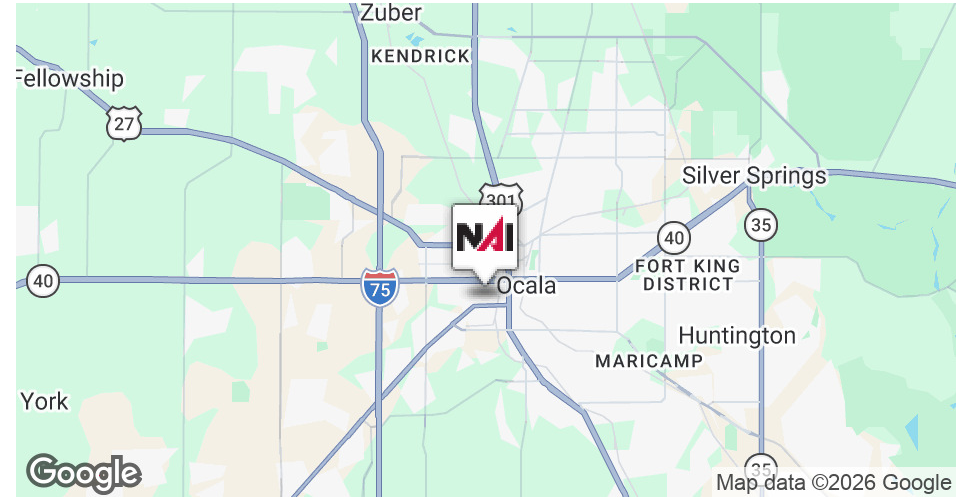


**FOR SALE**  
\$1,850,000



### Property Highlights

- 9,400sf Medical Office Building - Former URGENT CARE
- Zoned B4, Year Built 1966, 1.57 acres
- High exposure with large monument sign
- AADT 26,000 cars per day (FDOT 2022)
- Currently with Triage stations, Exam rooms, and Rehab rooms
- Parking Ratio: 5.96/1000sf
- Parcel ID 2849-001-002
- Also listed for Lease.

Demographics	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	1,992	13,375	30,242
<b>Total Population</b>	5,132	36,009	77,452
<b>Average HH Income</b>	\$39,230	\$51,612	\$56,147



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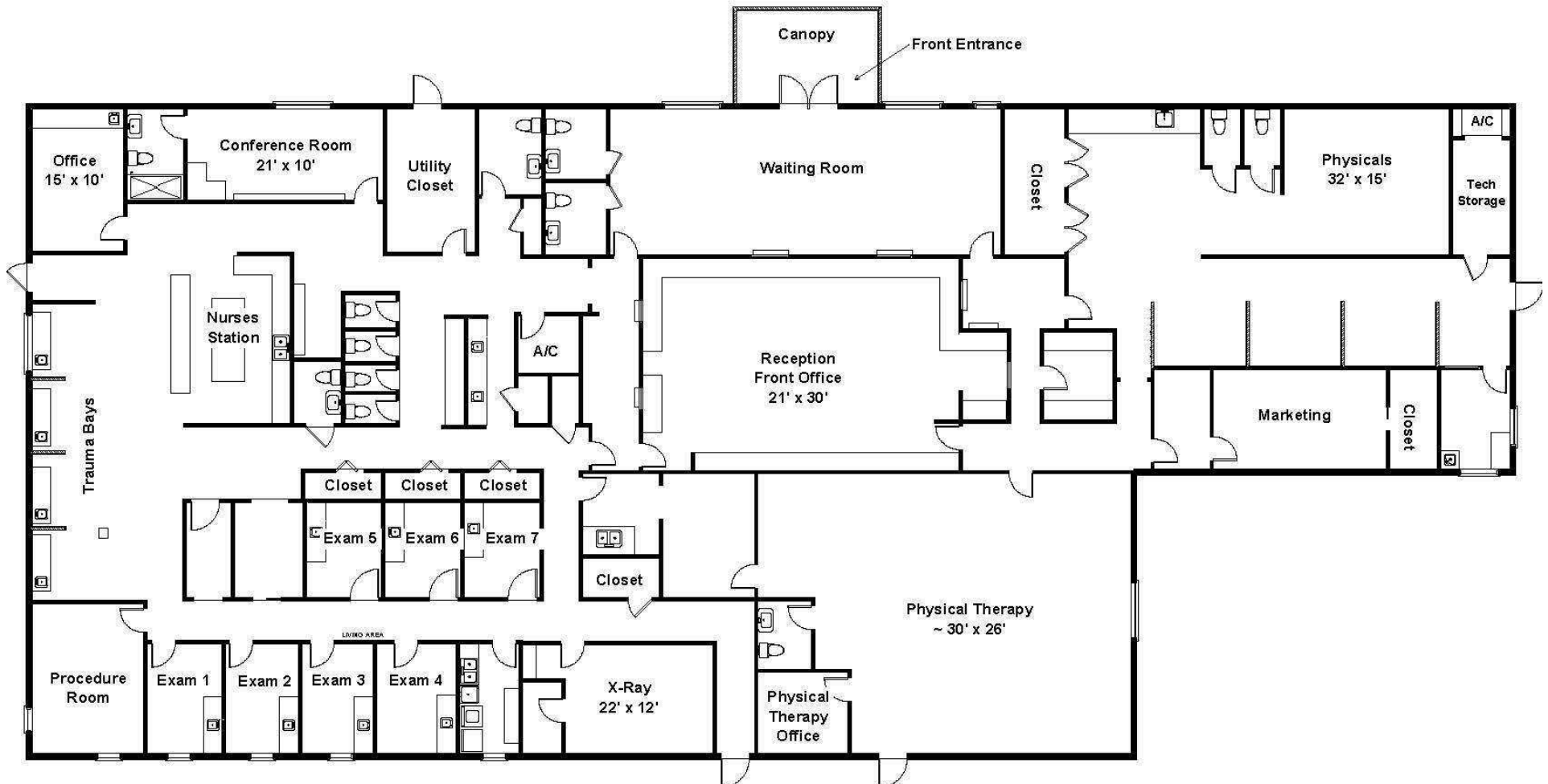
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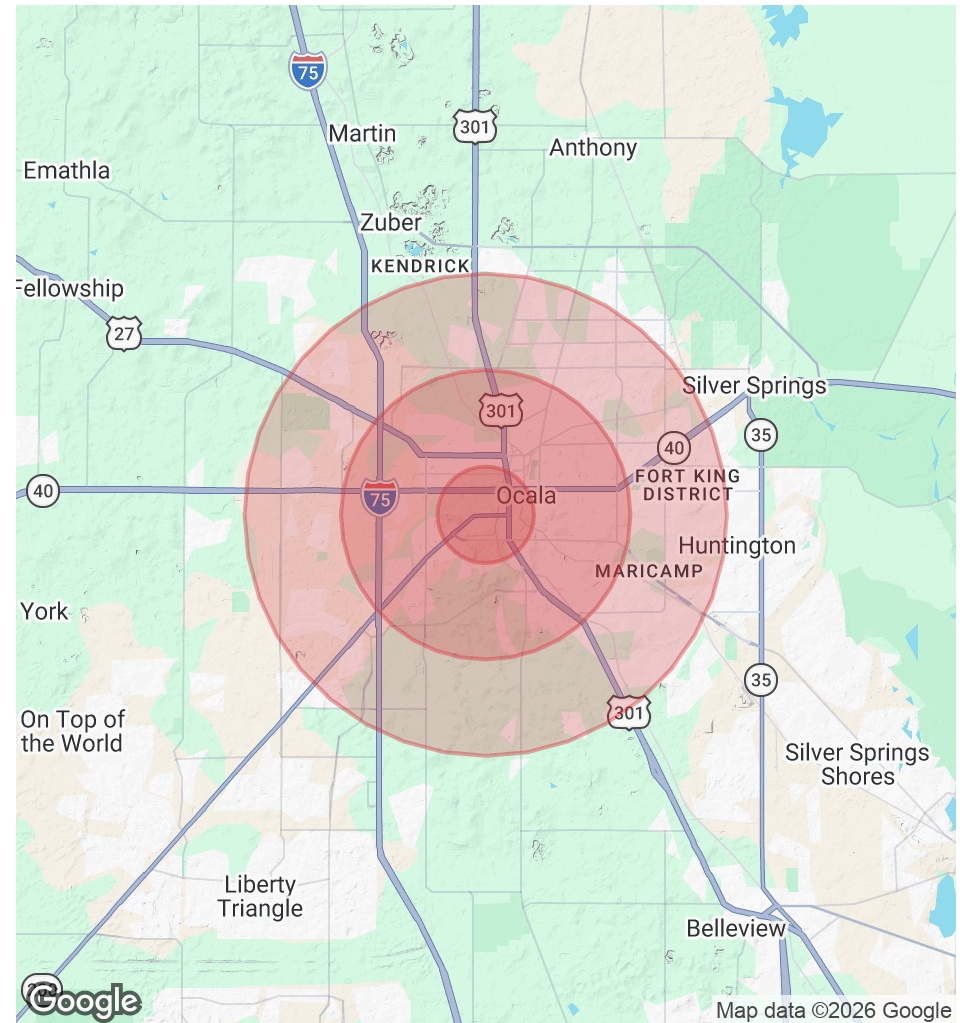
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Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	5,132	36,009	77,452
<b>Average Age</b>	35.5	37.0	39.5
<b>Average Age (Male)</b>	37.5	36.0	37.6
<b>Average Age (Female)</b>	34.0	37.8	41.4

Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	1,992	13,375	30,242
<b># of Persons per HH</b>	2.6	2.7	2.6
<b>Average HH Income</b>	\$39,230	\$51,612	\$56,147
<b>Average House Value</b>	\$158,884	\$210,176	\$235,452

2020 American Community Survey (ACS)



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### Randy Buss, CCIM, SIOR

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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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