



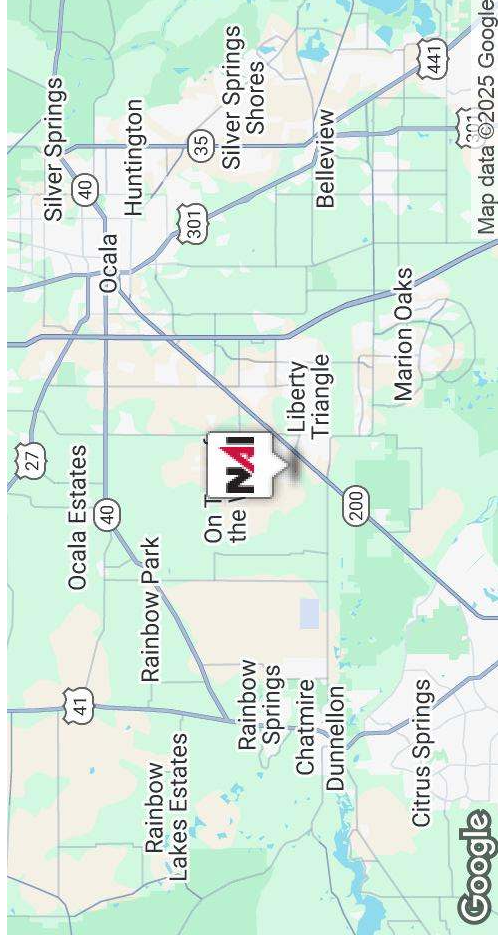
Commercial Real Estate Services, Worldwide.

Timber Ridge Commons

9121-9283 SW HWY 200, Ocala, FL 34481

FOR LEASE

\$16.00 - \$18.00 SF/YR (NNN)



Property Highlights

- UPDATED BUILDOUT terms.
- Newest commercial destination in path of new development.
- Flexible sizes from 1,725sf to 11,400sf. B4 and B5 Zoning.
- Landlord prefers all (most) units of Bldg 5 to be for a single tenant.
- Rent rates are for space currently configured - As Is.
- Select units intended for restaurants/cafes have Grease Trap interceptors.
- A Tenant Improvement (TI) allowance of at least \$25/sf for Bldg 1 & 2, and \$35/sf for Bldg 5,6,7 is negotiated based on Use, Terms, and Credit
- Tenant performs buildout and will be provided a free period during construction.
- End cap and in-line spaces available.
- Excellent frontage and traffic count, with pylon sign available.

Randy Buss, CCIM, SIOR

Managing Partner

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Demographics

	1 Mile	3 Miles	5 Miles
Total Households	2,444	13,133	24,420
Total Population	4,106	24,319	50,323
Average HH Income	\$64,858	\$75,117	\$83,162



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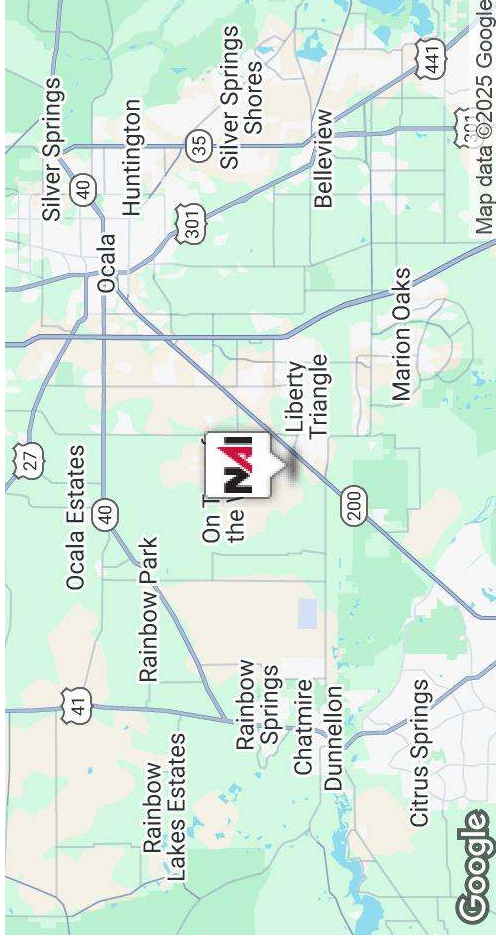
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- Landlord prefers all (most) of Bldg 5 to be for a single tenant.
- Rent rates are for space currently configured - As Is.
- Select units intended for restaurants/cafes have Grease Trap interceptors.
- A Tenant Improvement (TI) allowance of at least \$45/sf for is negotiated based on Use, Terms, and Credit which should cover basic Electrical, Mechanical and Plumbing systems.
- Tenant performs buildout and will be provided a free period during construction.
- End cap and in-line spaces available.
- Excellent frontage and traffic count, with pylon sign available.

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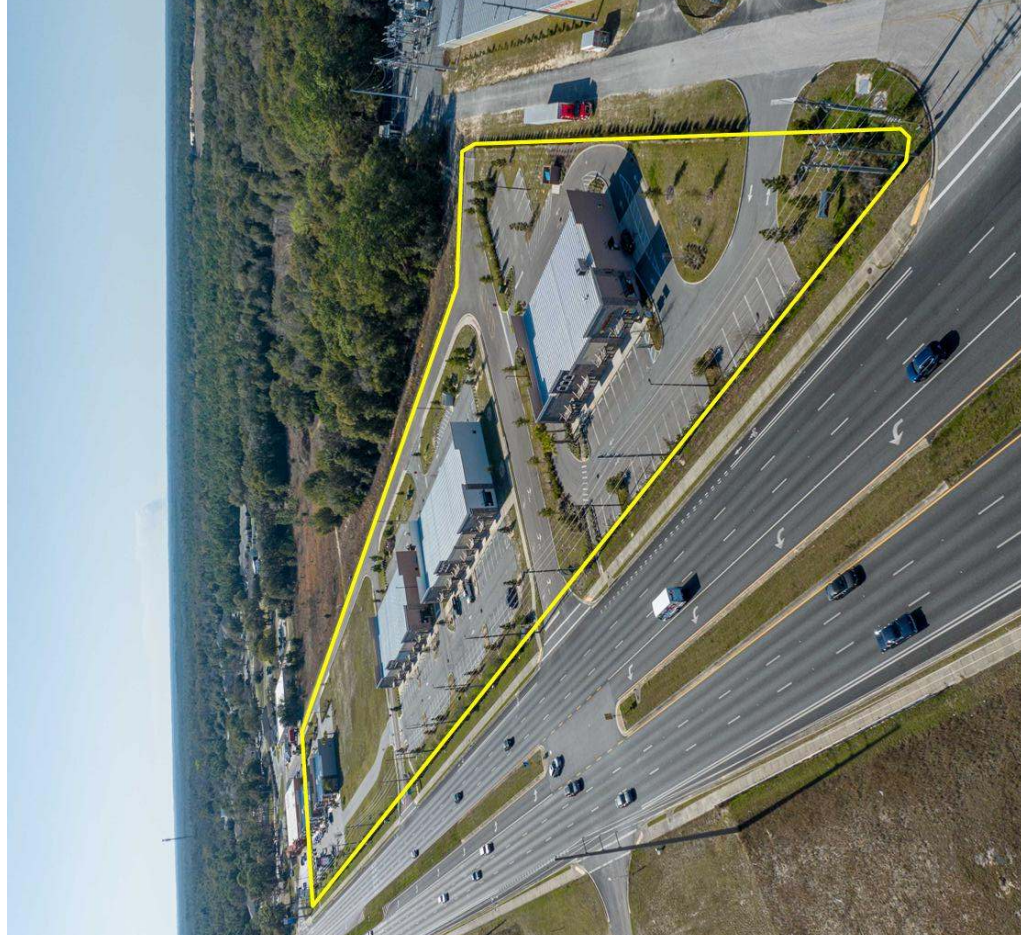
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Property Description

NEW LEASE RATE STRUCTURE Welcome to Timber Ridge Commons, a newly constructed multi-building retail/office development located in the path of new development. With its prime location and high volume of daily traffic, your business will be highly visible and accessible with multiple points of ingress and egress. Units range from 1,725sf to 11,400sf. The Base Rent price is AS IS - as currently configured as a raw unfinished shell of a building with concrete floors, 2 hour fire demising wall between each unit and a room suitable to become a single bathroom in the rear. Units have a potable water line supply, an empty electrical line conduit from exterior meter raceway, an empty low voltage conduit, and a sewer line stub all located at the back wall of each suite. Certain units also have a Grease Trap with 1250 Gallon interceptor. Landlord provides a Tenant Improvement Allowance which is negotiated based on tenant's Use, Term and Credit. Tenant provided a free period to perform the buildout. Landlord will not amortized buildout into the rent or perform buildout. Pylon sign placement is also available. 4.15/1000sf parking is first come, first served. NNIN Rent price is estimated at \$4.75/sf/yr.

This area is a fast-growing submarket in Ocala, poised for growth with the convergence of Crystal River and Dunnellon arterial roads, and with adjoining multifamily and neighborhood developments in close proximity. Hill Pointe Apartments, a 324 unit development, immediately behind the Center, just opened. Recent Ocala MSA stats: 409K population with 269 people moving in weekly, #4 fastest growing % population in US.

Location Description

Located on the north side Hwy 200 approximately 1/2 mile east of the Walmart Supercenter at intersection of SW Hwy 200 and SW Hwy 484. This area is a fast-growing submarket in Ocala, and poised for growth with the convergence of Crystal River and Dunnellon arterial roads and with adjoining multifamily and neighborhood developments in close proximity, offering increased foot traffic and potential for your business.

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Timber Ridge Commons Building Number and Address

____ SW Hwy 200, Ocala, FL 34481

Building: 1

Address: 9283

Building: 2

Address: 9267

Building: 5

Address: 9181

Building: 6

Address: 9165

Building: 7

Address: 9121



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Lease Information

Lease Type:	NNN
Total Space:	1,725 - 11,400 SF

Lease Term:	36 months
Lease Rate:	\$16.00 - \$18.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ 9283: Suite 1	Available	2,250 - 3,975 SF	NNN	\$16.00 SF/yr	Endcap suite with 1250 gallon Grease Trap Interceptor. Demised open unfinished shell with negotiable TI Allowance of not less than \$45/sf. \$16.00/sf base rent + \$4.75/sf NNN rent = \$3,890.63/mo.
■ 9283: Suite 2	Available	1,725 - 3,975 SF	NNN	\$16.00 SF/yr	An in-line demised open unfinished shell with negotiable TI Allowance of not less than \$45/sf. \$16.00/sf base rent + \$4.75/sf NNN rent = \$2,982.81/mo.
■ 9283: Suite 3	Flag Up Inc dba Golf Cart	1,725 SF	-	-	-

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Suite	Tenant	Size	Type	Rate	Description
■ 9283: Suite 4	Flag Up Inc dba Golf Cart	1,725 SF		-	-
■ 9283: Suite 5	Available	1,725 - 3,975 SF	NNN	\$16.00 SF/yr	An in-line demised open unfinished shell with negotiable TI Allowance of not less than \$45/sf. \$16.00/sf base rent + \$4.75/sf NNN rent = \$2,982.81/mo.
■ 9283: Suite 6	Available	2,250 - 3,975 SF	NNN	\$16.00 SF/yr	Endcap suite. Demised open unfinished shell with negotiable TI Allowance of not less than \$45/sf. \$16.00/sf base rent + \$4.75/sf NNN rent = \$3,890.63/mo.
■ 9267: Suite 1	Available	1,875 - 5,625 SF	NNN	\$16.00 SF/yr	Endcap suite. Demised open unfinished shell with negotiable TI Allowance of not less than \$45/sf. \$16.00/sf base rent + \$4.75/sf NNN rent = \$3,242.19/mo.
■ 9267: Suite 2	Available	1,875 - 5,625 SF	NNN	\$16.00 SF/yr	An in-line demised open unfinished shell with negotiable TI Allowance of not less than \$45/sf. \$16.00/sf base rent + \$4.75/sf NNN rent = \$3,242.19/mo.
■ 9267: Suite 3	Available	1,875 - 5,625 SF	NNN	\$16.00 SF/yr	An in-line demised open unfinished shell with negotiable TI Allowance of not less than \$45/sf. \$16.00/sf base rent + \$4.75/sf NNN rent = \$3,242.19/mo.
■ 9267: Suite 4	Sue's Premier Accounting/Lounge/Vape	1,875 - 7,500 SF	NNN	-	-
■ 9181: Suite 1	Available	2,250 - 11,400 SF	NNN	\$18.00 SF/yr	All (or most) units in this building intended for a single tenant. Endcap suite with 1250 gallon Grease Trap Interceptor. Demised open unfinished shell with negotiable TI Allowance of not less than \$45/sf. \$18.00/sf base rent + \$4.75/sf NNN rent = \$4,265.63/mo.
■ 9181: Suite 2	Available	1,725 - 11,400 SF	NNN	\$18.00 SF/yr	All (or most) units in this building intended for a single tenant. An in-line demised open unfinished shell with negotiable TI Allowance of not less than \$45/sf. \$18.00/sf base rent + \$4.75/sf NNN rent = \$3,270.31/mo.
■ 9181: Suite 3	Available	1,725 - 11,400 SF	NNN	\$18.00 SF/yr	All (or most) units in this building intended for a single tenant. An in-line demised open unfinished shell with negotiable TI Allowance of not less than \$45/sf. \$18.00/sf base rent + \$4.75/sf NNN rent = \$3,270.31/mo.
■ 9181: Suite 4	Available	1,725 - 11,400 SF	NNN	\$18.00 SF/yr	All (or most) units in this building intended for a single tenant. An in-line demised open unfinished shell with negotiable TI Allowance of not less than \$45/sf. \$18.00/sf base rent + \$4.75/sf NNN rent = \$3,270.31/mo.

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Suite	Tenant	Size	Type	Rate	Description
■ 9181: Suite 5	Available	1,725 - 11,400 SF	NNN	\$18.00 SF/yr	All (or most) units in this building intended for a single tenant. An in-line demised open unfinished shell with negotiable TI Allowance of not less than \$45/sf. \$18.00/sf base rent + \$4.75/sf NNN rent = \$3,270.31/mo.
■ 9181: Suite 6	Available	2,250 - 11,400 SF	NNN	\$18.00 SF/yr	All (or most) units in this building intended for a single tenant. Demised open unfinished shell with negotiable TI Allowance of not less than \$45/sf. \$18.00/sf base rent + \$4.75/sf NNN rent = \$4,265.63/mo.
■ 9165: Suite 1	Available	2,250 - 9,150 SF	NNN	\$18.00 SF/yr	Bldg 6 has an available 1250 gallon Grease Trap Interceptor current stubbed out near Unit 6 since that unit didn't need it. Endcap suite. Demised open unfinished shell with negotiable TI Allowance of not less than \$45/sf. \$18.00/sf base rent + \$4.75/sf NNN rent = \$4,265.63/mo.
■ 9165: Suite 2	Available	1,725 - 9,150 SF	NNN	\$18.00 SF/yr	Bldg 6 has an available 1250 gallon Grease Trap Interceptor current stubbed out near Unit 6 since that unit didn't need it. An in-line demised open unfinished shell with negotiable TI Allowance of not less than \$45/sf. \$18.00/sf base rent + \$4.75/sf NNN rent = \$3,270.31/mo.
■ 9165: Suite 3	Available	1,725 - 9,150 SF	NNN	\$18.00 SF/yr	Bldg 6 has an available 1250 gallon Grease Trap Interceptor current stubbed out near Unit 6 since that unit didn't need it. An in-line demised open unfinished shell with negotiable TI Allowance of not less than \$45/sf. \$18.00/sf base rent + \$4.75/sf NNN rent = \$3,270.31/mo.
■ 9165: Suite 4	Available	1,725 - 9,150 SF	NNN	\$18.00 SF/yr	Bldg 6 has an available 1250 gallon Grease Trap Interceptor current stubbed out near Unit 6 since that unit didn't need it. An in-line demised open unfinished shell with negotiable TI Allowance of not less than \$45/sf. \$18.00/sf base rent + \$4.75/sf NNN rent = \$3,270.31/mo.
■ 9165: Suite 5	Available	1,725 - 9,150 SF	NNN	\$18.00 SF/yr	Bldg 6 has an available 1250 gallon Grease Trap Interceptor current stubbed out near Unit 6 since that unit didn't need it. An in-line demised open unfinished shell with negotiable TI Allowance of not less than \$45/sf. \$18.00/sf base rent + \$4.75/sf NNN rent = \$3,270.31/mo.
■ 9165: Suite 6	Premier Realty of Ocala, Inc	2,250 SF	NNN	-	-
■ 9121: Suite 1	Recharge Clinic, LLC	1,875 SF	NNN	-	-
■ 9121: Suite 2	Available	1,875 SF	NNN	\$18.00 SF/yr	An in-line demised open unfinished shell with negotiable TI Allowance of not less than \$45/sf. \$18.00/sf base rent + \$4.75/sf NNN rent = \$3,554.69/mo.

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Suite	Tenant	Size	Type	Rate	Description
■ 9121: Suite 3	Shreeji Krupa3 LLC dba Smoke Shop	1,875 SF	NNN	-	-
■ 9121: Suite 4	Ocala Ice 2, LLC dba Jeremiah's Italian Ice	1,875 SF		-	-

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Legend

Lease Information

Lease Type:	NNN
Total Space:	1,725 - 11,400 SF

Lease Term:	36 months
Lease Rate:	\$16.00 - \$18.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
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Timber Ridge Commons - As Is Inline

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Timber Ridge Commons - As Is Endcap

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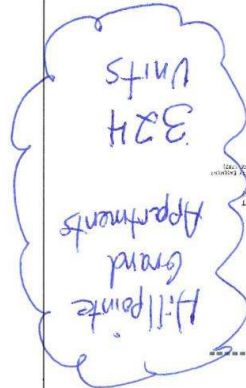
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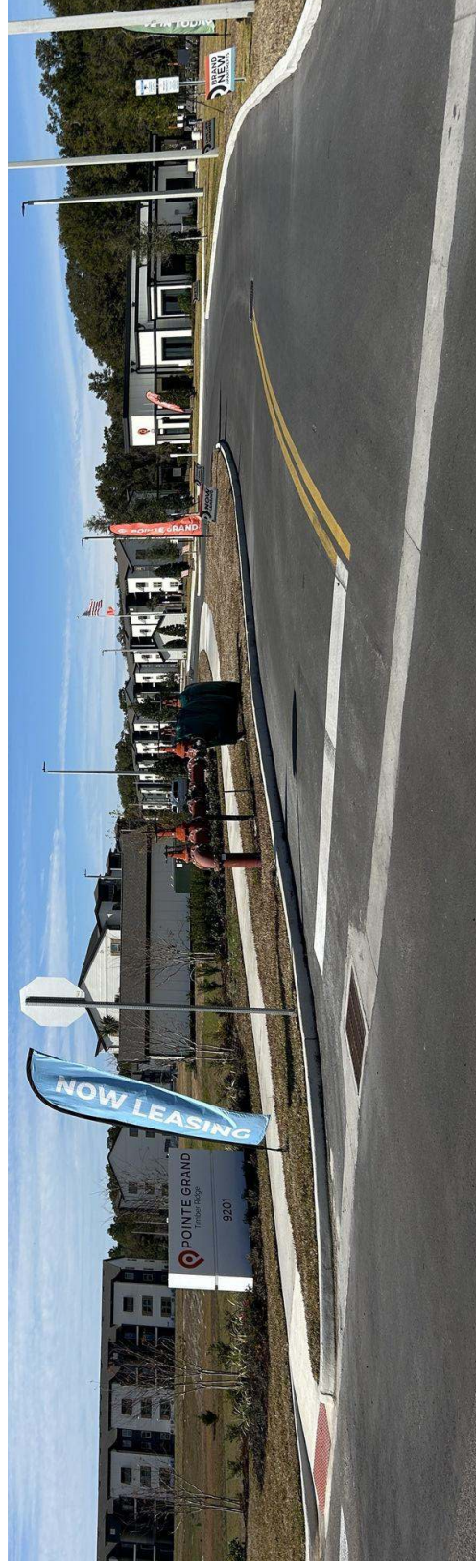
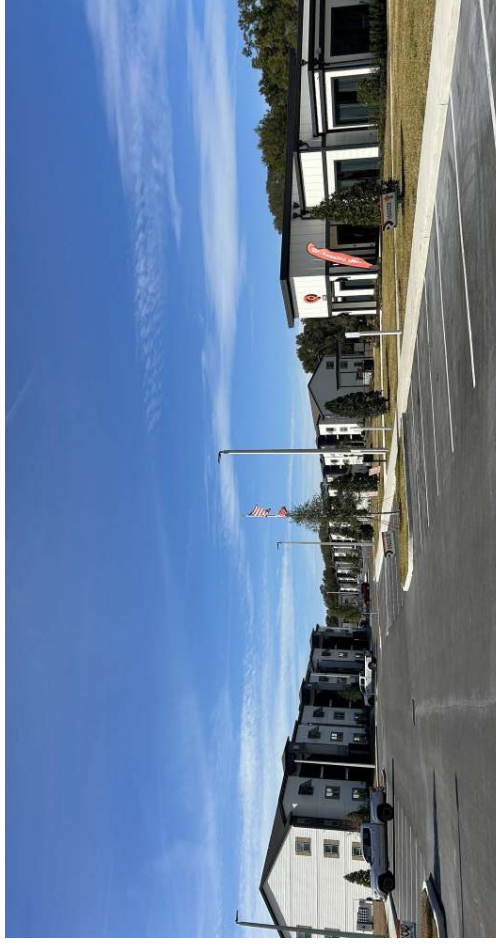
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FL #BK3105657

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 Lease Renegotiation.

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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