

**FOR LEASE**  
\$15 SF/YR (NNN)



## Property Highlights

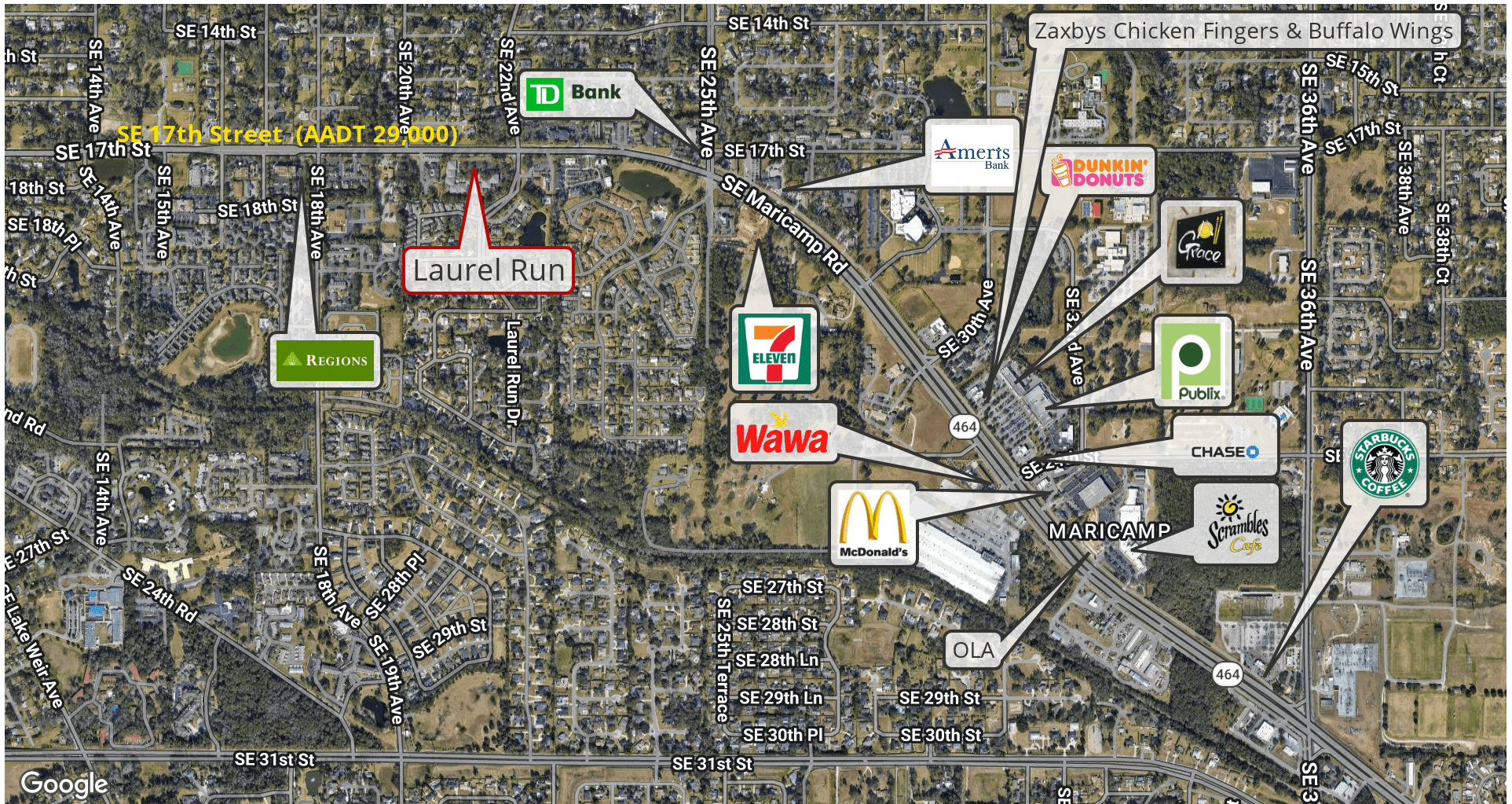
- MOVE-IN PROMOTION: 1 month free ahead of a 3 year lease, and 3 months free ahead of a 5 year lease!
- New roofs, painted, interior repairs, stormwater, HVAC, landscaping and new parking lot
- 52,836sf Professional Office Complex
- Office space available for lease, parking ratio: 3.35/1000sf
- Zoned O1, 5.95 acres, AADT 29,000 cars per day (FDOT 2022)
- Marion County Parcel Site 2863-100-000, floor diagrams available upon request

Demographics	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,278	16,884	34,290
<b>Total Population</b>	5,812	41,642	87,507
<b>Average HH Income</b>	\$83,600	\$63,157	\$58,513



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Legend	
■	Available
■	Unavailable

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Commercial Real Estate Services, Worldwide.

# Laurel Run Professional Center

2100 SE 17th Street, Ocala, FL 34471

## Lease Information

<b>Lease Type:</b>	NNN
<b>Total Space:</b>	2,178 SF

<b>Lease Term:</b>	36 months
<b>Lease Rate:</b>	\$15 SF/yr

## Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ 101	Gregory P. Godin, dba American Bancshares Mortgage	2,175 SF	NNN	-	-
■ 102	Shawn Santa dba Secured Money Strategies	2,184 SF	NNN	-	-
■ 110	Home Inspection of Marion County, LLC	2,135 SF	NNN	-	-
■ 112	Coverall North America, Inc.	2,329 SF	NNN	-	-
■ 201	Relife Wellness, LLC (Testing)	1,104 SF	NNN	-	-
■ 202	Clymer Farner Barley Surveyors	2,184 SF	NNN	-	-
■ 203	North Florida Surgical Associates, LLC	1,081 SF	NNN	-	-
■ 204	Clymer Farner Barley Surveyors	4,311 SF	NNN	-	-
■ 301	Cameron, Hodges, Coleman, LaPointe & Wright PA	4,393 SF	NNN	-	-
■ 301LL	Cameron, Hodges, Coleman, LaPointe & Wright PA	4,453 SF	NNN	-	-
■ 401	Aerocare Holdings, LLC	4,495 SF	NNN	-	-
■ 501 & 502	Fifth Circuit Public Guardian Corp	4,545 SF	NNN	-	-
■ 601	James Moore & Co., P.A.	4,373 SF	NNN	-	-
■ 701	Saez Clinics, LLC dba Gameday Men's Health	2,178 SF	NNN	-	-

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Suite	Tenant	Size	Type	Rate	Description
702	CRRR Investments dba Team Select Home Care	2,179 SF	NNN	-	-
801	Lennar Homes, LLC / Ocala Psychology	2,188 SF	NNN	-	-
802	NV5 Global, Inc.	2,176 SF	NNN	-	-
902	Available	2,178 SF	NNN	\$15.00 SF/yr	Available 10/1/26: Large entry/open area for cubicles in front, 1 conference room, 3 private offices, a break room, IT/Server room, storage closets, and 1 bathroom. 2178sf x (15.00 base + \$5.10/sf NNN) = \$3,648/15/mo

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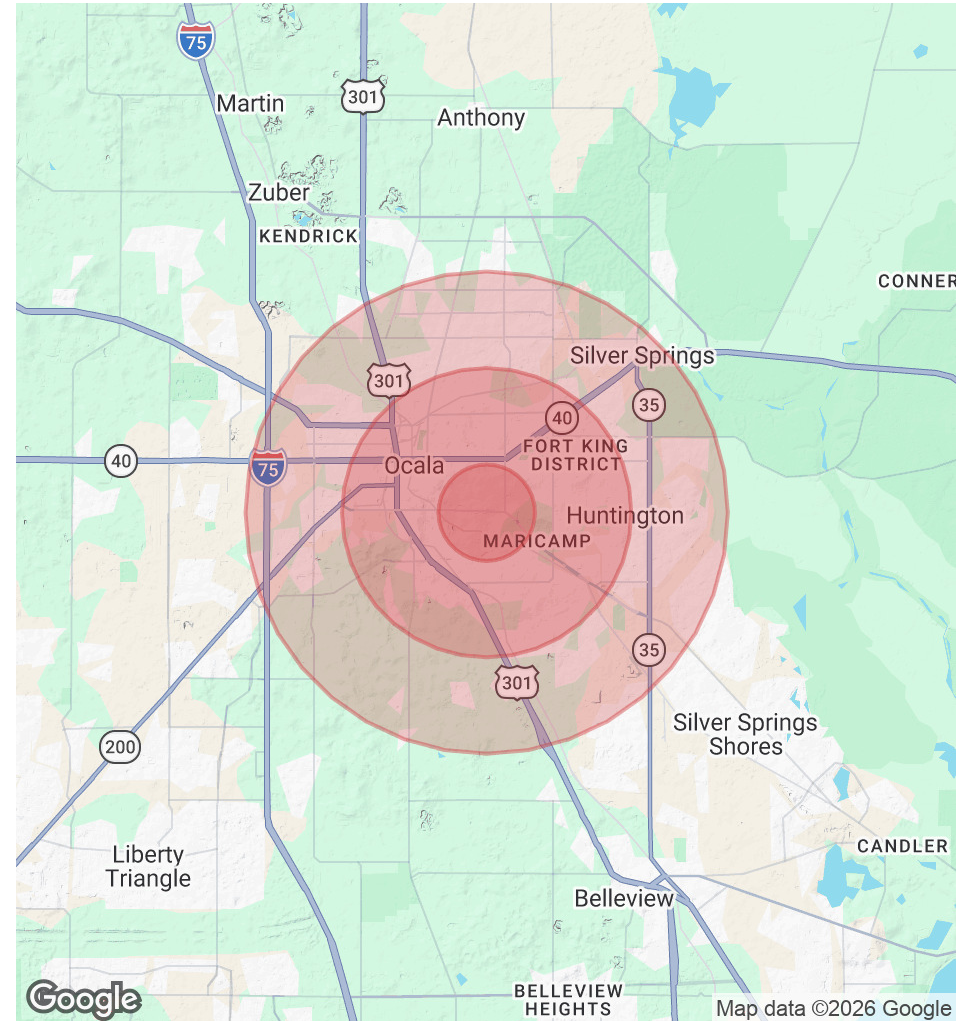
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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	5,812	41,642	87,507
<b>Average Age</b>	45.9	41.7	40.0
<b>Average Age (Male)</b>	43.5	40.3	38.7
<b>Average Age (Female)</b>	47.7	42.9	41.0

Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,278	16,884	34,290
<b># of Persons per HH</b>	2.6	2.5	2.6
<b>Average HH Income</b>	\$83,600	\$63,157	\$58,513
<b>Average House Value</b>		\$221,759	\$236,713

2020 American Community Survey (ACS)



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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 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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