

FOR SALE
\$880,000



Property Highlights

- NEW LISTING!
- 8,000 SF single tenant building, built in 2004
- Zoned B4 on 1.0 Acres - Flexible for many uses
- Parcel ID 03497-003-02
- ~35 Parking Spaces
- Traffic count 15,000 cars/day
- Located on corner lot in Citra Florida
- On Private Well and Septic
- Also For Lease on separate listing

Demographics	1 Mile	3 Miles	10 Miles
Total Households	178	1,091	7,944
Total Population	457	2,680	24,158
Average HH Income	\$59,042	\$64,411	\$74,992



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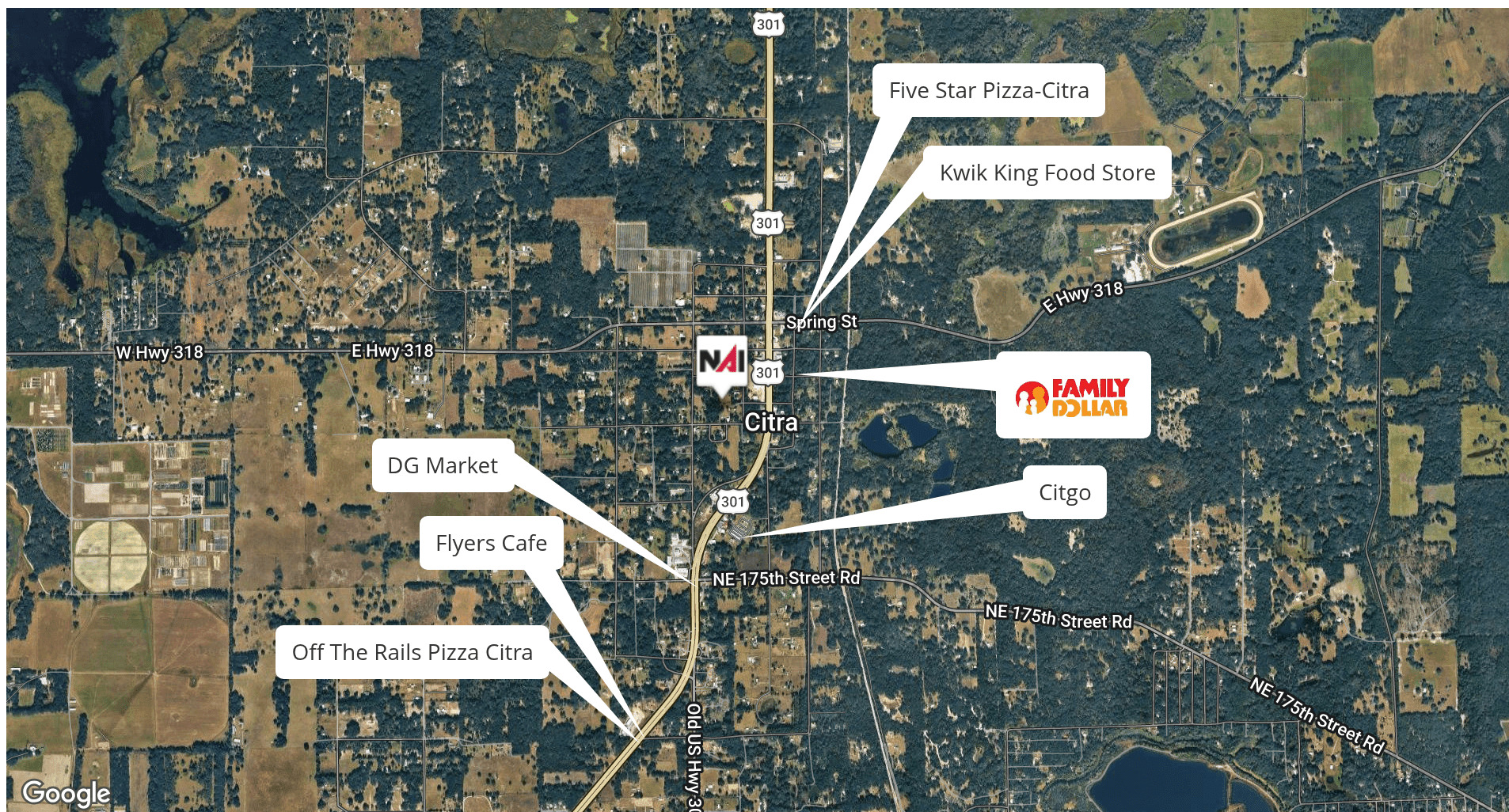


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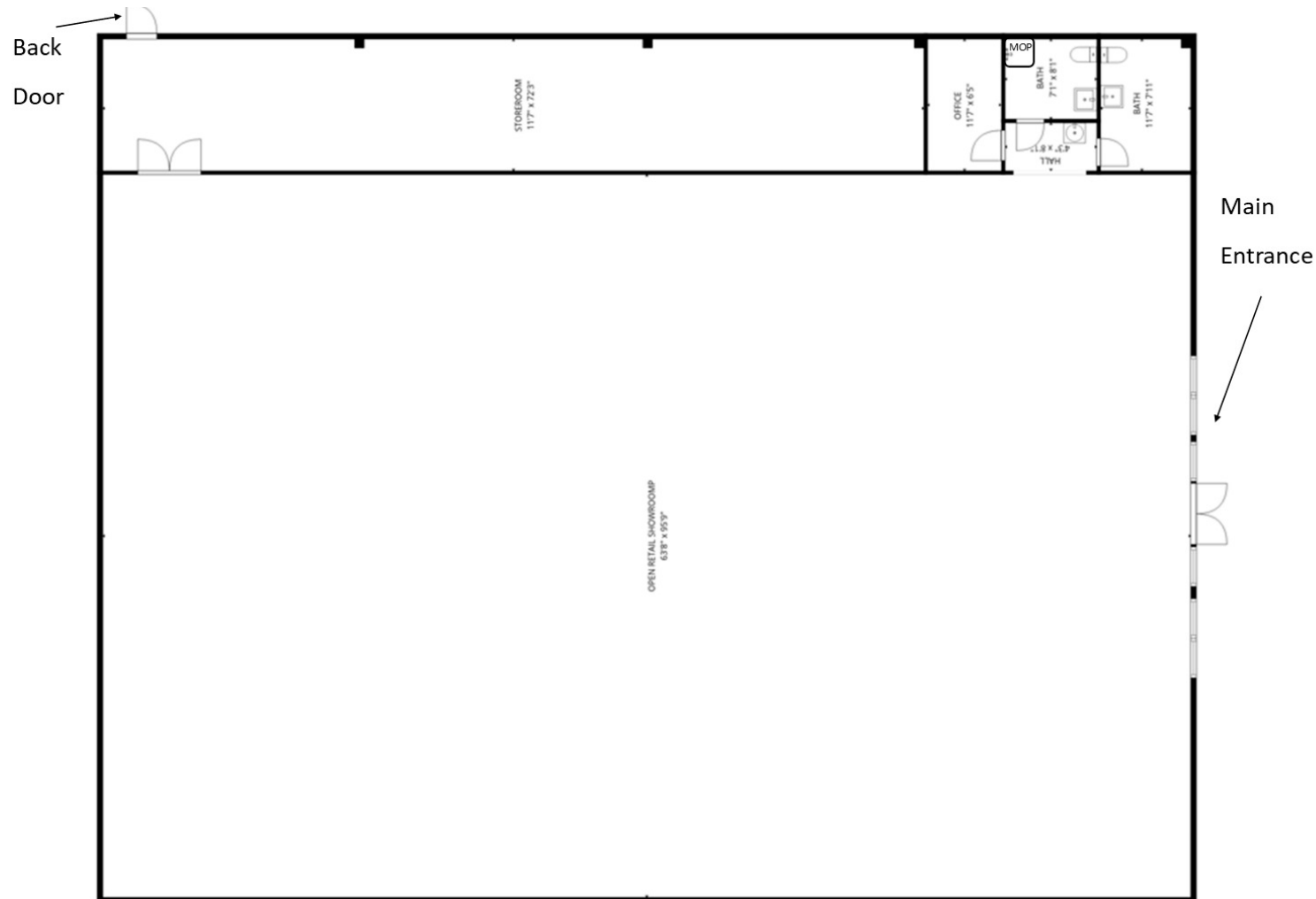
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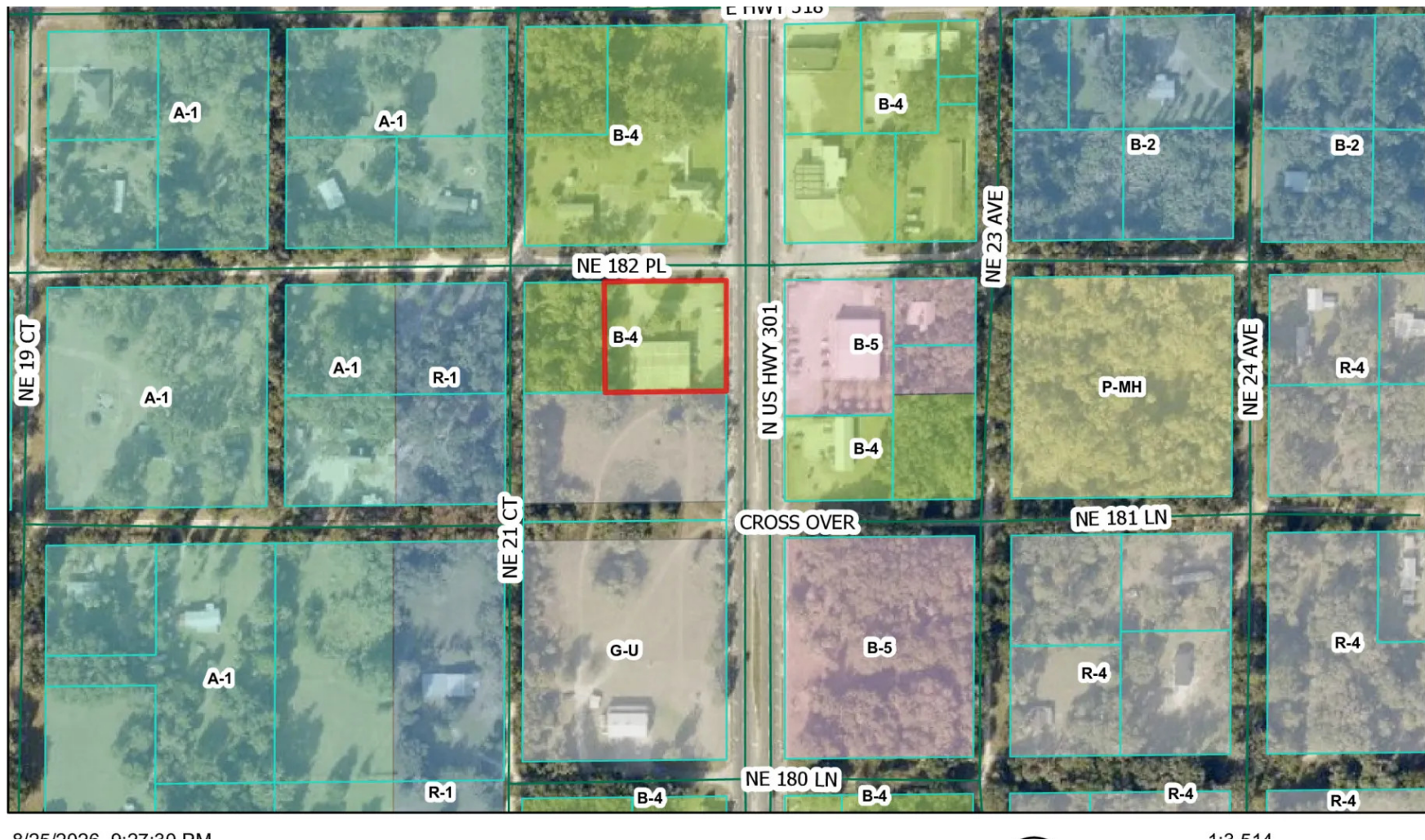
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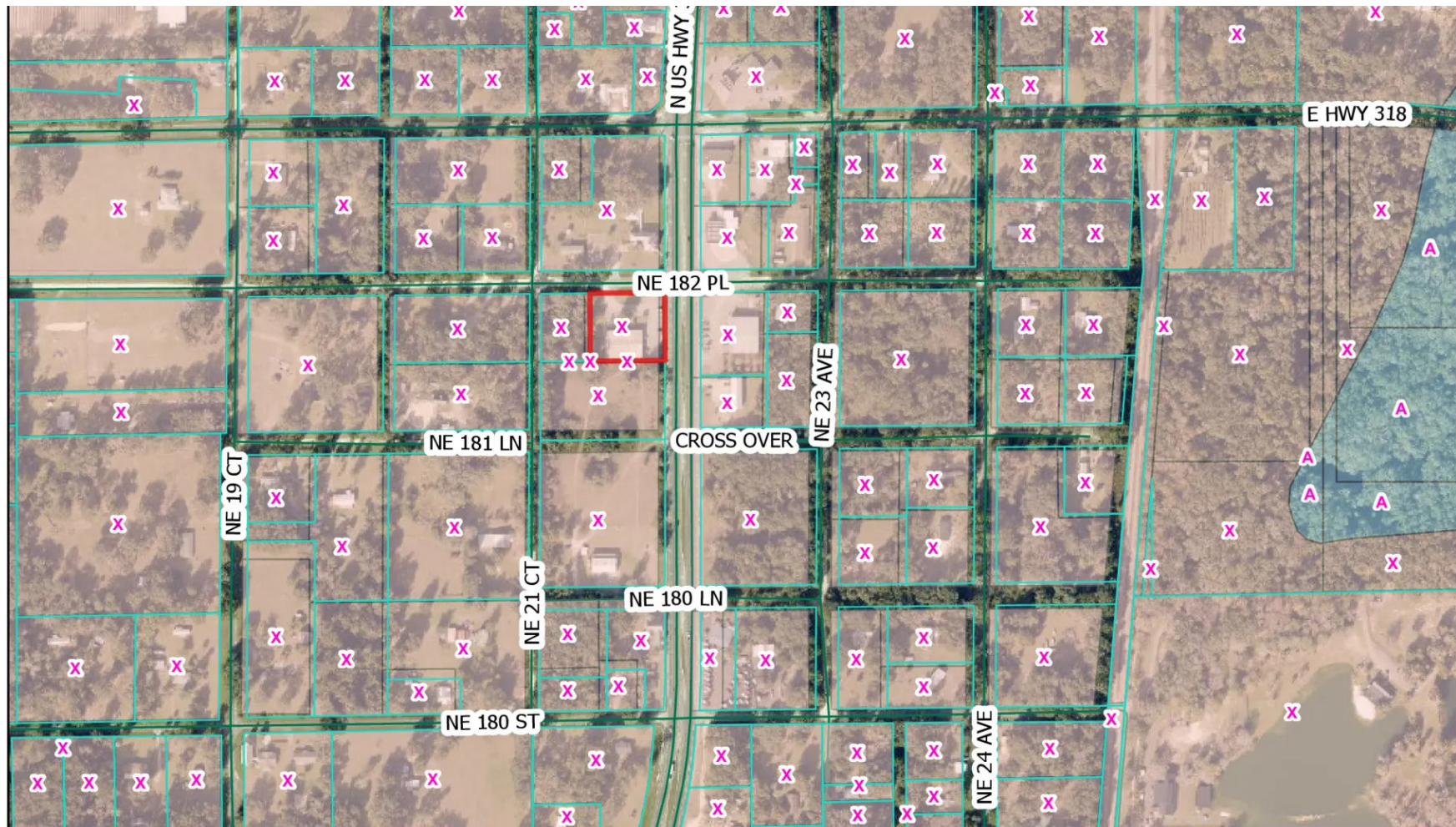
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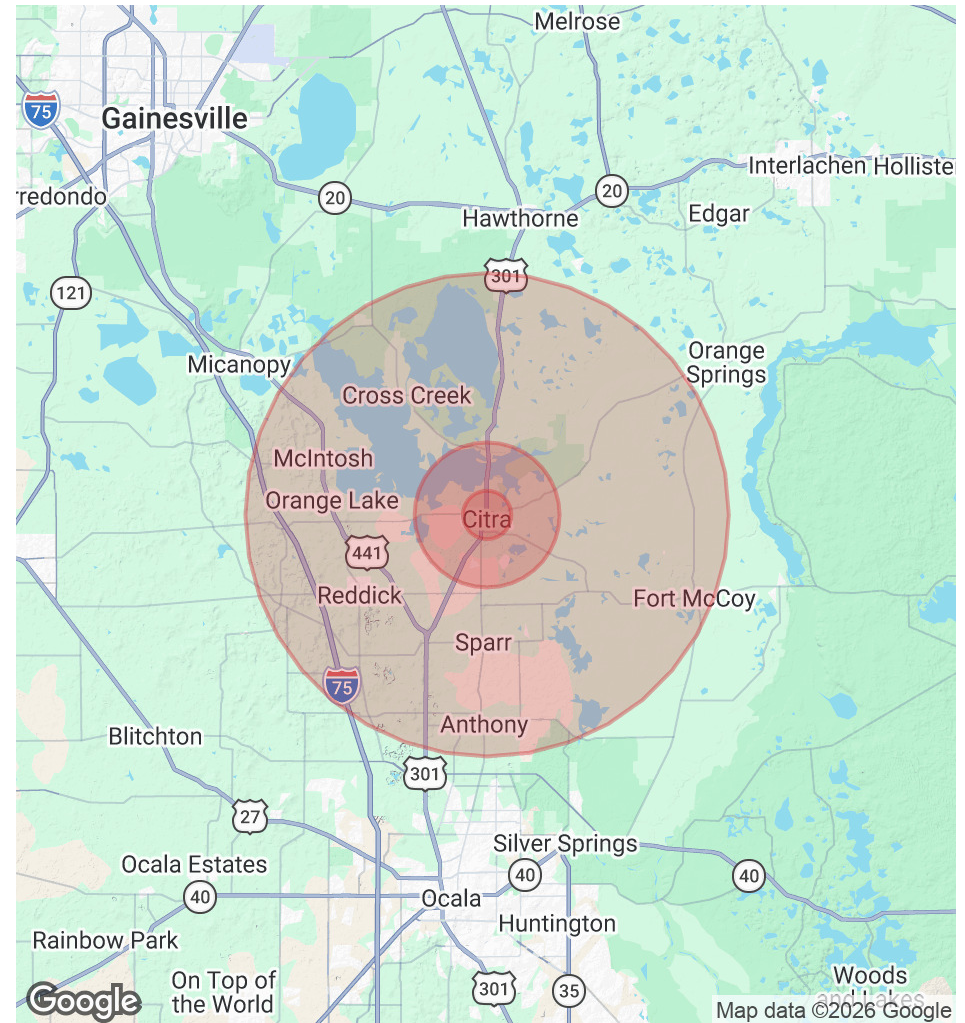
Former Dollar General Citra FL

18210 North US Highway 301, Citra, FL 32113

Population	1 Mile	3 Miles	10 Miles
Total Population	457	2,680	24,158
Average Age	35.7	40.2	44.6
Average Age (Male)	40.4	43.4	44.5
Average Age (Female)	35.4	40.3	44.2

Households & Income	1 Mile	3 Miles	10 Miles
Total Households	178	1,091	7,944
# of Persons per HH	2.6	2.5	3.0
Average HH Income	\$59,042	\$64,411	\$74,992
Average House Value	\$195,708	\$191,691	\$228,235

2023 American Community Survey (ACS)



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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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