

**FOR LEASE**  
\$900.00 PER MONTH (GROSS)



### Property Highlights

- Office/Retail space available - Unit 3, 525sf
- Zoned B2, .98 AC, YB 1984
- Marion County Parcel ID 28335-018-0, within the City Limits of Ocala
- AADT 27,000 cars per day (FDOT 2022)
- Parking Ratio 3.48/1,000sf paved, overflow grass area

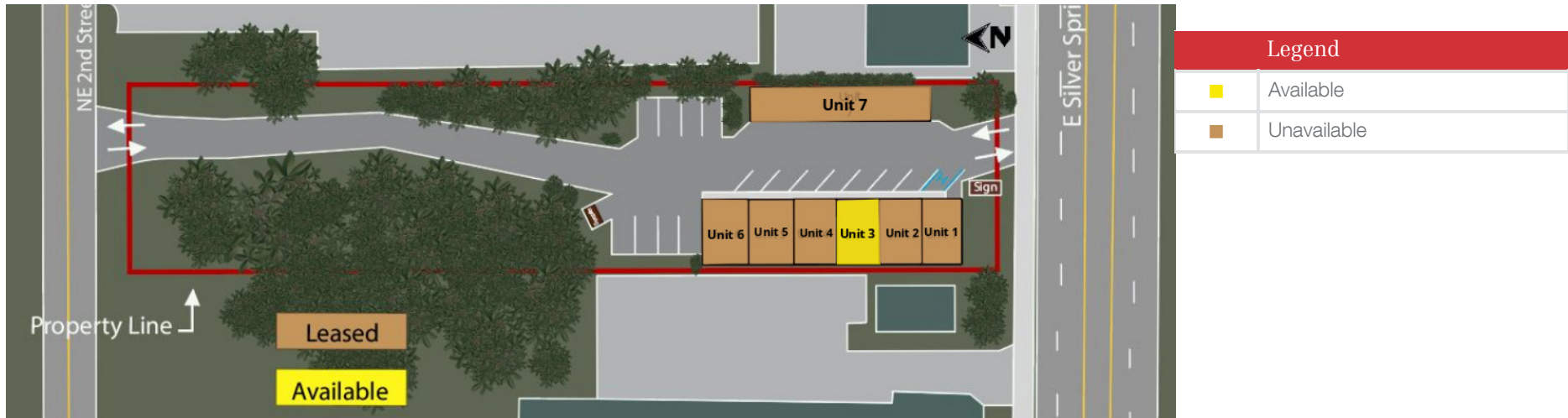
Demographics	3 Miles	5 Miles	10 Miles
Total Households	18,078	33,395	69,365
Total Population	44,273	86,060	178,554
Average HH Income	\$56,149	\$56,796	\$55,470



### Randy Buss, CCIM, SIOR

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### Lease Information

<b>Lease Type:</b>	Gross	<b>Lease Term:</b>	36 months
<b>Total Space:</b>	525 SF	<b>Lease Rate:</b>	\$900.00 per month

### Available Spaces

Suite	Tenant	Size	Type	Rate	Description
Unit 1	Flash Locksmith	560 SF	Gross	-	-
Unit 3	Available	525 SF	Gross	\$900 per month	Unit 3 - 525sf, \$850/month Gross Rent. Office space. 12.6' x 6.8' windowed entrance, followed by a 13' x 8' office, a 13' x 10.6' office including small closet with walled A/C unit and 1 bathroom. Small lobby, large private office, semi private side office, and a bathroom. Through the wall A/C both front and back. Landlord will install the Carpet or hard LVP flooring (tenant's choice and choice of neutral color) within 2 weeks of a signed lease

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	Suite	Tenant	Size	Type	Rate	Description
■	Unit 4	Viviana Santiago dba LifeFuel Nutrition	525 SF	Gross	-	-
■	Unit 5	Brehm Roofing	552 SF	Gross	-	-
■	Unit 7	Electric Moon Salon	1,321 SF	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 3,000pp 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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