

**FOR LEASE**  
\$14 SF/YR (NNN)



### Property Highlights

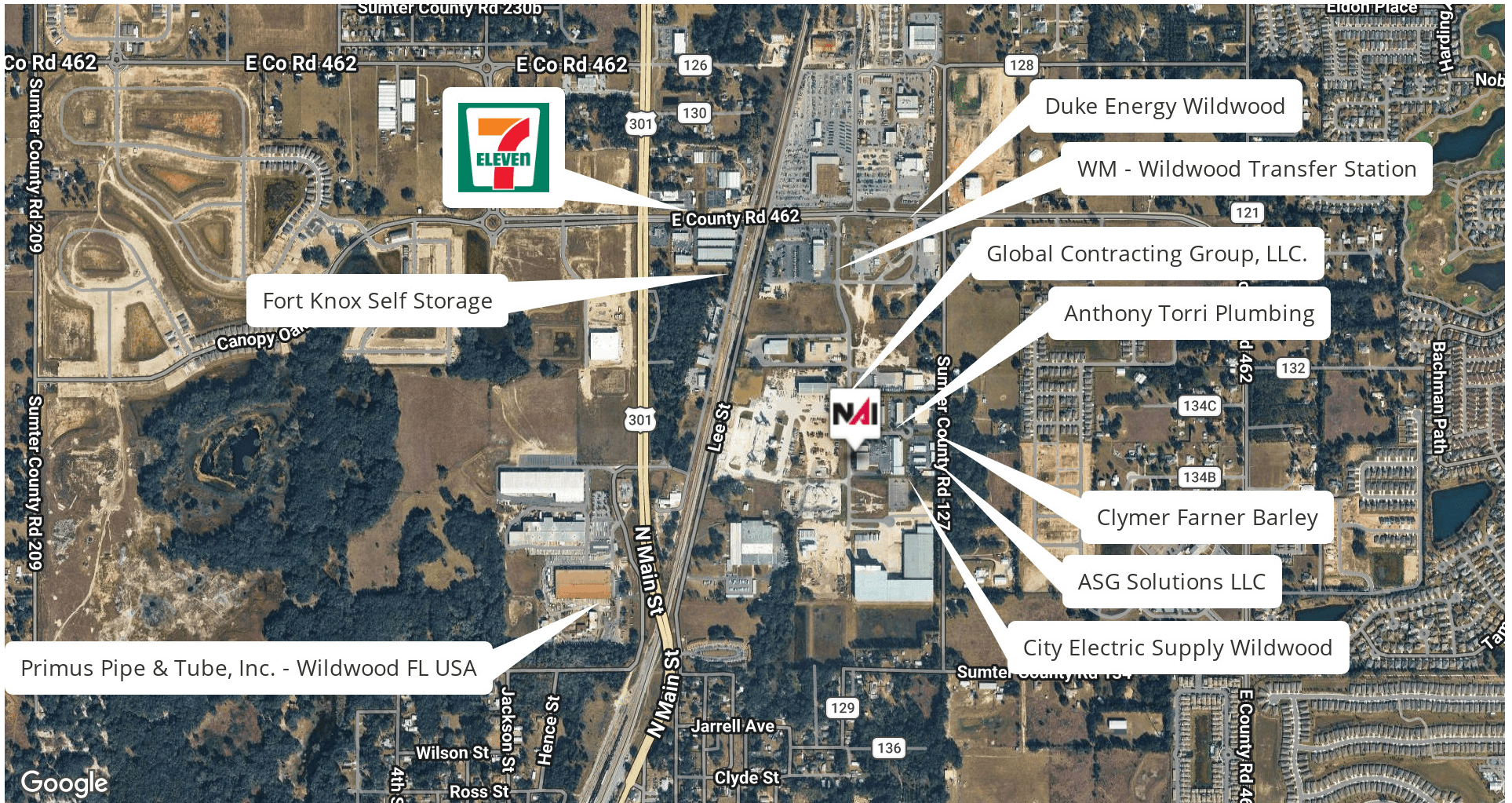
- Shamrock Park Office Building
- Located in City of Wildwood with C3 Zoning
- 9000sf multitenant building with 49 parking spaces
- 1500sf vacant office unit with Lobby, 4 offices, conf room & break area.
- Office park is located near Hwy 301 in north Wildwood at CR 462.
- NNN is approximately \$5.25/sf/yr

Demographics	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	1,638	19,811	46,142
<b>Total Population</b>	3,389	37,419	85,022
<b>Average HH Income</b>	\$80,134	\$86,539	\$90,768



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### Lease Information

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	36 months
<b>Total Space:</b>	1,500 SF	<b>Lease Rate:</b>	\$14 SF/yr

### Available Spaces

	Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■	4420	C&S Printing	1,500 SF		Negotiable	-
■	4422	EHV Energy Services	1,500 SF		Negotiable	-
■	4424	RS&H Inc.	1,500 SF	NNN	Negotiable	-

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Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ 4426	Available	1,500 SF	NNN	\$14.00 SF/yr	Office space includes: Small Lobby, 3 regular offices, 1 large office, 1 Conference room, and an open break break area, 1 bathroom. Rate \$14.00 base rent plus ~\$5.25/sf NNN = \$2,406.25/mo.
■ 4428 - 4430	Clymer Farner Barley, Inc.	3,000 SF	NNN	Negotiable	-

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Commercial Real Estate Services, Worldwide.

# Shamrock Park Office Building

4420-4430 NE 83rd Rd, Wildwood, FL 34785

<b>Lease Rate</b>	\$14 SF/Yr
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## Location Information

<b>Building Name</b>	Shamrock Park Office Building
<b>Street Address</b>	4420-4430 NE 83rd Rd
<b>City, State, Zip</b>	Wildwood, FL 34785
<b>County</b>	Sumter
<b>Market</b>	Wildwood / The Villages
<b>Cross-Streets</b>	NE 83rd Road & NE 44th Drive

## Building Information

<b>Building Size</b>	9,000 SF
<b>Building Class</b>	B
<b>Occupancy %</b>	83%
<b>Tenancy</b>	Multiple
<b>Year Built</b>	2005
<b>Number of Buildings</b>	1

## Property Information

<b>Property Type</b>	Office
<b>Property Subtype</b>	Office Building
<b>Zoning</b>	C3
<b>Lot Size</b>	1.074 Acres
<b>APN #</b>	D32-137
<b>Lot Frontage</b>	165 ft
<b>Lot Depth</b>	285 ft

## Parking & Transportation

<b>Parking Type</b>	Surface
<b>Parking Ratio</b>	5.33
<b>Number of Parking Spaces</b>	49

## Utilities & Amenities

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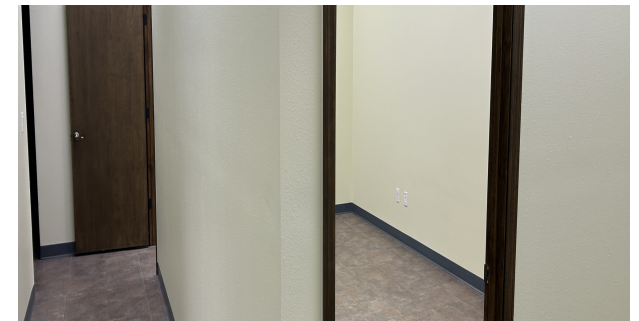
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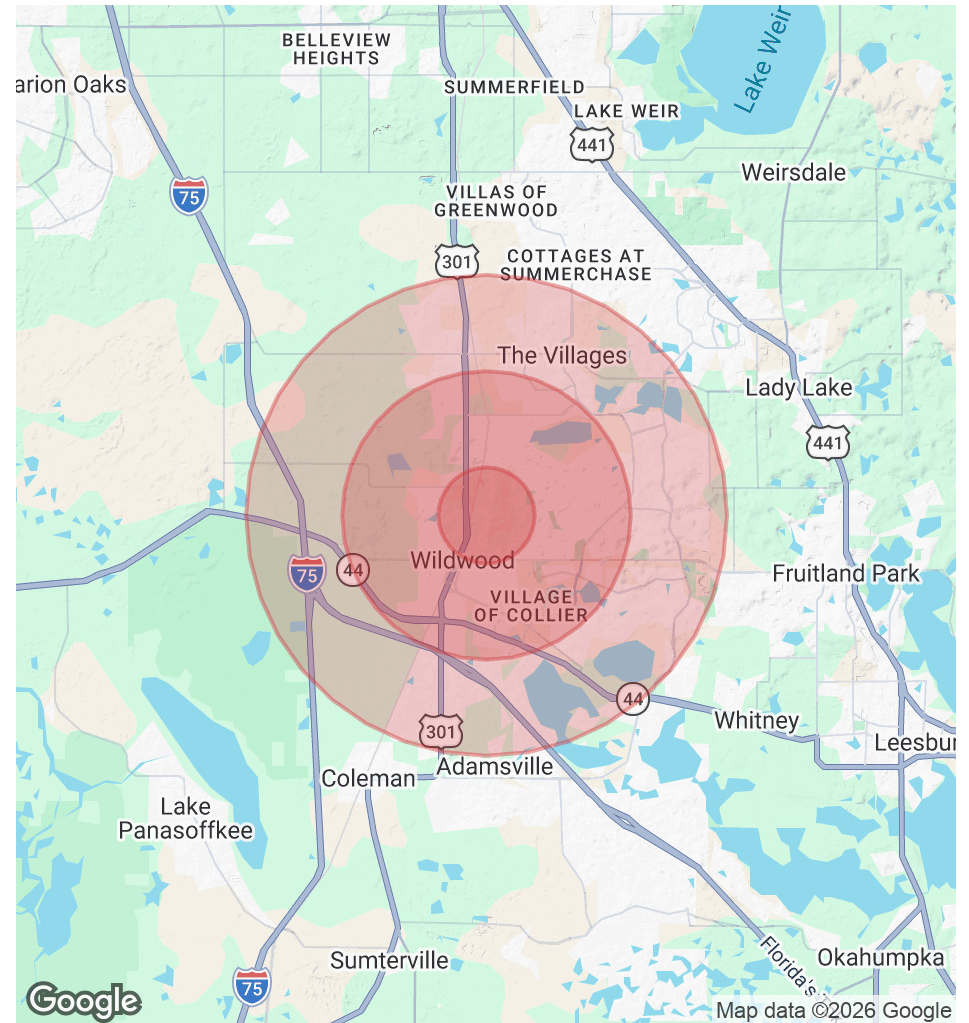
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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	3,389	37,419	85,022
<b>Average Age</b>	55	65	68
<b>Average Age (Male)</b>	53	65	68
<b>Average Age (Female)</b>	57	65	67

Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	1,638	19,811	46,142
<b># of Persons per HH</b>	2.1	1.9	1.8
<b>Average HH Income</b>	\$80,134	\$86,539	\$90,768
<b>Average House Value</b>	\$392,854	\$451,712	\$461,223

2020 American Community Survey (ACS)



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### Randy Buss, CCIM, SIOR

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### Professional Background

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 3000ppl and ran 24hrs/day 7 days per week. Heritage Management Corp (now 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 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.

### Education

University of South Florida - Bachelor of Science Mechanical Engineering (BSME) 1991

### Memberships

NAI Heritage  
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