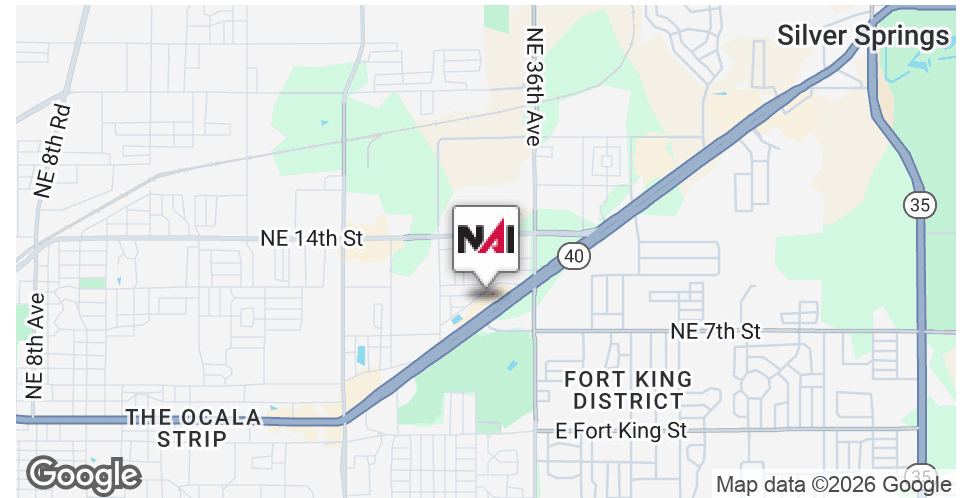


FOR LEASE
\$17.00 - \$19.00 SF/YR (GROSS)



Property Highlights

- Retail and Office space
- Zoned B2A, AADT 24,500 cars per day (FDOT 2022)
- Frontage on SR40 / with access road for easy egress and ingress
- Parcel ID: 26890-014-00
- Close to great Ocala amenities including restaurants, Lowes, Walmart, and Publix

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,749	17,136	32,659
Total Population	6,667	41,231	81,782
Average HH Income	\$51,069	\$56,069	\$56,333



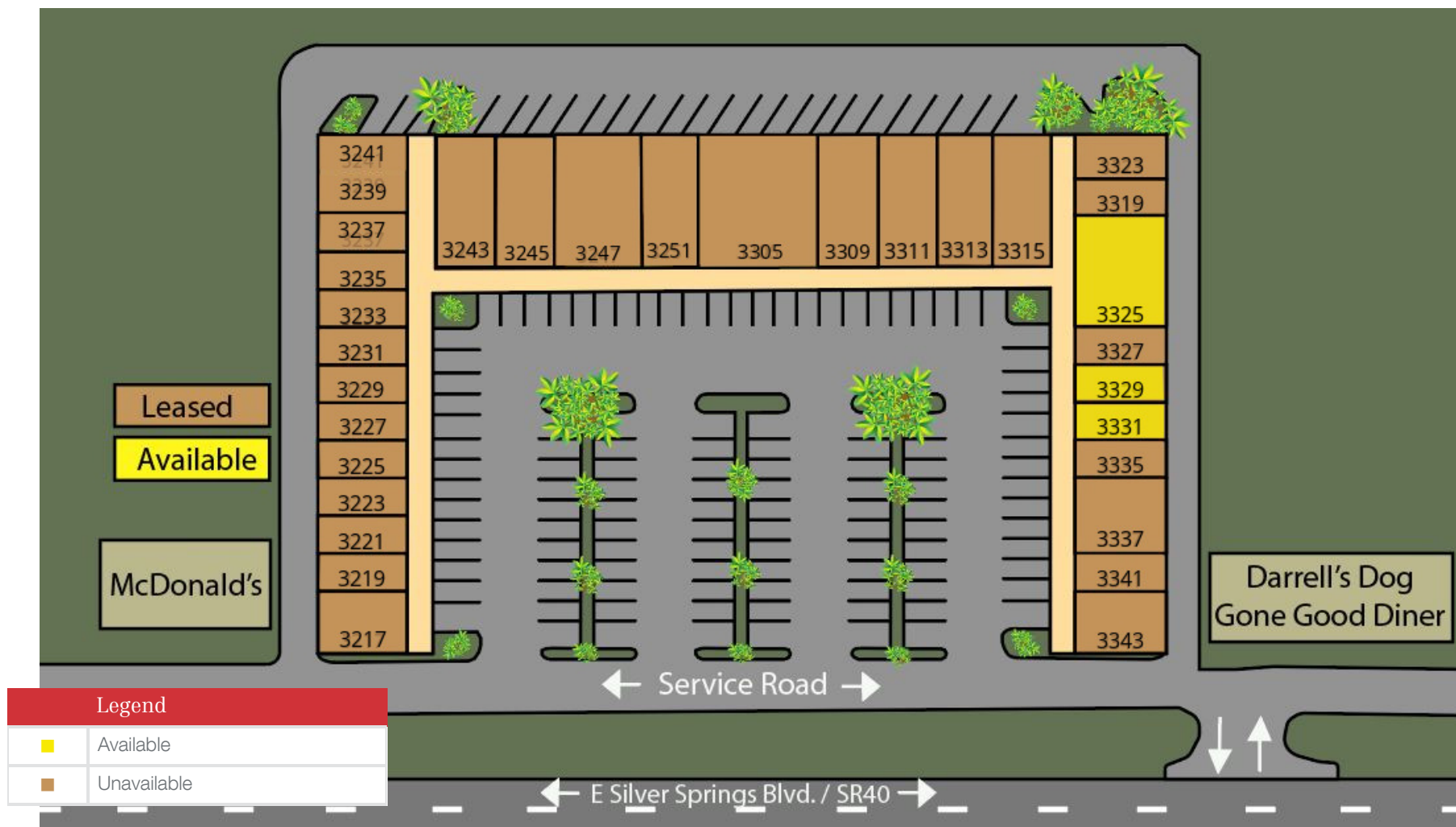
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Lease Information

Lease Type:	Gross
Total Space:	640 - 2,000 SF

Lease Term:	36 months
Lease Rate:	\$17.00 - \$19.00 SF/yr

Available Spaces

	Suite	Tenant	Size	Type	Rate	Description
■	3217	Chelsea Coffee	1,120 SF	Gross	-	-
■	3219	Nail & Spa	640 SF	Gross	-	-
■	3221	Nail & Spa	3,223 SF	Gross	-	-
■	3223	Nail & Spa	640 SF	Gross	-	-
■	3225	Vintage Toy King	640 SF	Gross	-	-
■	3227	Vintage Toy King	640 SF	Gross	-	-
■	3229	Green Night Ocala, Health Supplements Store	640 SF	Gross	-	-
■	3231	Better Look Salon	640 SF	Gross	-	-
■	3233	Giovani Martinez Barber	640 SF	Gross	-	-
■	3235	Auto Inventory	639 SF	Gross	-	-
■	3237	Erin Sullivan dba Finch House antiques	640 SF	Gross	-	-
■	3239	Southern Living Care	640 SF	Gross	-	-
■	3241	Southern Living Care	640 SF	Gross	-	-
■	3243	Peacock Cottage	1,120 SF	Gross	-	-
■	3245	Peacock Cottage	1,120 SF	Gross	-	-

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Suite	Tenant	Size	Type	Rate	Description
■ 3247	Peacock Cottage	2,240 SF	Gross	-	-
■ 3251	Chelsea Art Studio	1,120 SF	Gross	-	-
■ 3305	Chelsea Art Studio	3,584 SF	Gross	-	-
■ 3309	Ocala Yoga Center, LLC	1,120 SF	Gross	-	-
■ 3311	Beauty Zone	1,120 SF	Gross	-	-
■ 3313	Dance & Stuff	1,120 SF	Gross	-	-
■ 3315	Stained Glass	1,120 SF	Gross	-	-
■ 3323	Dentist	640 SF	Gross	-	-
■ 3319	Glenisha Stanley - Fingerprints, Background Checks	640 SF	Gross	-	-
■ 3325	Available	2,000 SF	Gross	\$17.00 SF/yr	A former Fine Art studio featuring large lobby reception, large open room, 3 offices, breakroom, 2 bathrooms. 2000sf x \$17/sf/yr = 2,833.33/mo
■ 3327	Sun Solutions Insurance	640 SF	Gross	-	-
■ 3329	Available	640 - 1,280 SF	Gross	\$19.00 SF/yr	An open interior with 1 bathroom in rear corner. New paint and ready for new flooring by landlord for a qualified tenant. No pylon sign space available for this unit. 640sf x \$19/sf/yr = 1,013.33/mo
■ 3331	Available	640 - 1,280 SF	Gross	\$19.00 SF/yr	A former food serving retail unit with 3 station steam table, 3 4-top tables, hand wash sink, 3 basin sink w/undercounter grease trap, wash tub and other features suitable for non-cooking establishment like a smoothie shop. 1 bathroom in rear corner. One pylon sign space available for this unit. 640sf x \$19/sf/yr = 1,013.33/mo
■ 3335	Energy Roofing Companies	640 SF	Gross	-	-
■ 3337	LAC Ventures Body Piercing (10/1/24)	1,280 SF	Gross	-	-
■ 3341	Botanica Ocala	639 SF	Gross	-	-

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	Suite	Tenant	Size	Type	Rate	Description
■	3343	Perfect Paws	1,120 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 3,000ppl 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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