

FOR LEASE
\$10 SF/YR (NNN)



Property Highlights

- NEW LISTING!
- 8000sf Retail or Office building on 1.0 Acres B4 Zoning
- Prominent frontage along US Hwy 301 on corner
- Flexible open layout for diverse retail concepts
- Suitable for showroom, service, or merchandising uses
- ~35 Parking Spaces
- On Private Well and Septic
- Also For Sale on separate listing

Randy Buss, CCIM, SIOR
NAI Heritage Managing Partner
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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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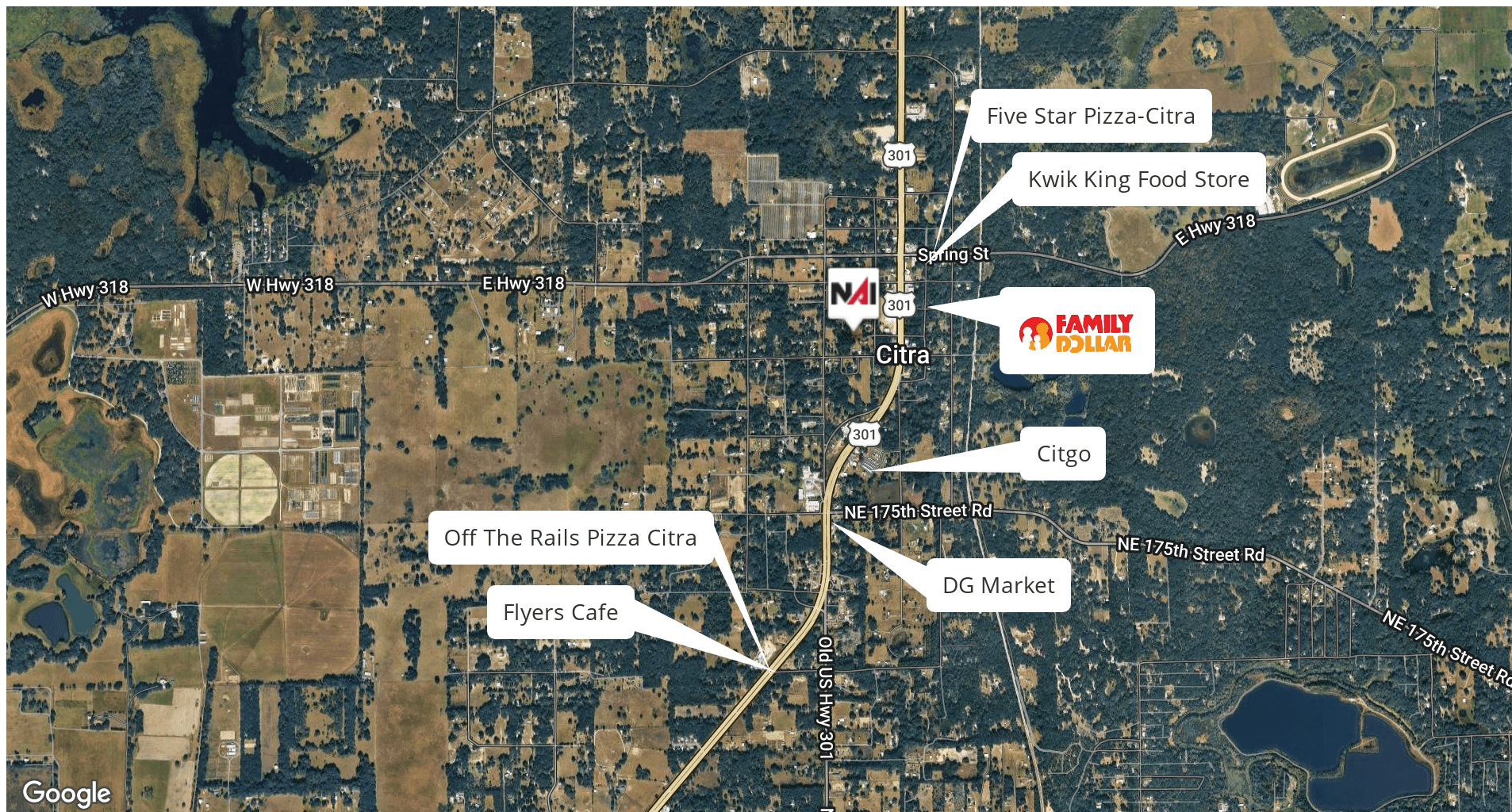


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Building Name	Former Dollar General Citra FL
Property Type	Retail
Property Subtype	Street Retail
APN	03497-003-02
Building Size	8,000 SF
Lot Size	1 Acres
Year Built	2004
Number of Floors	1

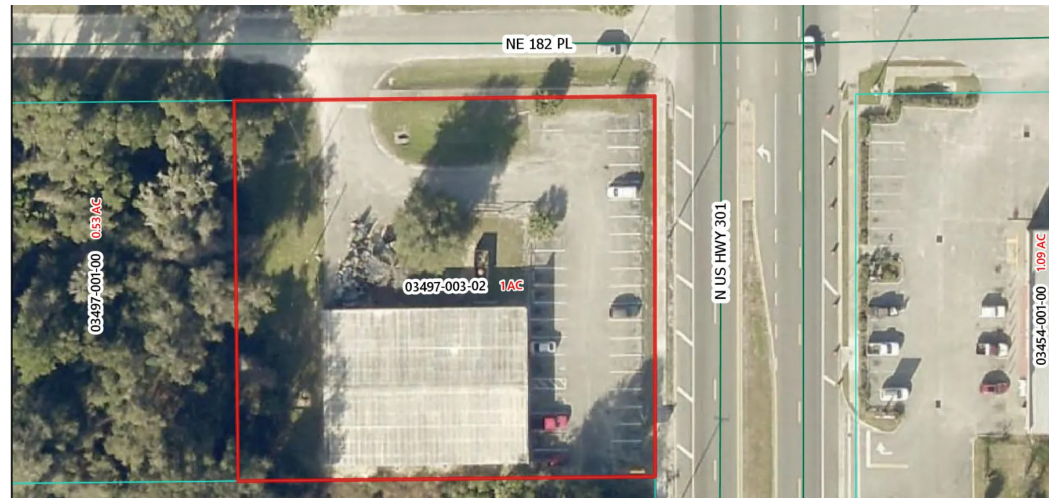
Position your business at 18210 North US Highway 301 in Citra FL, a retail property designed to support a strong customer-facing presence. This versatile leasing opportunity offers an open layout well suited for a variety of retail uses, with the flexibility to accommodate merchandising, service, or showroom operations. Prominent highway frontage on a corner enhances exposure and creates an appealing setting for daily operations. The property presents an efficient footprint for operators seeking a practical, adaptable space with a professional image. A compelling option for retailers and investors alike, this asset offers lasting leasing potential and straightforward usability.



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Lease Information

Lease Type:	NNN	Lease Term:	60 months
Total Space:	8,000 SF	Lease Rate:	\$10 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
For Lease	Available	8,000 SF	NNN	\$10.00 SF/yr	An open 8000sf retail interior with storeroom and bathroom in the rear. Suitable for retail or office users. Lease term minimum 5 years with 4% annual base rent increases. Landlord warrants Mech/Elec/Plumbing/Well/Septic for 90 days and takes care of structural, foundation and roof ongoing. Tenant takes care of grounds and all else not maintained by the Landlord. Lease Rate: 8,000sf x (\$10/sf Base Rent plus ~\$4/sf NN Rent) = \$9333.33/mo.

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Sale Price	\$880,000
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Lease Rate	\$10 SF/Yr
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Location Information	
Building Name	Former Dollar General Citra FL
Street Address	18210 North US Highway 301
City, State, Zip	Citra, FL 32113
County	Marion
Market	Ocala/Gainesville
Sub-market	Sparr/Hawthorne
Cross-Streets	NE 182nd Place

Building Information	
Building Size	8,000 SF
Occupancy %	0.0%
Tenancy	Single
Number of Floors	1
Year Built	2004

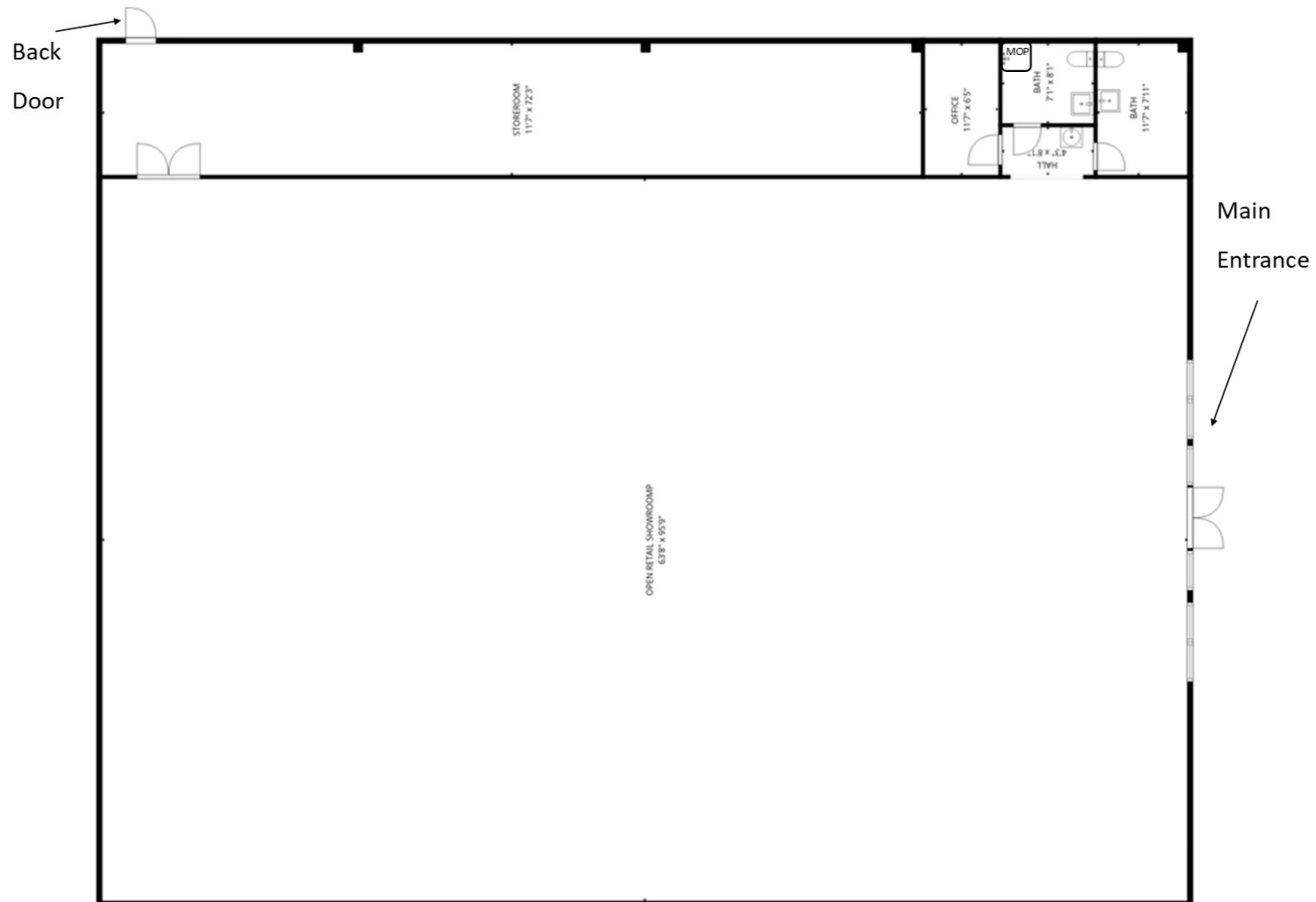
Property Information	
Property Type	Retail
Property Subtype	Street Retail
Zoning	B4
Lot Size	1 Acres
APN #	03497-003-02
Lot Frontage	198 ft
Lot Depth	220 ft
Corner Property	Yes
Traffic Count	15000
Traffic Count Street	Hwy 301
Traffic Count Frontage	198

Parking & Transportation

Utilities & Amenities

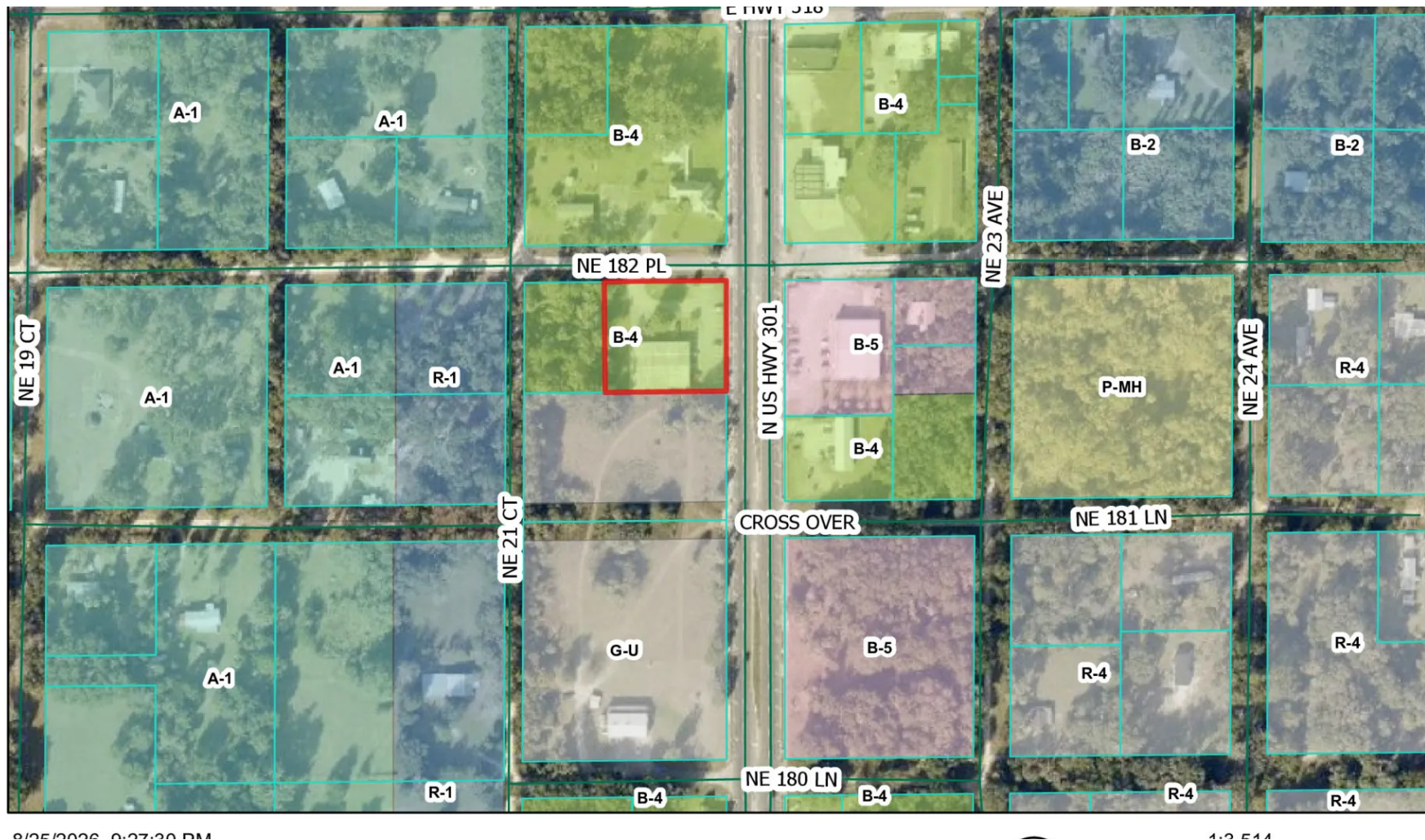
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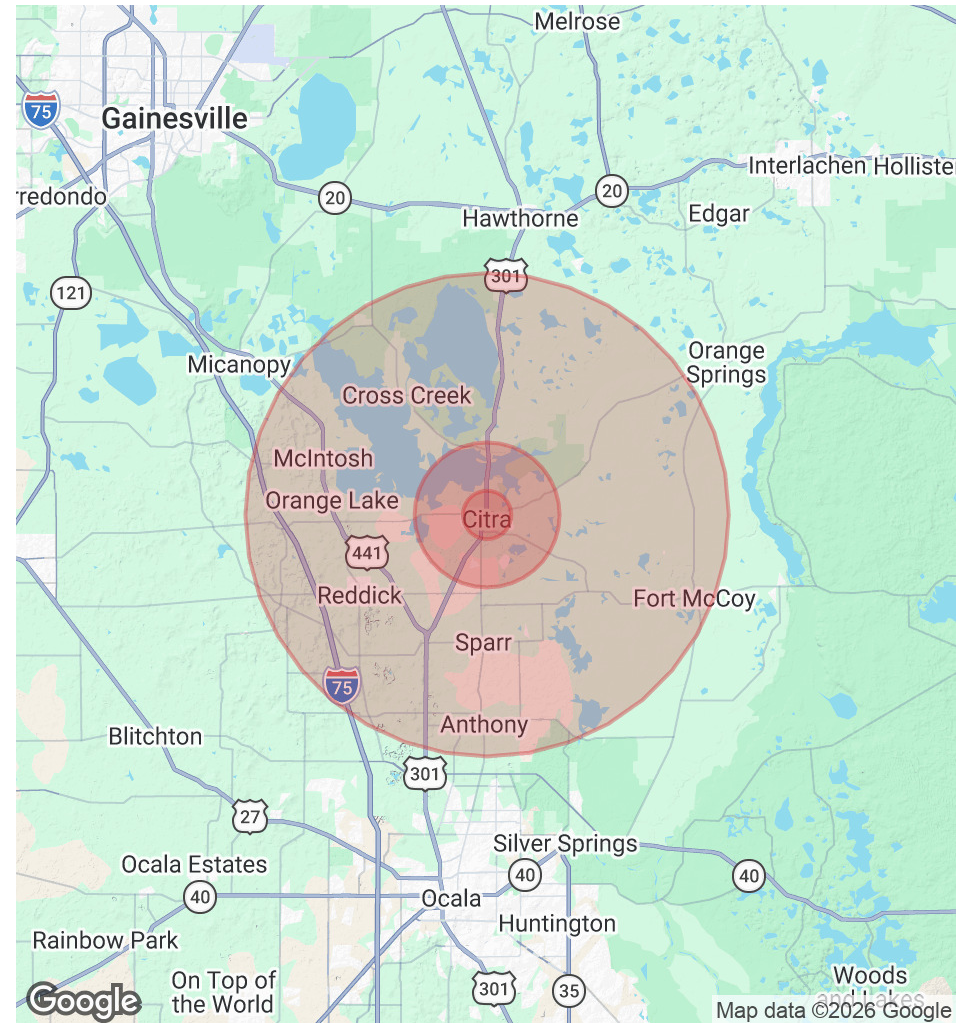
Former Dollar General Citra FL

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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