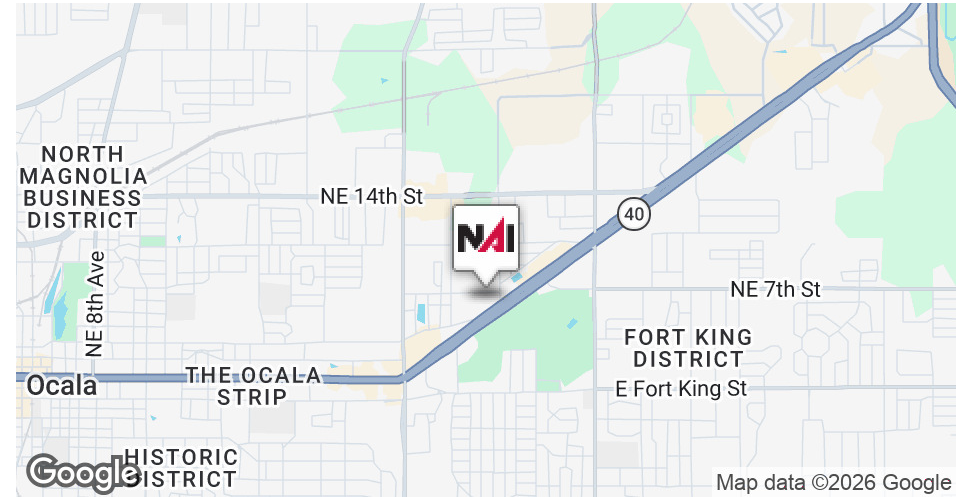


FOR LEASE
\$900 - \$1,300 PER MONTH (MG)



Property Highlights

- Office Space: 500sf and 1200sf vacancies
- Zoned B2A, 1.68 acres
- Marion County Parcel ID 2781-000-010
- Located within the city limits of Ocala
- Across SR40 from Ocala Golf Club near Montessori Prep school
- Utilities included in rent (electric, water/sewer, stormwater, dumpster)!!

Demographics	3 Miles	5 Miles	10 Miles
Total Households	18,154	33,625	66,711
Total Population	43,845	84,397	172,243
Average HH Income	\$57,274	\$56,191	\$55,416



Randy Buss, CCIM, SIOR
NAI Heritage Managing Partner
352.482.0777 x7214
randy@naiheritage.com

2605 SW 33rd St. Suite 200
Ocala, FL 34471
352.482.0777
naiheritage.com



Randy Buss, CCIM, SIOR
NAI Heritage Managing Partner
352.482.0777 x7214
randy@naiheritage.com

2605 SW 33rd St. Suite 200
Ocala, FL 34471
352.482.0777
naiheritage.com



Legend	
	Available
	Unavailable

Lease Information

Lease Type:	MG
Total Space:	800 - 1,200 SF

Lease Term:	36 months
Lease Rate:	\$900 - \$1,300 per month

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
201	Available	800 SF	Modified Gross	\$900 per month	800 sf Office space consists of open work area, 1 bathroom, and 1 private office. Utilities included in rent (Electric, water/sewer, stormwater, dumpster). \$900/mo
202	-	500 SF	Modified Gross	-	-
203	Available	1,200 SF	Modified Gross	\$1,300 per month	1200 sf Office space consists of Lobby, 1 bathroom, and 1 open work room, and 2 private offices. Utilities included in rent (Electric, water/sewer, stormwater, dumpster). \$1300/mo

Randy Buss, CCIM, SIOR
 NAI Heritage Managing Partner
 352.482.0777 x7214
 randy@naiheritage.com

2605 SW 33rd St. Suite 200
 Ocala, FL 34471
 352.482.0777
naiheritage.com

	Suite	Tenant	Size	Type	Rate	Description
■	204	-	1,000 SF	Modified Gross	-	-

Randy Buss, CCIM, SIOR
NAI Heritage Managing Partner
352.482.0777 x7214
randy@naiheritage.com

2605 SW 33rd St. Suite 200
Ocala, FL 34471
352.482.0777
naiheritage.com



Commercial Real Estate Services, Worldwide.

NE 3rd Street Office

2941 NE 3rd Street, Ocala, FL 34470



Randy Buss, CCIM, SIOR

NAI Heritage Managing Partner

randy@naiheritage.com

Direct: 352.482.0777 x7214 | Cell: 352.817.3860

FL #BK3105657

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.

NAI Heritage
2605 SW 33rd St. Suite 200
Ocala, FL 34471
352.482.0777

Randy Buss, CCIM, SIOR
NAI Heritage Managing Partner
352.482.0777 x7214
randy@naiheritage.com

2605 SW 33rd St. Suite 200
Ocala, FL 34471
352.482.0777
naiheritage.com