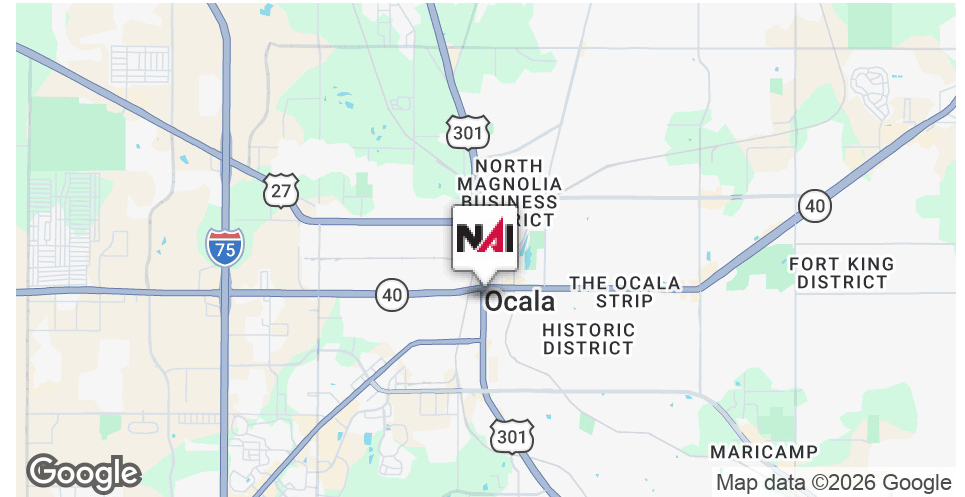


FOR SALE
\$690,000



Property Highlights

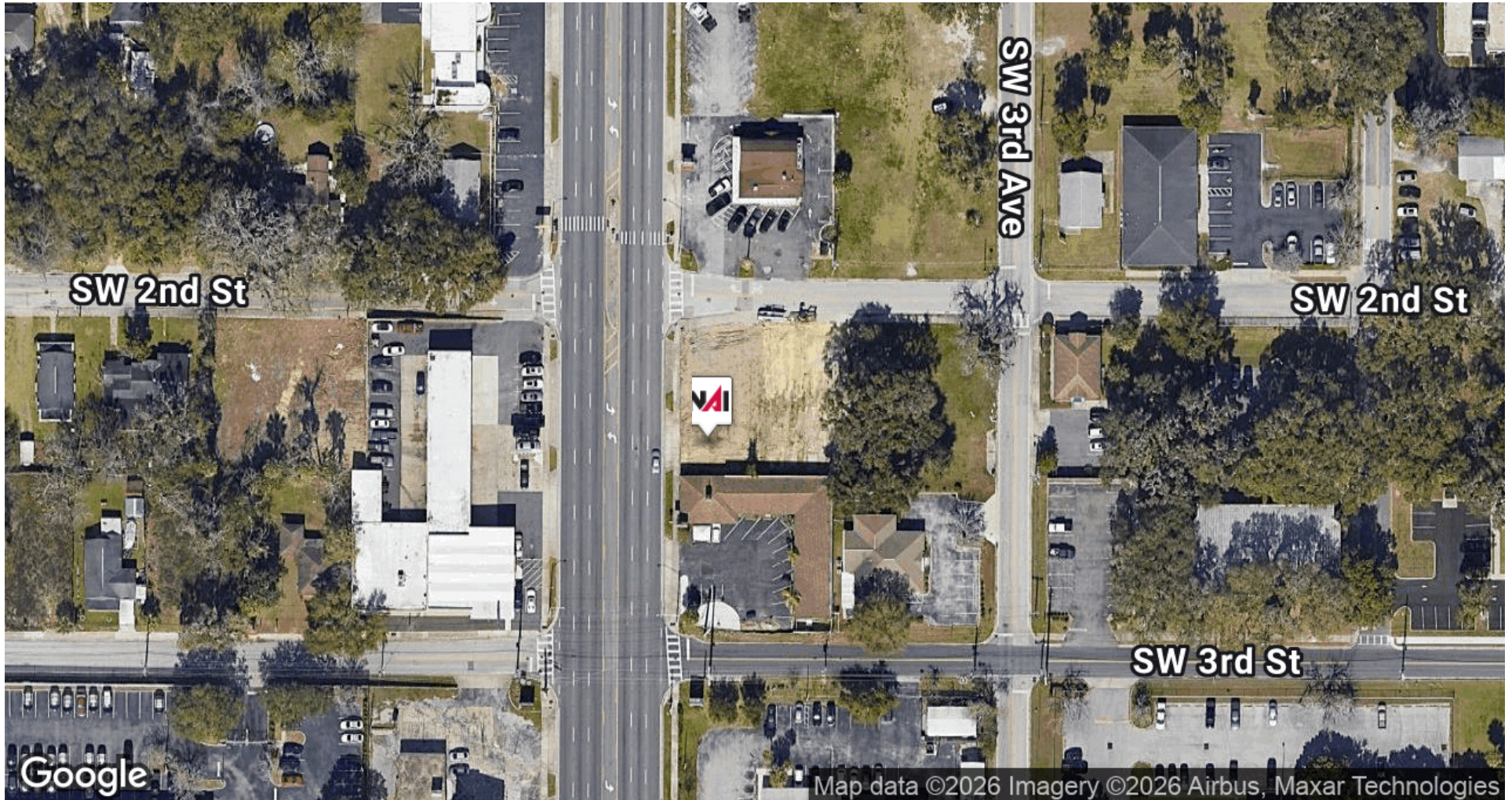
- Recently cleared .60 Acres near Downtown Ocala
- High exposure directly on Hwy 441/S. Pine Ave across from Firestone Auto Center.
- Buyer can redevelop or use existing plans for a 5000sf building with 23 parking spaces.
- Zoned FBC for flexibility on potential uses
- 2023 Traffic Count 41,500 cars/day and growing 4.1%/yr.
- Ocala downtown is growing, join this strategic location Now.

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,175	17,415	37,896
Total Population	5,349	42,793	92,782
Average HH Income	\$59,047	\$67,798	\$79,468



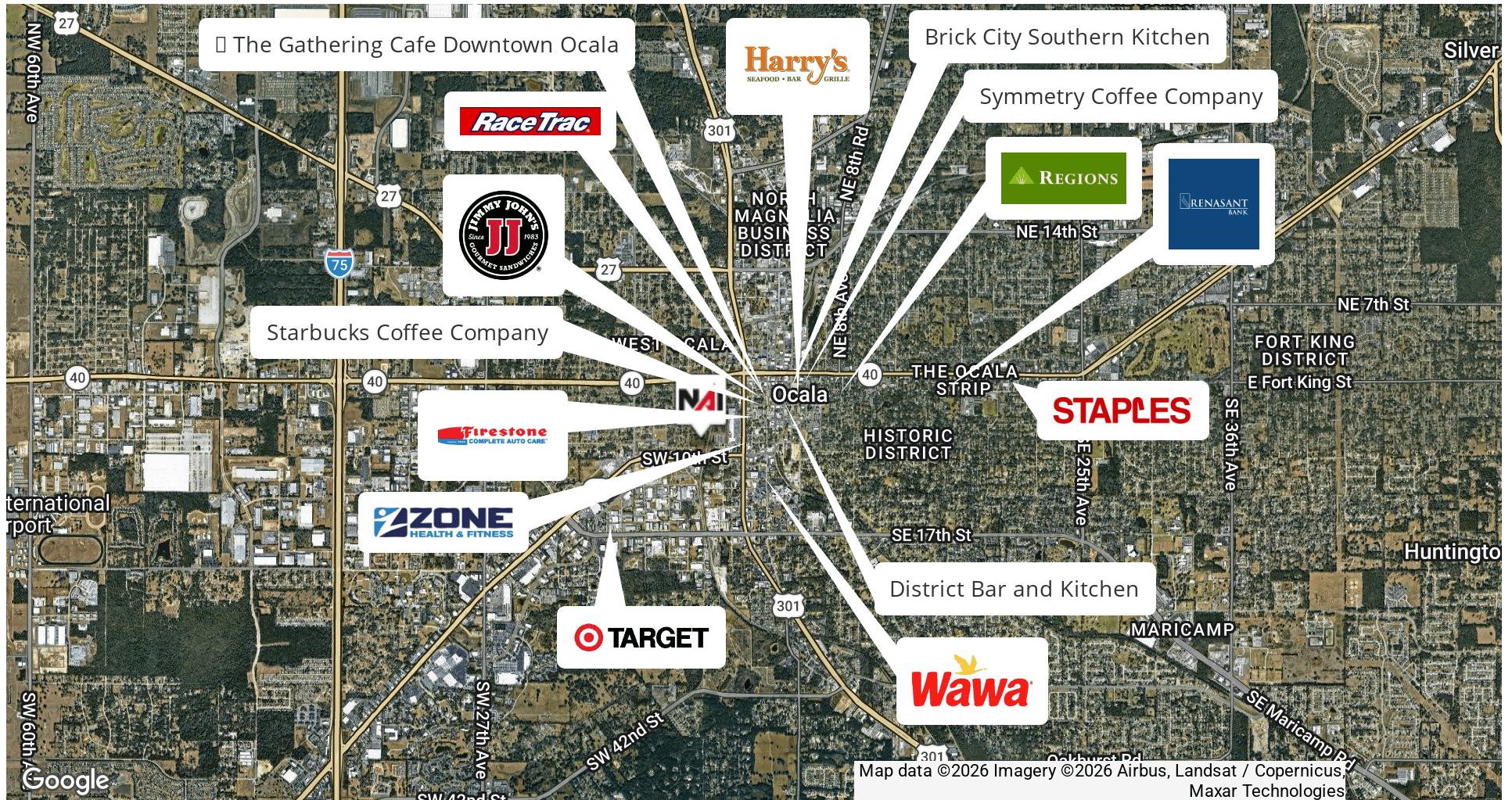
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Commercial Real Estate Services, Worldwide.

207 S. Pine Ave VACANT LAND SALE

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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

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