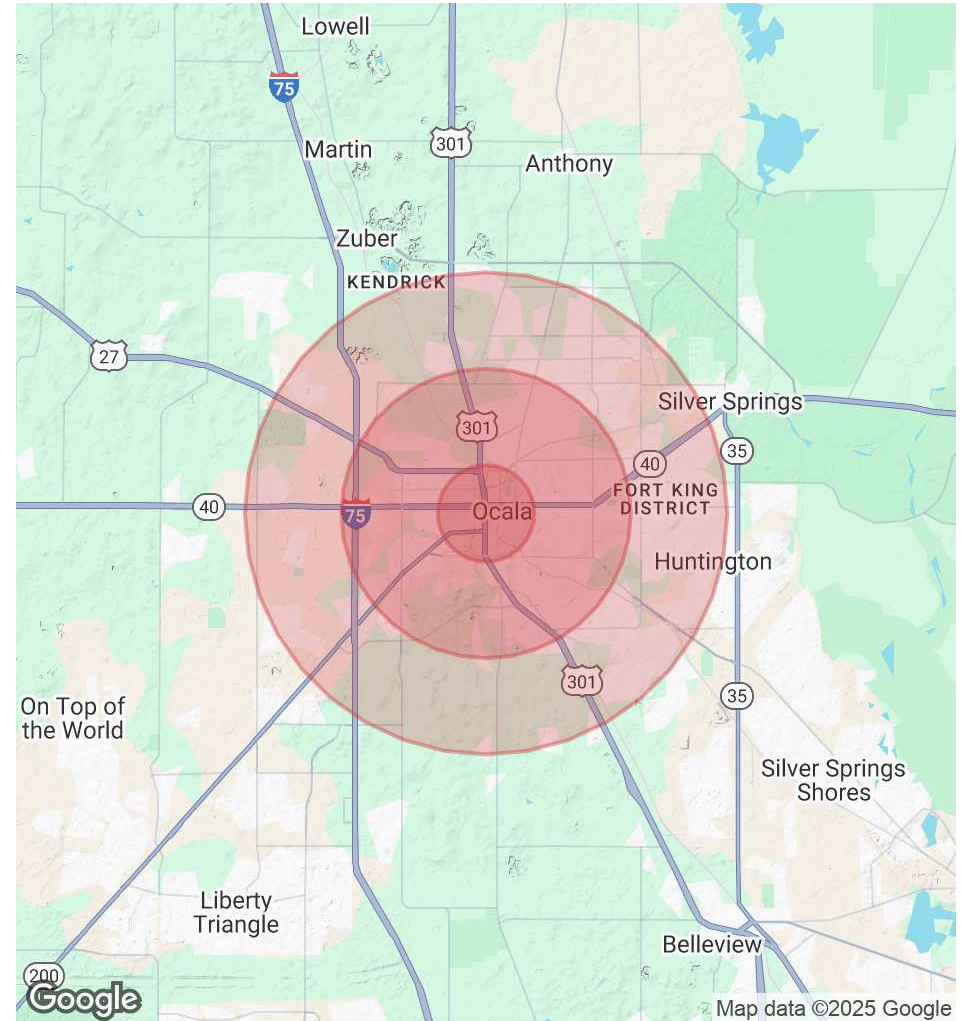
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| Population | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|--------|---------|---------|
| Total Population | 4,844 | 45,273 | 93,134 |
| Average Age | 40 | 41 | 43 |
| Average Age (Male) | 38 | 39 | 42 |
| Average Age (Female) | 41 | 43 | 45 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|----------------------------|-----------|-----------|-----------|
| Total Households | 2,057 | 17,916 | 37,919 |
| # of Persons per HH | 2.4 | 2.5 | 2.5 |
| Average HH Income | \$59,550 | \$78,263 | \$86,449 |
| Average House Value | \$208,250 | \$245,021 | \$256,627 |

Demographics data derived from AlphaMap



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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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