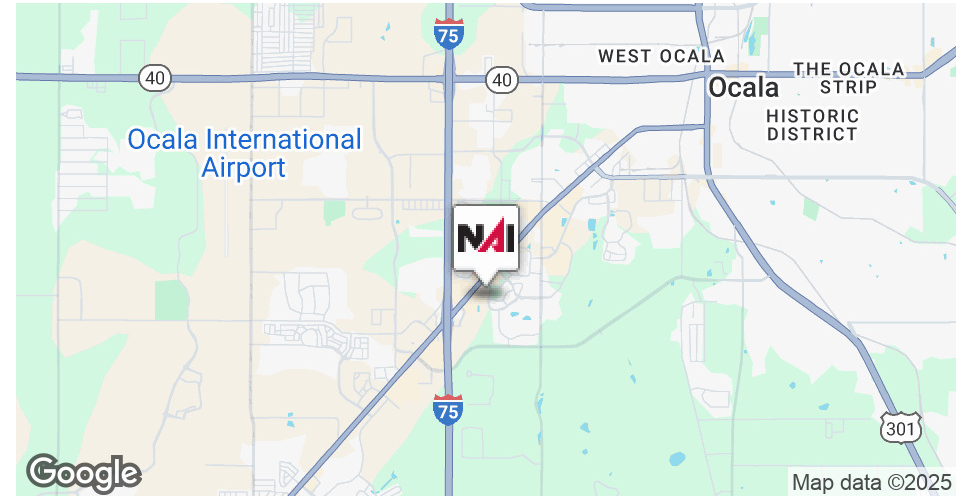


FOR LEASE
\$9.00 - \$12.00 SF/YR (NNN)



Property Highlights

- Well located space between Paddock Mall & Lowes - Paddock Park Business Center
- In close proximity to the best retail, restaurant, and lodging amenities in Ocala
- Surrounded by a prime demographic customer base, and area is popular with medically oriented businesses
- 82,000sf building on 7.5 acres, zoned B2, some units include small warehouse space
- Inquire about flexible terms and a tour. Floor diagrams available
- Call Today

Randy Buss, CCIM, SIOR
Managing Partner
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| Demographics | 1 Mile | 5 Miles | 10 Miles |
|--------------------------|----------|----------|----------|
| Total Households | 708 | 22,194 | 77,216 |
| Total Population | 2,213 | 56,751 | 187,669 |
| Average HH Income | \$68,247 | \$58,464 | \$54,731 |



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Paddock Park Business Center

3300 SW 34th Avenue, Ocala, FL 34474



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| Legend | |
|--|-------------|
| | Available |
| | Unavailable |

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Lease Information

| | |
|---------------------|------------------|
| Lease Type: | NNN |
| Total Space: | 3,164 - 7,125 SF |

| | |
|--------------------|------------------------|
| Lease Term: | 36 months |
| Lease Rate: | \$9.00 - \$12.00 SF/yr |

Available Spaces

| Suite | Tenant | Size | Type | Rate | Description |
|-------|-----------|----------|------|---------------|---|
| ■ 103 | Available | 7,125 SF | NNN | \$9.00 SF/yr | 7,125sf office, a former call center, with lobby, large break area, extra large training area/conf room, perimeter offices, and tenant may use or landlord will dispose of the call center stations in the large open center area. Base Rent \$9/sf/yr plus NNN \$5.88/sf, Total: \$8,835.00/month |
| ■ 148 | Available | 3,164 SF | NNN | \$12.00 SF/yr | A former call center, largely open and with 2 regular offices, 1 large office or conference room, 3 bathrooms, a break room and a rear storage and IT room. Existing call center furniture may be available or the landlord will remove. 3164sf. Unit 148 is 3,164sf x (\$12 Base Rent + \$5.88/sf NNN Rent) = \$4,714.36/mo. |

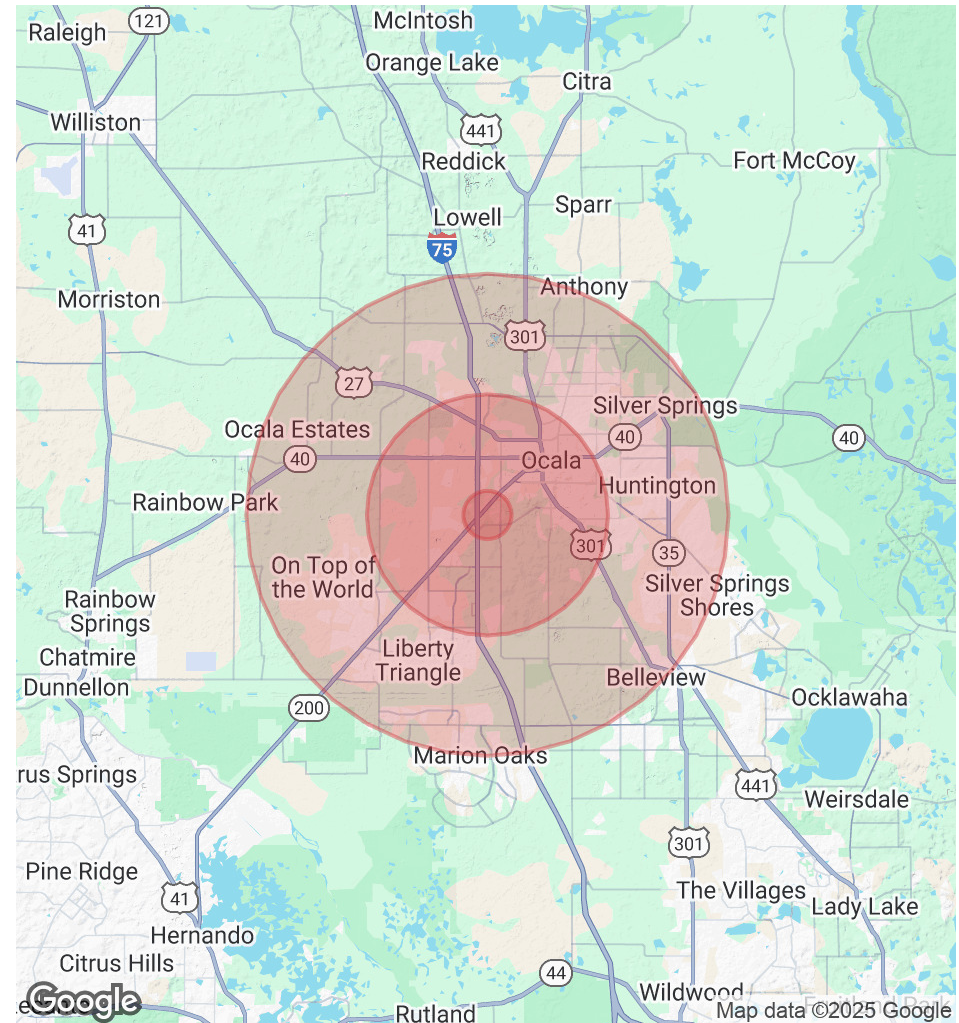
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| Population | 1 Mile | 5 Miles | 10 Miles |
|-----------------------------|--------|---------|----------|
| Total Population | 2,213 | 56,751 | 187,669 |
| Average Age | 37.0 | 40.6 | 44.5 |
| Average Age (Male) | 36.5 | 39.6 | 43.1 |
| Average Age (Female) | 37.2 | 42.2 | 45.7 |

| Households & Income | 1 Mile | 5 Miles | 10 Miles |
|----------------------------|-----------|-----------|-----------|
| Total Households | 708 | 22,194 | 77,216 |
| # of Persons per HH | 3.1 | 2.6 | 2.4 |
| Average HH Income | \$68,247 | \$58,464 | \$54,731 |
| Average House Value | \$339,839 | \$250,527 | \$200,965 |

2020 American Community Survey (ACS)



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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 Corp, 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 Corp 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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