

FOR LEASE
\$5.25 SF/YR (NNN)



Property Highlights

- 7,000, 8,500sf and 12,250sf available, Neighborhood Center
- Approx 12' ceiling grid height throughout
- Zoned B2, within the City Limits of Ocala
- 5.55 acres, Parking Ratio 5.23/1000sf
- AADT 8,800 cars per day (FDOT 2022)
- Parcel ID 24862-000-00
- Fire Sprinkler System likely required and Landlord will pay 50-100% for acceptable credit tenants and 5 yr paid term.
- Floor diagrams available upon request
- NNN Approx \$3.50/sf/yr.

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,299	16,793	34,390
Total Population	6,238	40,844	83,785
Average HH Income	\$58,945	\$71,453	\$79,877



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Legend

■ Available

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Commercial Real Estate Services, Worldwide.

Town Plaza

2911-2915 NE Jacksonville Road, Ocala, FL 34479

Lease Information

Lease Type:	NNN
Total Space:	7,000 - 27,750 SF

Lease Term:	36 months
Lease Rate:	\$5.25 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ 2911	Available	8,500 - 27,750 SF	NNN	\$5.25 SF/yr	Former Diamond Billiards. Mostly open space with with bar area, booth seating around perimeter and small area for food prep with cooler. Floor and site diagrams available upon request. 8,500sf, Base Rent \$5.25/sf/yr plus NNN ~\$3.50/sf/yr, Total: \$6,197.92/month.
■ 2913	Available	7,000 - 27,750 SF	NNN	\$5.25 SF/yr	Former Crossfit: Mostly open space with with storage area in the rear. Floor and site diagrams available upon request. 7,000sf, Base Rent \$5.25/sf/yr plus NNN ~\$3.50/sf/yr, Total: \$5,104.17/month.
■ 2915	Available	12,250 - 27,750 SF	NNN	\$5.25 SF/yr	Former grocery store. Mostly open with storage and office area in back. Floor and site diagrams available upon request. 12,250sf, Base Rent \$5.25/sf/yr plus NNN ~\$3.50/sf/yr, Total: \$8,932.29/month.

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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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