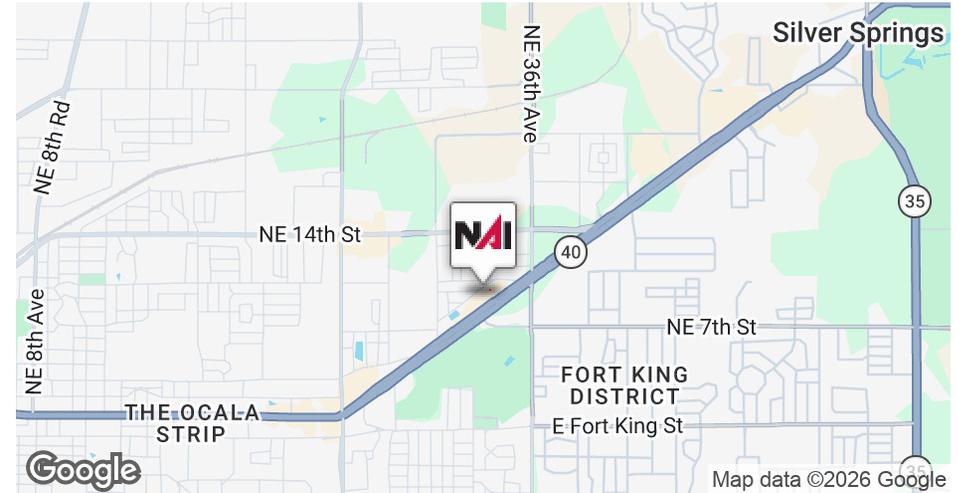


FOR LEASE
\$17.00 - \$19.00 SF/YR (GROSS)



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 |



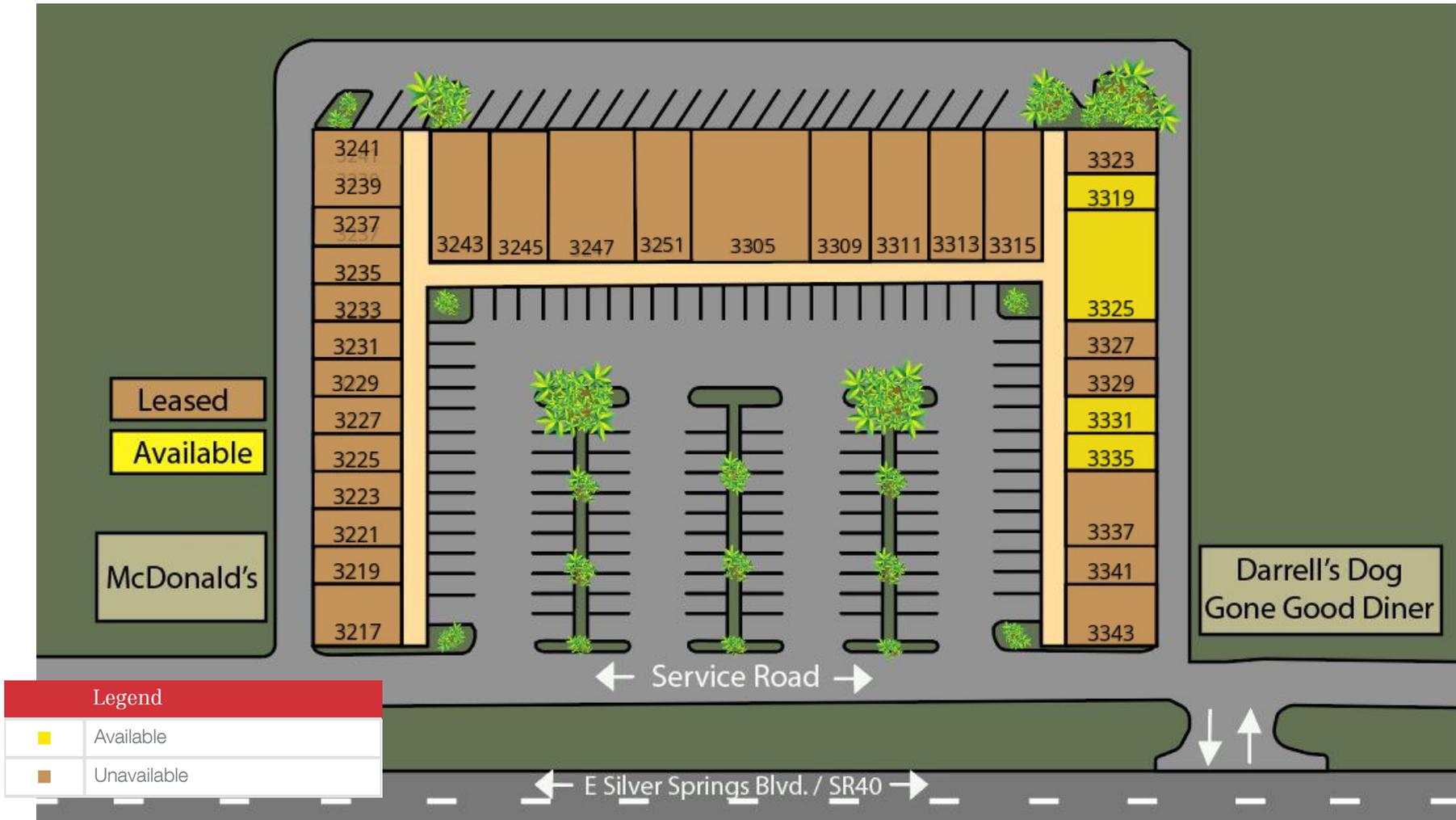
Randy Buss, CCIM, SIOR
Managing Partner
352.482.0777 x7214
randy@naiheritage.com

2605 SW 33rd St. Suite 200
Ocala, FL 34471
352.482.0777
naiheritage.com



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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 | Vintage Toy King | 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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 naiheritage.com

| 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 | Available | 640 SF | Gross | \$19.00 SF/yr | A very small lobby, 1 large office with small private off accessed from inside that large office with 1 bathroom and a small storeroom in rear. No pylon sign space available for this unit. 640sf x \$19/sf/yr = 1,013.33/mo |
| ■ 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 | Robe & Joe LLC beauty supplies | 640 - 1,280 SF | Gross | - | - |
| ■ 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 | Available | 640 SF | Gross | \$19.00 SF/yr | An open front 2/3 of the unit separated by a wall with opening to a rear room with 1 bathroom in rear corner. No pylon sign space available for this unit. 640sf x \$19/sf/yr = 1,013.33/mo |
| ■ 3337 | LAC Ventures Body Piercing | 1,280 SF | Gross | - | - |
| ■ 3341 | Botanica Ocala | 639 SF | Gross | - | - |

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 naiheritage.com



Commercial Real Estate Services, Worldwide.

Chelsea Square

3217-3343 E Silver Springs Blvd., Ocala, FL 34470

| | Suite | Tenant | Size | Type | Rate | Description |
|---|-------|--------------|----------|-------|------|-------------|
| ■ | 3343 | Perfect Paws | 1,120 SF | Gross | - | - |

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352.482.0777
naiheritage.com



Randy Buss, CCIM, SIOR

Managing Partner

randy@naiheritage.com

Direct: 352.482.0777 x7214 | Cell: 352.817.3860

FL #BK3105657

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 3,000pppl 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.

NAI Heritage
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