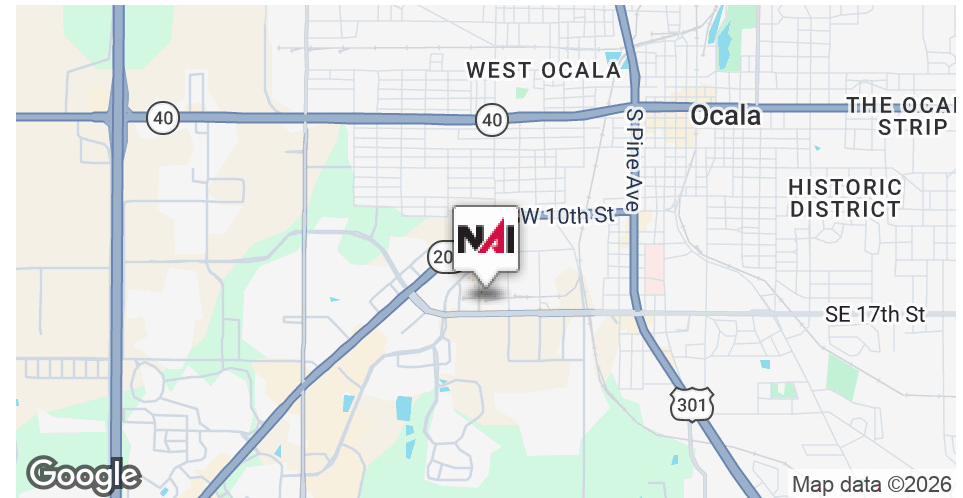


FOR LEASE
\$14.00 SF/YR (NNN)



Property Highlights

- 3,900sf High Exposure open unit ready for buildout
- Industrial use or certain Office & Retail use
- Parcel ID 23656-014-01, M1 Zoning
- AADT 31,000 cars per day
- Tenant Improvement Allowance of minimum of \$15/sf and Tenant performs buildout.
- Centrally located near great amenities and easy access to I-75 via SR200

Demographics	1 Mile	5 Miles	10 Miles
Total Households	1,625	28,986	74,483
Total Population	4,262	74,664	186,165
Average HH Income	\$44,950	\$56,921	\$55,271



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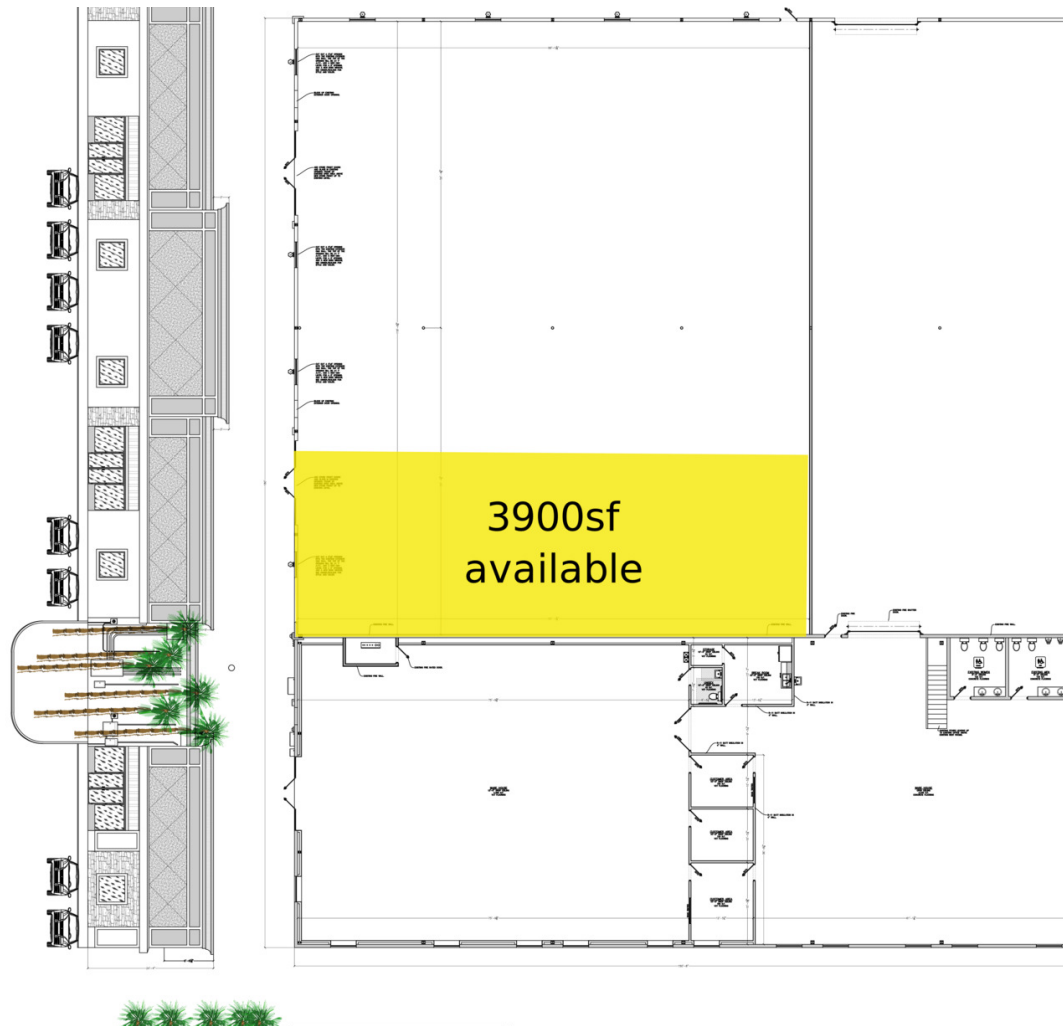
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Professional Background

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 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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