

**FOR SALE**  
\$2,770,000



### Property Highlights

- Commercial Land for \$227,600/acre
- Mostly wooded 12.17 acres with frontage along both NE 70th Street and NE Jacksonville Road
- Zoned B4 - a wide variety of business uses including Retail, Office and service businesses.
- Land Use - Commercial on majority, Low Residential on a portion.
- Marion County Parcel ID 14795-001-00
- Marion County Water avail at road 12/2026. Sewer, if needed, currently 2.1 miles to the west.
- AADT 12,900 and 7,000 cars per day (FDOT).

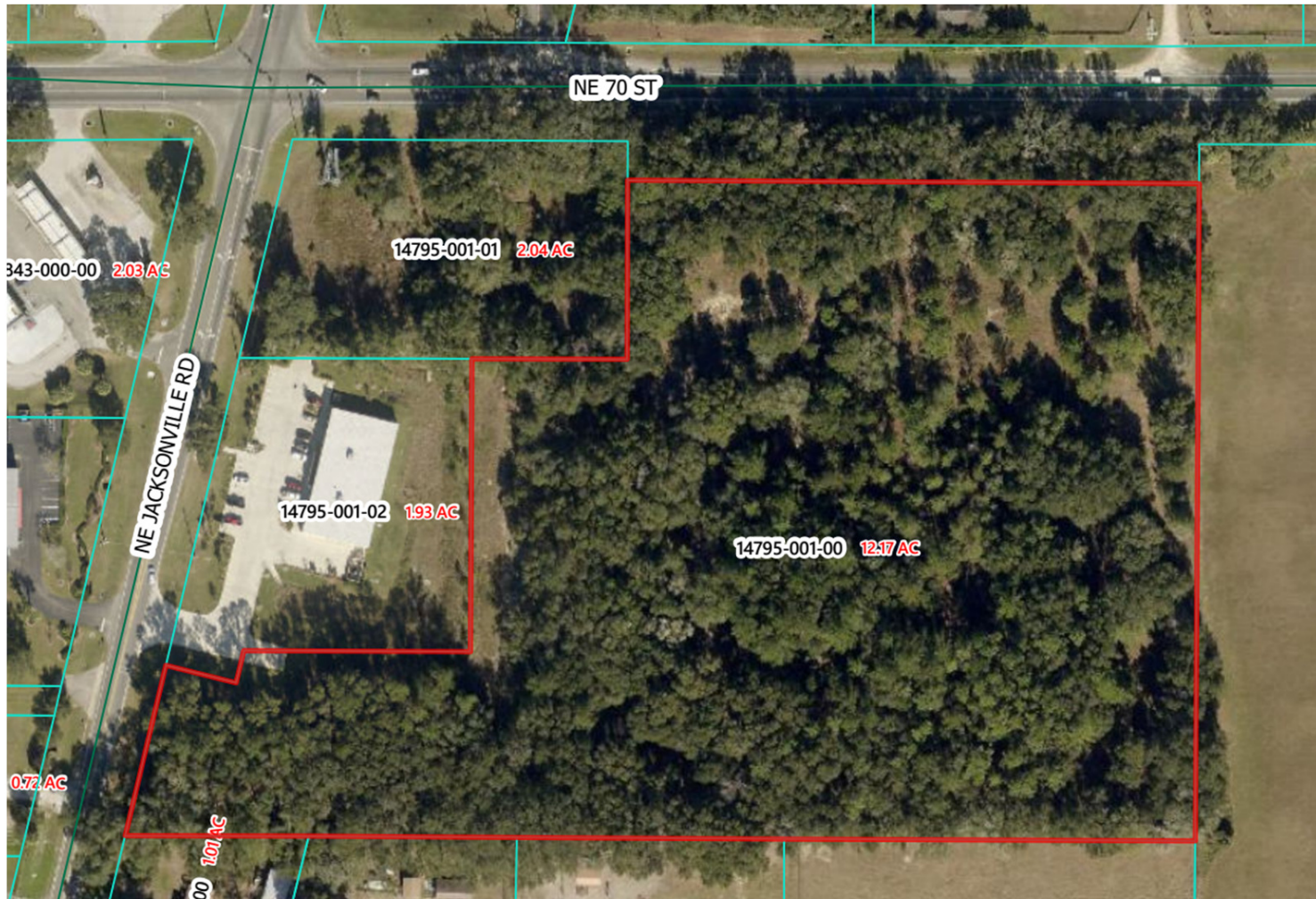
Demographics	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	996	7,595	19,780
<b>Total Population</b>	2,559	19,389	48,498
<b>Average HH Income</b>	\$82,007	\$78,914	\$71,326



### Randy Buss, CCIM, SIOR

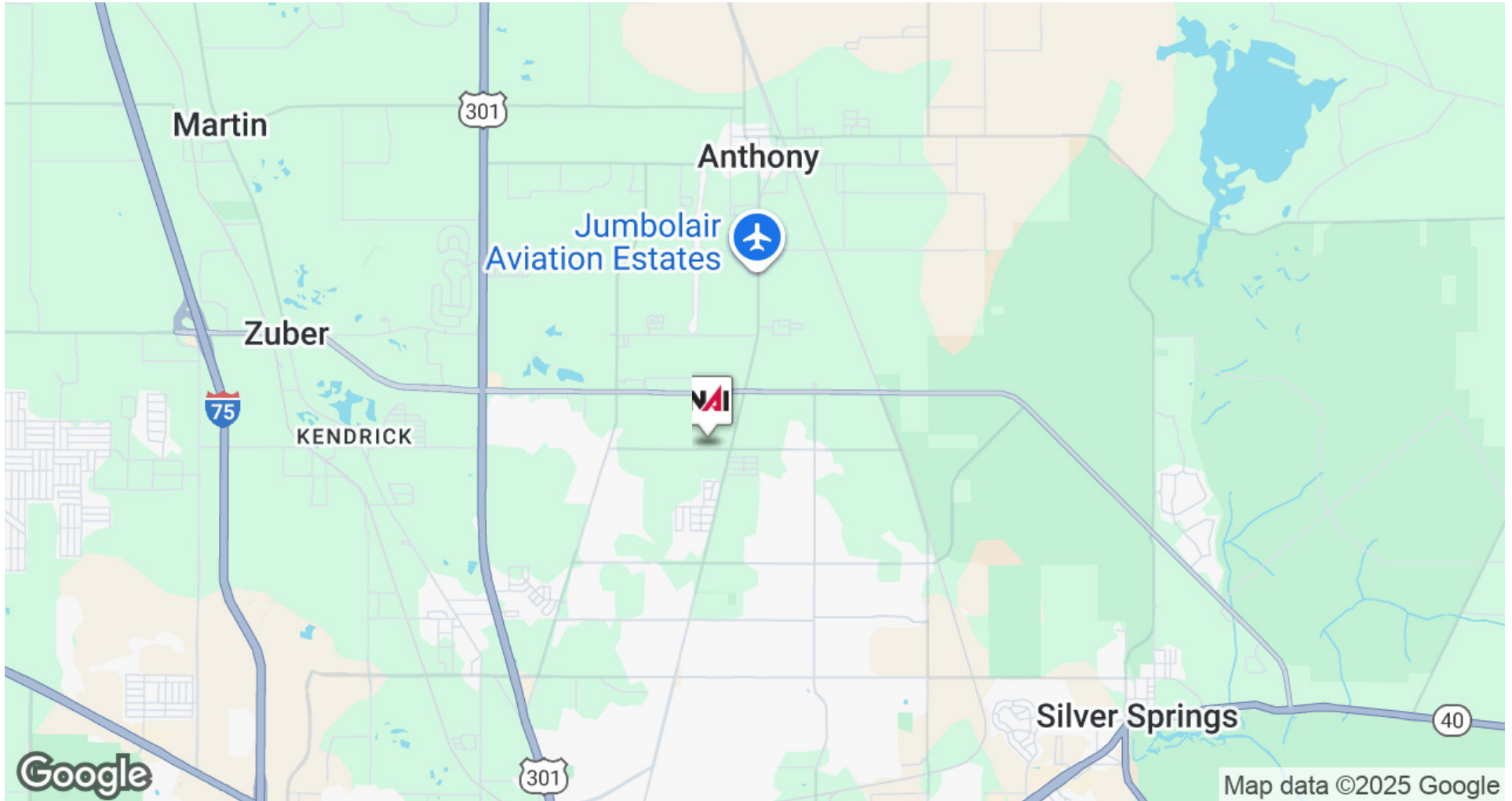
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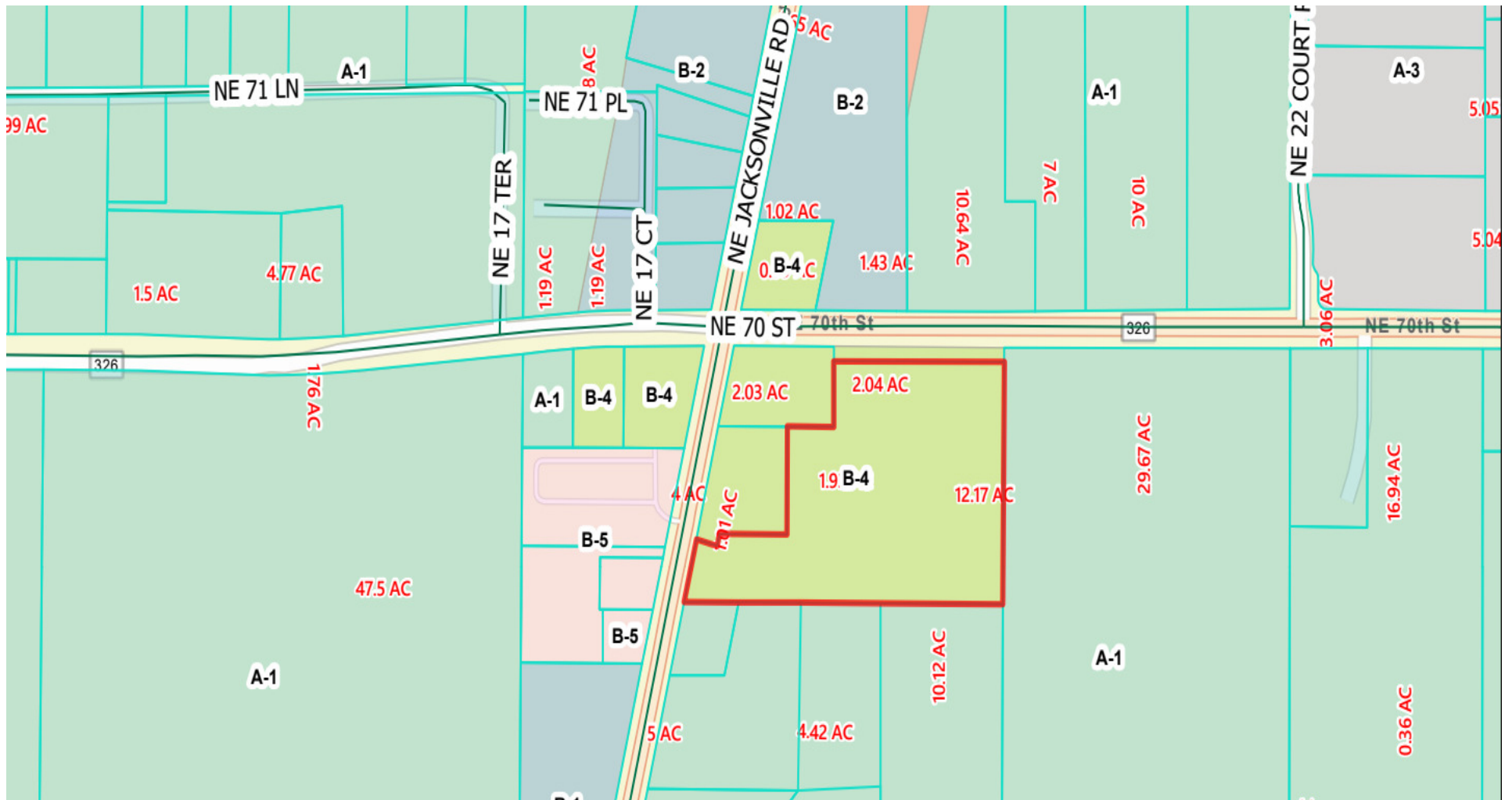
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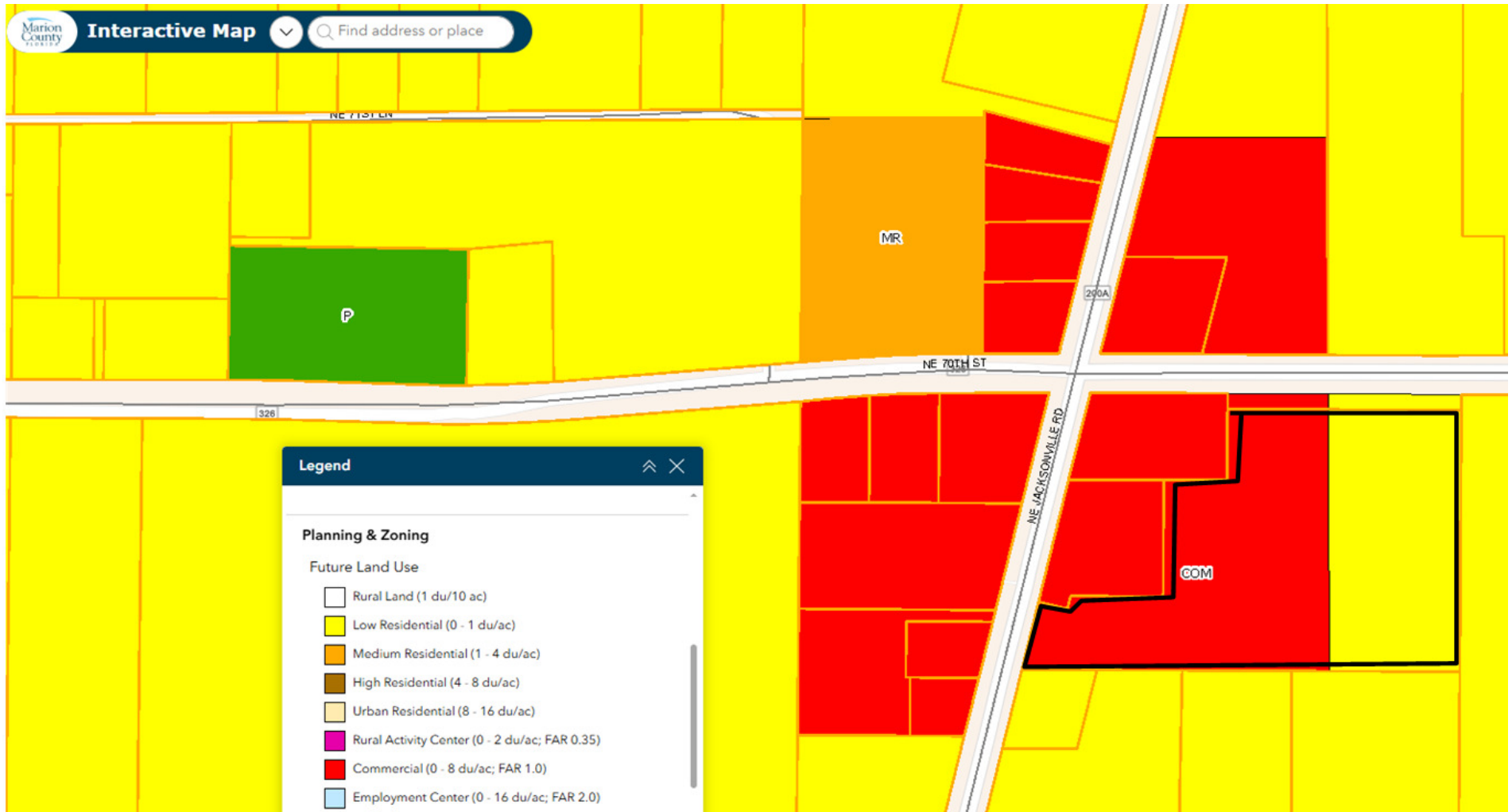
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## Randy Buss, CCIM, SIOR

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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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