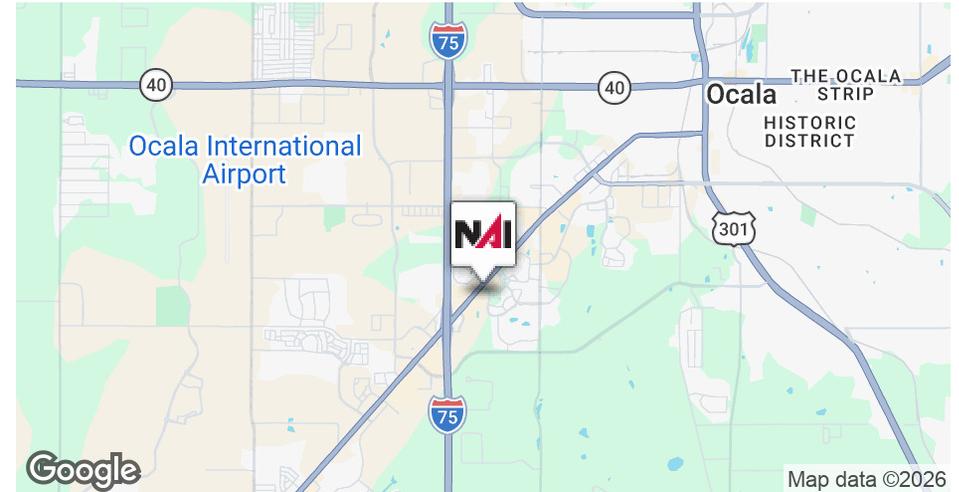


FOR LEASE
\$15.00 SF/YR (NNN)



Property Highlights

- High demand medical & office space available
- 3 minutes from I-75 @ SR200
- Near Paddock Mall and other medical providers
- Meticulously manicured campus office park atmosphere
- Parking ratio: 4.6/1000sf, 197 surface parking spaces
- Base Rent plus \$5.90/sf/yr NNN Rent
- Parcel ID 2372-204-000, Zoned B2A

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,780	11,562	30,288
Total Population	4,329	29,392	73,990
Average HH Income	\$85,521	\$90,229	\$89,209



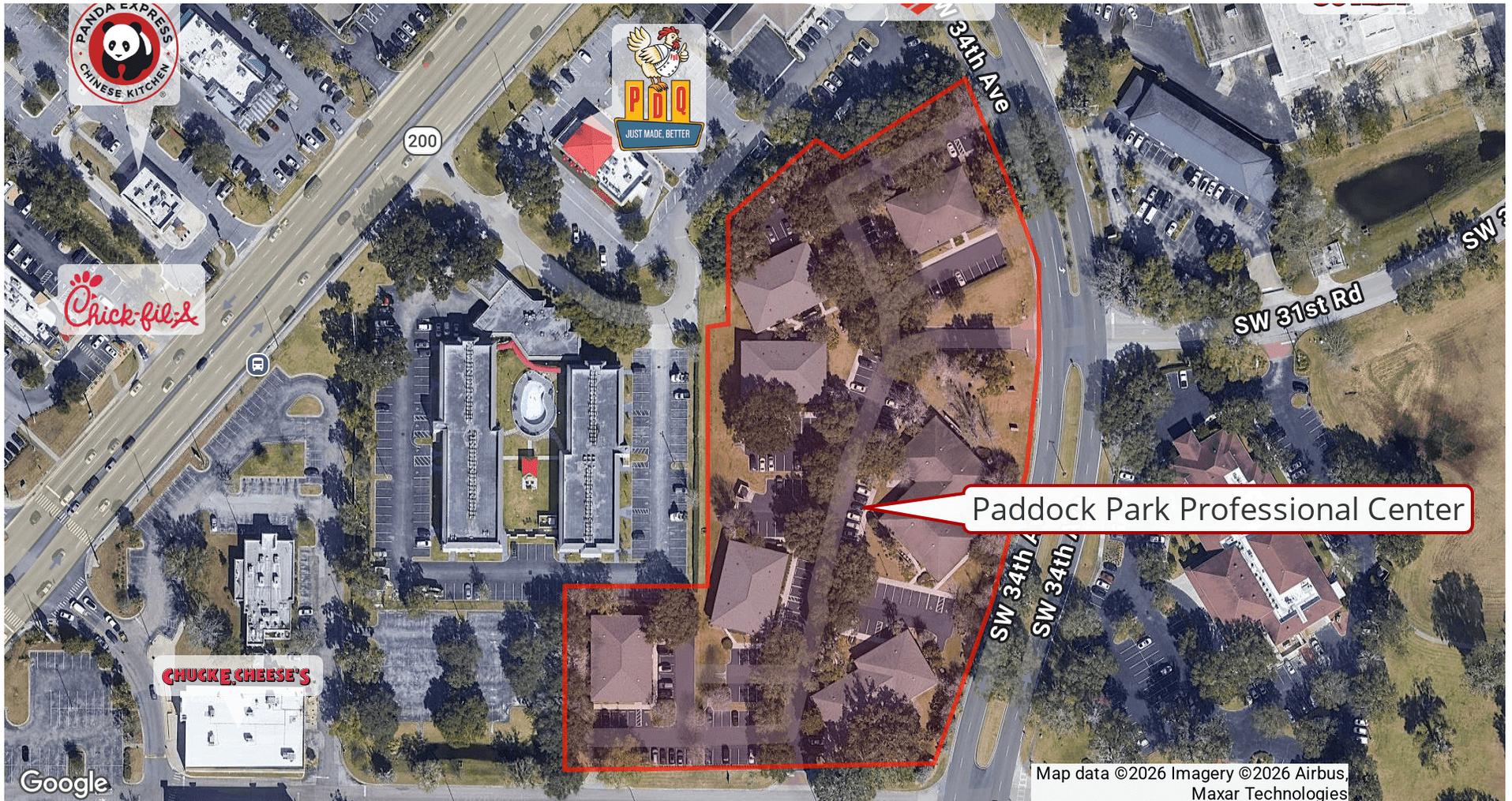
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Legend	
■	Available
■	Unavailable

Lease Information

Lease Type:	NNN
Total Space:	5,046 - 7,446 SF

Lease Term:	36 months
Lease Rate:	\$15.00 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ 101	Roberts Title Inc.	3,217 SF	NNN	-	-
■ 102	Prime Lending	1,811 SF	NNN	-	-
■ 201	LabCorp	2,100 SF	NNN	-	-
■ 202	Inhealth MD Alliance	3,653 SF	NNN	-	-

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Suite	Tenant	Size	Type	Rate	Description
■ 202A	Skin Cancer Center of Central FL	1,950 SF	NNN	-	-
■ 203	Kosmerida Organika Salon	1,092 SF	NNN	-	-
■ 204	Union Home Mortgage Corp.	1,092 SF	NNN	-	-
■ 301	DNA Comprehensive Therapy Services, LLC dba Elite DNA	3,599 SF	NNN	-	-
■ 302	Dr V Kidambi	1,475 SF	NNN	-	-
■ 401	Magnifique Aesthetics	2,800 SF	NNN	-	-
■ 402	Heal at Home Healthcare, LLC	2,292 SF	NNN	-	-
■ 501	MedVet	3,118 SF	NNN	-	-
■ 502	Sage Infusion, LLC	1,956 SF	NNN	-	-
■ 600	Available	5,046 - 7,446 SF	NNN	\$15.00 SF/yr	<p>Soon to be former Trilogy Home Healthcare. This 7446sf unity has lobby, 12 private offices, open work area suitable as open or for cubicles, large conference room, extra large training room, break room, 4 bathrooms and ample storage rooms. Rate: 7446sf x (\$15 + \$5.90/sf NNN) = \$12,968.45/mo</p> <p>May be divided down to ~5046sf (first) & ~2400sf with price and term adjustments.</p>
■ 701	Balanced Wellbeing	3,000 SF	NNN	-	-
■ 702	Arc Hospice of Florida, LLC	2,092 SF	NNN	-	-

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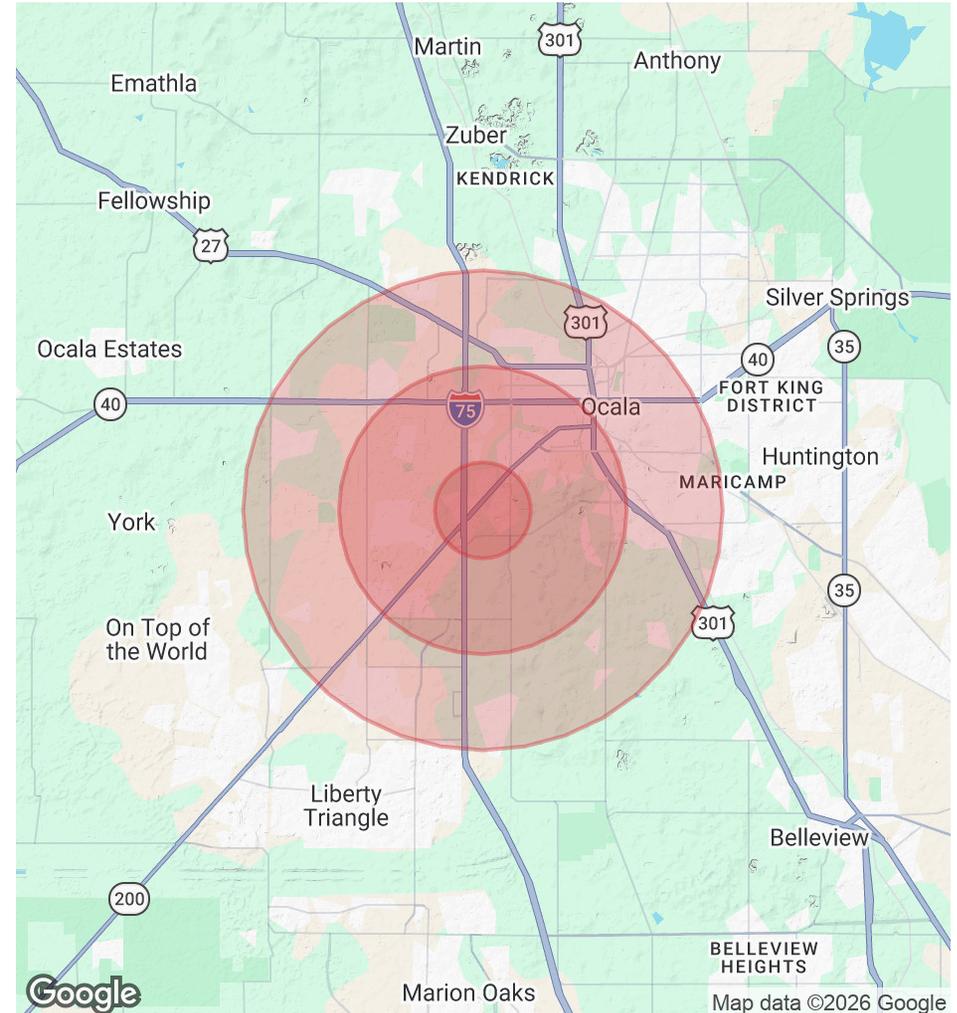
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,329	29,392	73,990
Average age	44	42	44
Average age (Male)	42	40	43
Average age (Female)	46	43	46

Households & Income	1 Mile	3 Miles	5 Miles
Total households	1,780	11,562	30,288
# of persons per HH	2.4	2.5	2.4
Average HH income	\$85,521	\$90,229	\$89,209
Average house value	\$306,994	\$293,967	\$296,357

* Demographic data derived from 2020 ACS - US Census



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Commercial Real Estate Services, Worldwide.

Paddock Park Professional Center

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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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