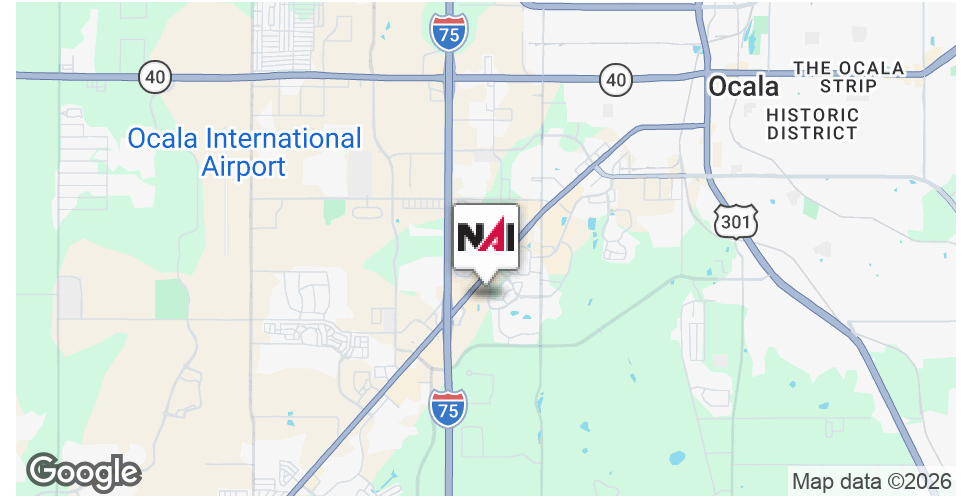


FOR LEASE
\$9 - \$17 SF/YR (NNN)



Property Highlights

- Well located space between Paddock Mall & Lowes - Paddock Park Business Center
- In close proximity to the best retail, restaurant, and lodging amenities in Ocala
- Surrounded by a prime demographic customer base, and area is popular with medically oriented businesses
- 82,000sf building on 7.5 acres, zoned B2, some units include small warehouse space
- Inquire about flexible terms and a tour. Floor diagrams available
- Call Today

Demographics	1 Mile	5 Miles	10 Miles
Total Households	708	22,194	77,216
Total Population	2,213	56,751	187,669
Average HH Income	\$68,247	\$58,464	\$54,731



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Legend	
	Available
	Unavailable

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Commercial Real Estate Services, Worldwide.

Paddock Park Business Center

3300 SW 34th Avenue, Ocala, FL 34474

Lease Information

Lease Type:	NNN	Lease Term:	36 to 60 months
Total Space:	1,986 - 7,125 SF	Lease Rate:	\$9 - \$17 SF/yr

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ 103	Available	7,125 SF	NNN	\$9.00 SF/yr	7,125sf office, a former call center, with lobby, large break area, extra large training area/conf room, perimeter offices, and tenant may use or landlord will dispose of the call center stations in the large open center area. Base Rent \$9/sf/yr plus NNN \$6.121/sf, Total: \$8,977.50/month
■ 104 & 108	Available	5,035 SF	NNN	\$17.00 SF/yr	A former wound treatment center. Built out hospital grade with Large waiting room and reception service windows, 6 large medical treatment rooms with sinks/counters, oversized open area treatment room formerly containing oxygen wound treatment machines, 5 offices, several storage rooms and multiple bathrooms. Includes a backup generator. Also has access to an outside concrete block oxygen tank containment structure on case by case basis. 5 Year lease min term. Available on notice to work out early termination of prior tenant. Rate \$17/sf plus \$6.12/sf NNN = \$9,700.77/mo.
■ 116	Available	1,986 SF	NNN	\$14.00 SF/yr	A former pre-surgery assessment office. Large lobby, reception with Service window, 5 offices, 1 conference room, 2 bathrooms and a large break area. Rate \$14/sf plus \$6.12/sf NNN = \$3,329.86/mo.

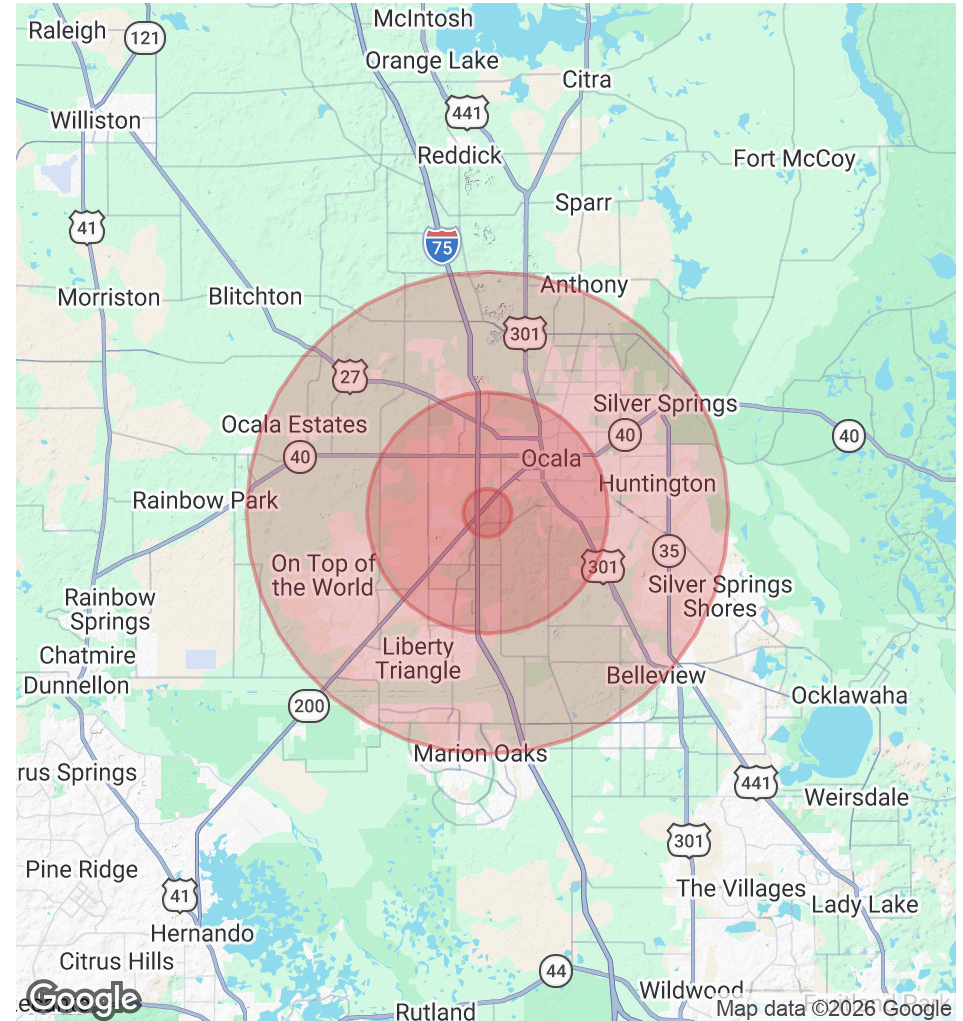
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Population	1 Mile	5 Miles	10 Miles
Total Population	2,213	56,751	187,669
Average Age	37.0	40.6	44.5
Average Age (Male)	36.5	39.6	43.1
Average Age (Female)	37.2	42.2	45.7

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	708	22,194	77,216
# of Persons per HH	3.1	2.6	2.4
Average HH Income	\$68,247	\$58,464	\$54,731
Average House Value	\$339,839	\$250,527	\$200,965

2020 American Community Survey (ACS)



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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 Corp, 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 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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