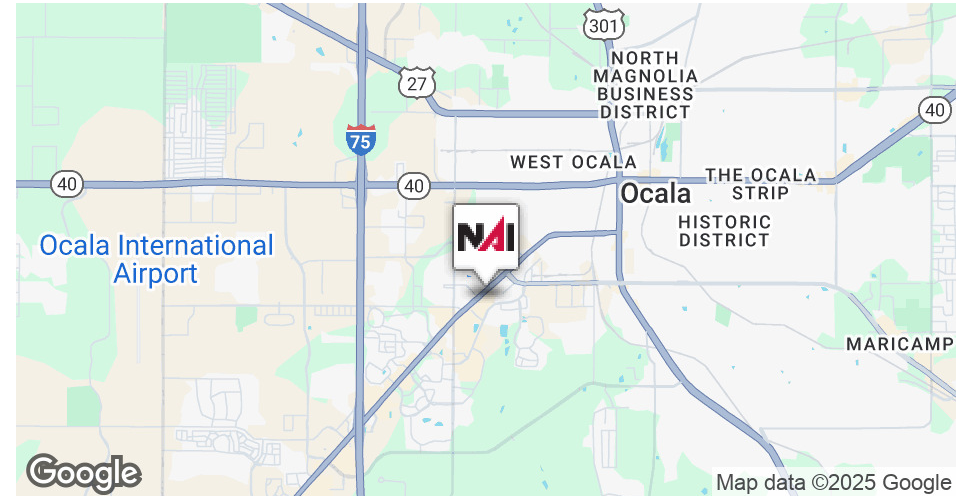


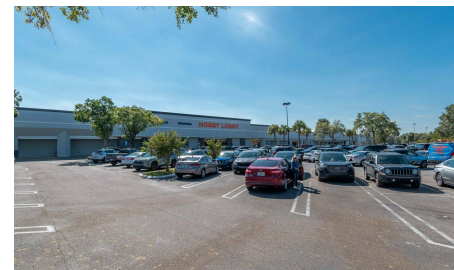
FOR LEASE
\$7.00 - \$25.00 SF/YR (NNN)



Property Highlights

- Retail storefront available FOR LEASE
- Prime retail location surrounded by national retailers and restaurants
- On SW College Road / SR 200 with 35,000 cars/day
- Join Hobby Lobby, Sky Zone and other popular businesses
- NNN \$5/sf/yr, Zoned B4

Demographics	3 Miles	5 Miles	10 Miles
Total Households	10,291	26,482	76,295
Total Population	27,986	68,265	188,564
Average HH Income	\$53,828	\$56,843	\$54,873



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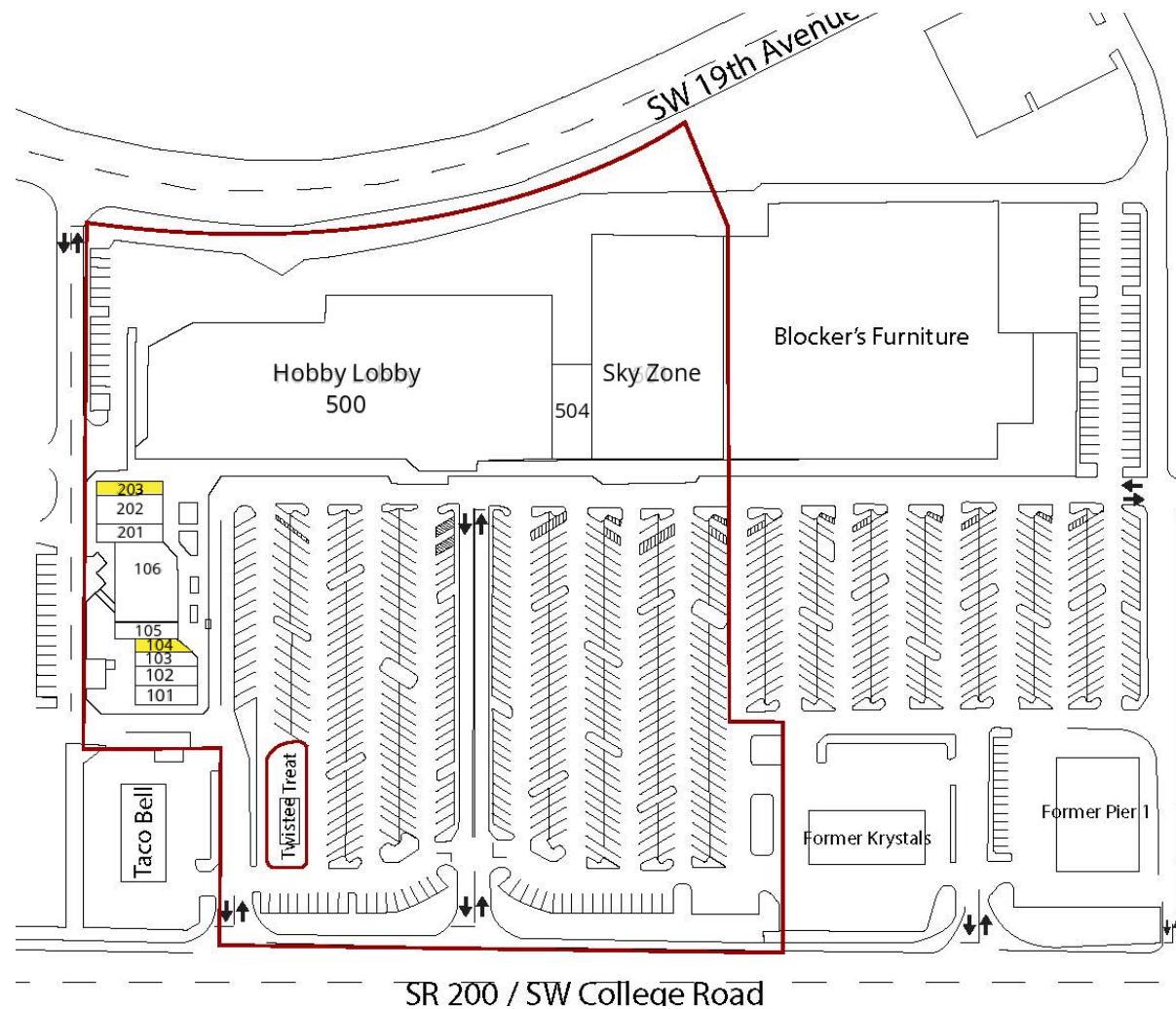
Ocala West Shopping Center

2400 SW College Rd, Ocala, FL 34471



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Lease Information

Lease Type:	NNN
Total Space:	713 - 819 SF

Lease Term:	36 months
Lease Rate:	\$7.00 - \$25.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
101	Taxprep2 LLC, dba Jackson Hewitt	1,200 SF	NNN	Negotiable	-
102	Populus Financial Group Inc - Ace Cash	1,200 SF	NNN	Negotiable	-
103	Lee Nails	900 SF	NNN	Negotiable	-
104	Available	713 SF	NNN	\$25.00 SF/yr	Retail storefront with 1 semiprivate office, rear storeroom, and a bathroom. Tenant can take as is, or the landlord may be refreshing interior walls and ceiling to be ready approx 2/1/26. Rent rate: \$25/sf Base + \$5.00/sf NNN = \$1,782.50/mo.
105	No. 1 Chinese Restaurant	900 SF	NNN	Negotiable	-
106	LJ Beauty Outlet LLC	4,878 SF	NNN	Negotiable	-
201	-	900 SF	NNN	24	-
202	Northland Hearing Centers Inc.	1,761 SF	NNN	Negotiable	-
203	Available	819 SF	NNN	\$7.00 SF/yr	A cold dark interior with no running water or bathroom. Intended for storage at list price. Room also contains site's sprinkler riser/controls in small area. Rate: \$7/sf Base + \$5.00/sf NNN = \$819.00/mo.
500	Hobby Lobby	66,930 SF	NNN	Negotiable	-
504	Hobby Lobby storage	4,000 SF	NNN	Negotiable	-
601	Sky Zone	30,000 SF	NNN	Negotiable	-

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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 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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