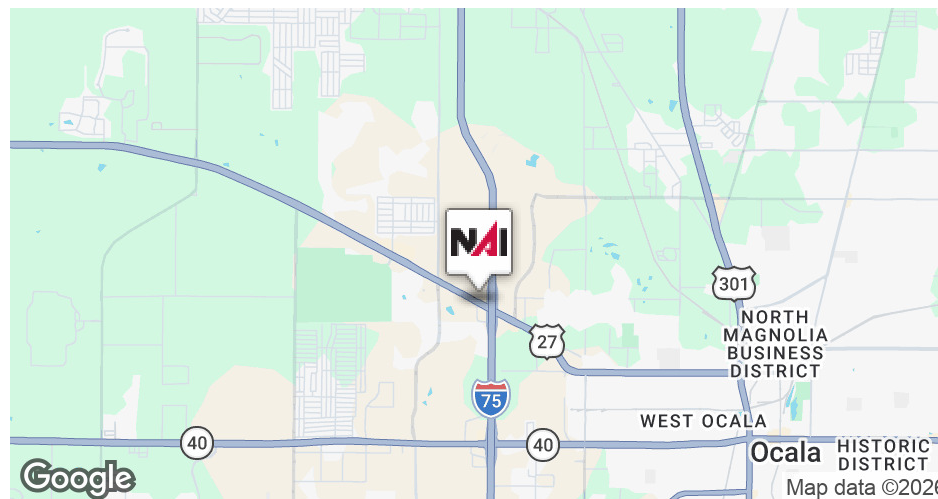


FOR LEASE
\$28 SF/YR (NN)



Property Highlights

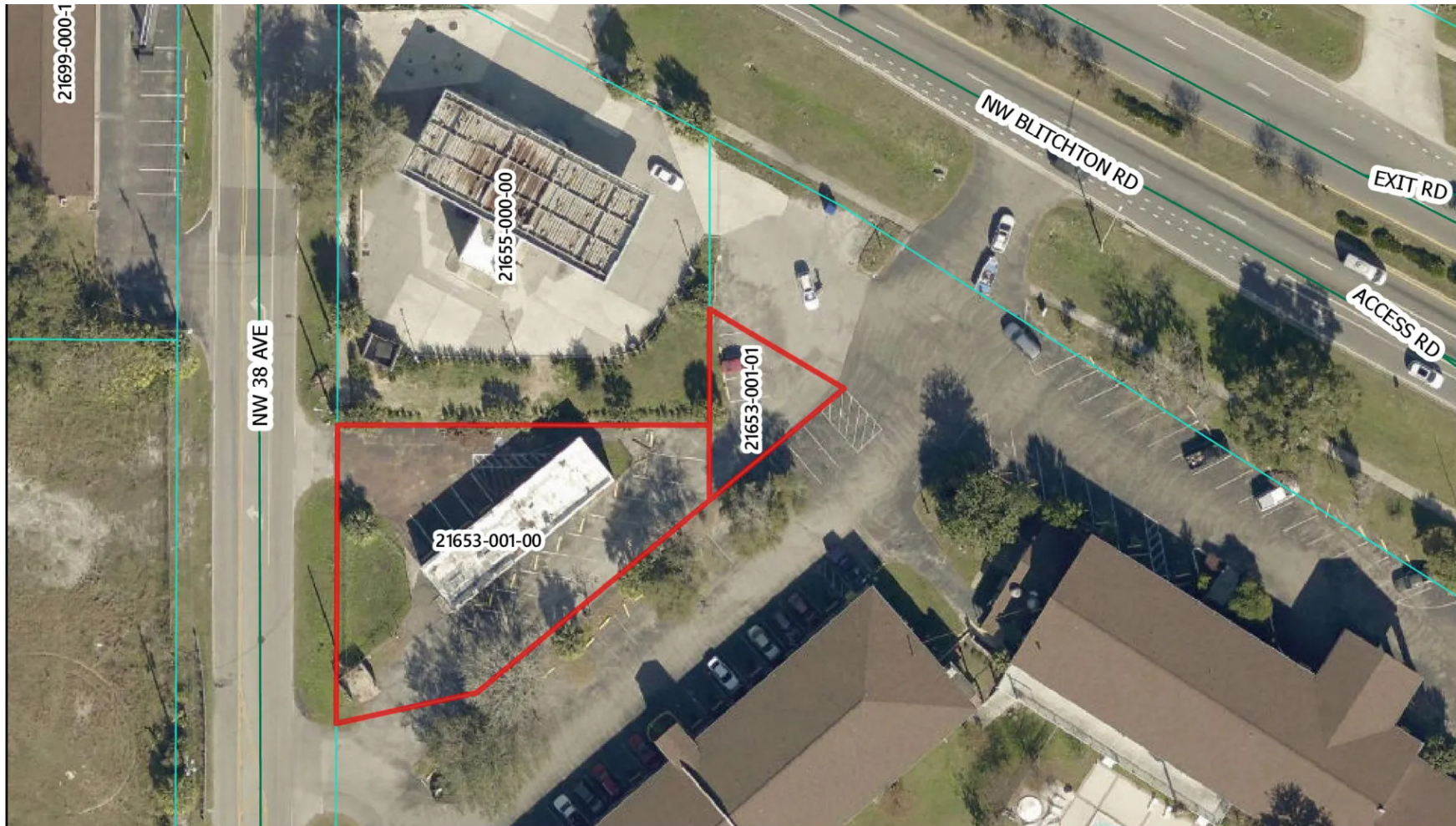
- NEW LISTING!
- 1736sf on .36 Acres B-2 Zoned with 17 parking spaces
- Parcel IDs: 21653-001-00 & 21653-001-01
- Former Waffle House completely renovated to Open retail/office
- 500 feet west of I-75 on US Hwy 27
- BRAND NEW interior, well lit Access from both US Hwy 27 and NW 38th Avenue
- Prominent visibility

Demographics	1 Mile	3 Miles	5 Miles
Total Households	786	10,198	26,778
Total Population	1,890	24,329	65,808
Average HH Income	\$75,877	\$64,473	\$74,966



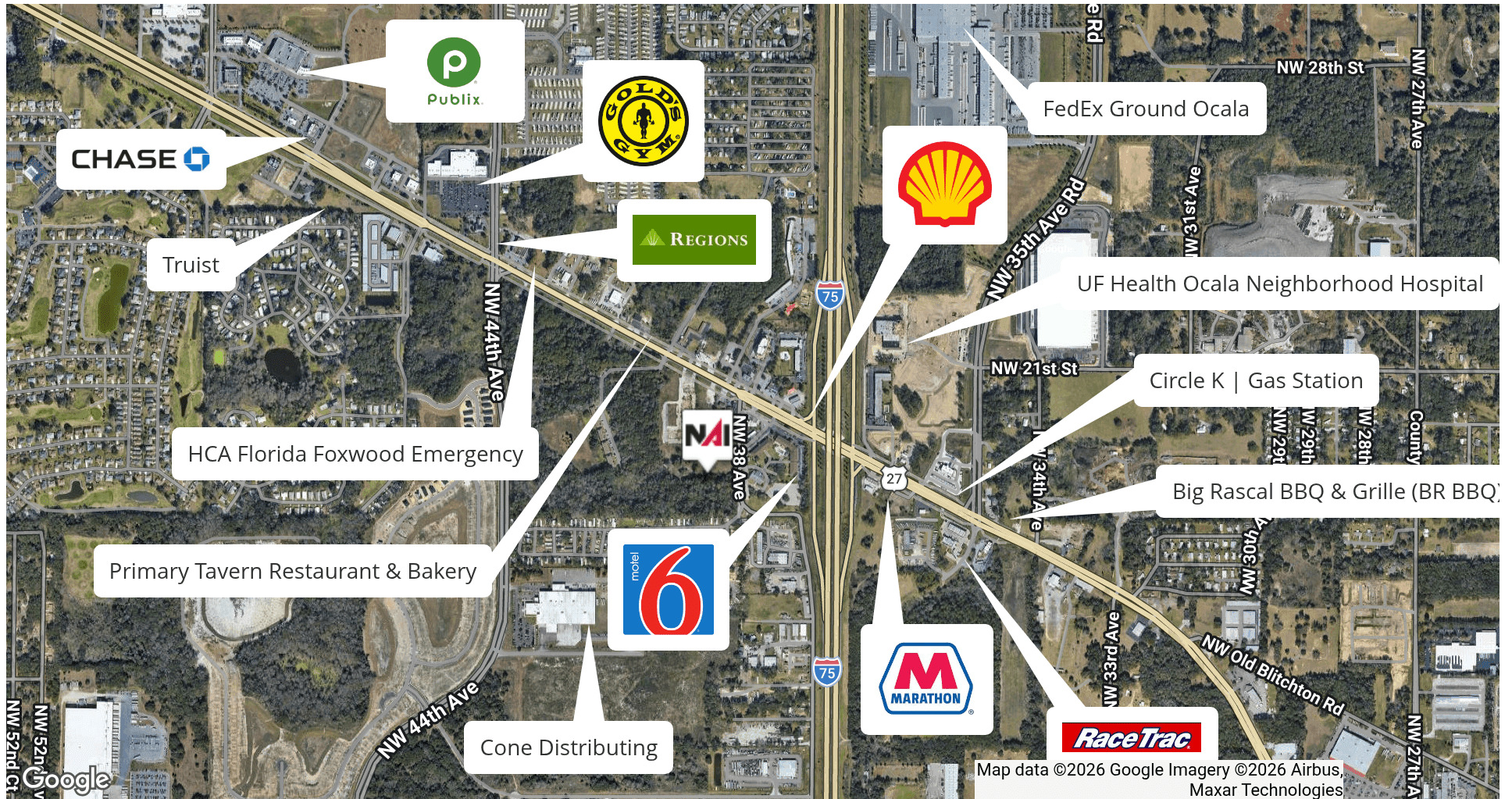
Randy Buss, CCIM, SIOR
NAI Heritage Managing Partner
352.482.0777 x7214
randy@naiheritage.com

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



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

Building Name	High Visibility US Hwy 27 Retail Office
Property Type	Retail
Property Subtype	Street Retail
APN	21653-001-00
Building Size	1,736 SF
Lot Size	13,408 SF
Building Class	C
Year Built	1979
Year Last Renovated	2026
Number of Floors	1
Number of Buildings	1

Introducing a versatile leasing opportunity at 3816 NW Blitchton Rd, Ocala, FL, 34475. This renovated property was formerly a Waffle House that has been expertly retrofitted as Retail or Office Use. Features a BRAND NEW modern open interior, 17 parking spaces, and a high traffic count, making it an attractive option for retail or office tenants. With its strategic location and prominent visibility, businesses can establish a standout presence. Located on the corridor leading to NW Ocala and the World Equestrian Center. Available on a 5 year lease term minimum.



- NEW LISTING!
- 1736sf on .36 Acres B-2 Zoned with 17 parking spaces
- Parcel IDs: 21653-001-00 & 21653-001-01
- Former Waffle House completely renovated to Open retail/office
- 500 feet west of I-75 on US Hwy 27
- BRAND NEW interior, well lit Access from both US Hwy 27 and NW 38th Avenue
- Prominent visibility

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



Lease Information

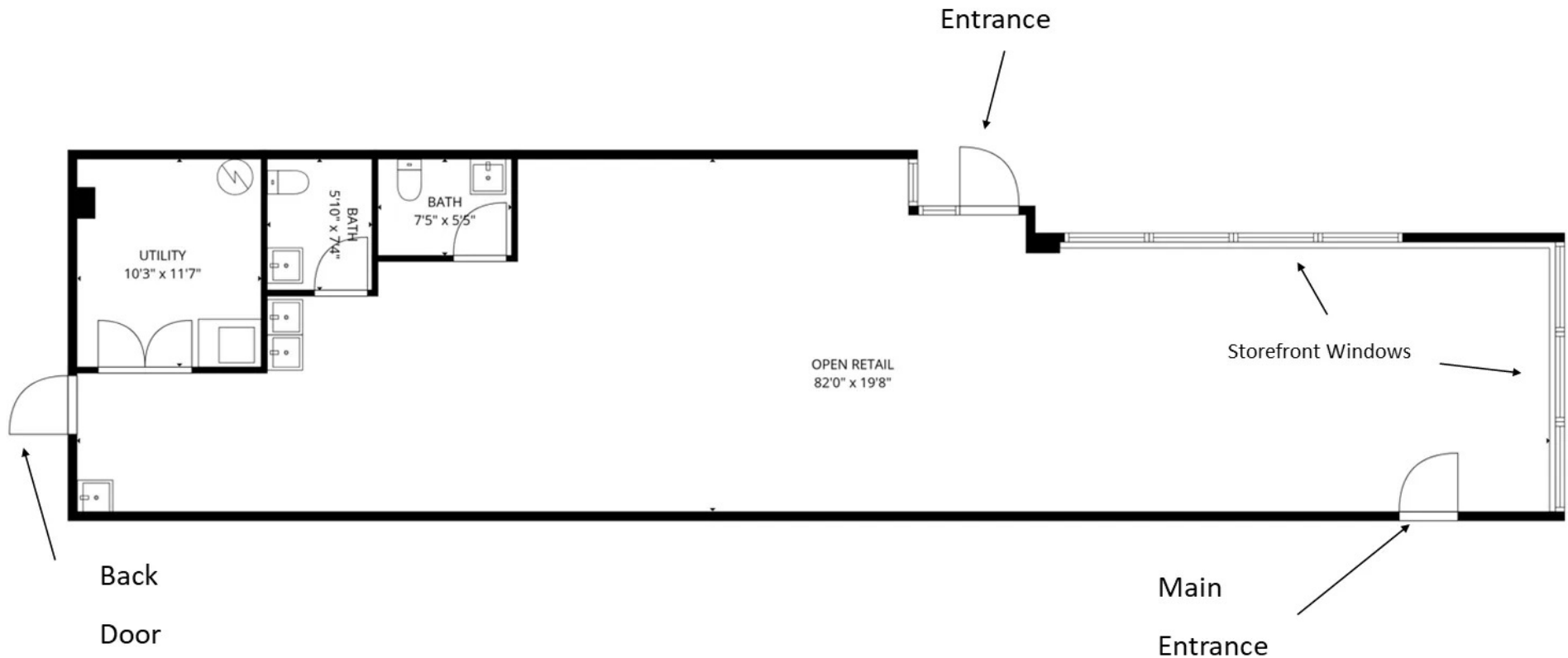
Lease Type:	NN	Lease Term:	60 months
Total Space:	1,736 SF	Lease Rate:	\$28 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
For Lease	Available	1,736 SF	Modified Net	\$28.00 SF/yr	Completely gutted and repurposed into a renovated interior with well-lit open layout, 2 bathrooms, and a oversized utility room. 17 parking spaces. New white ceiling tiles/grid and wall color. New LVP flooring throughout. Lease minimum term 5 years. Landlord warrants all Mech/Elec/Plumbing operational at commencement. Tenant pays Landlord Base Rent indicated herein plus a NNN for Taxes, Insurance, and Exterior Maintenance. NNN estimated at \$5/sf but TBD.

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

Lease Rate	\$28 SF/Yr
------------	------------

Location Information	
Building Name	High Visibility US Hwy 27 Retail Office
Street Address	3816 NW Blitchton Rd
City, State, Zip	Ocala, FL 34475
County	Marion
Market	Ocala/Gainesville
Sub-market	NW Ocala
Cross-Streets	NW 38th Ave

Building Information	
Building Size	1,736 SF
Building Class	B
Occupancy %	0.0%
Tenancy	Single
Ceiling Height	9 ft
Number of Floors	1
Year Built	1979
Year Last Renovated	2026
Number of Buildings	1

Property Information	
Property Type	Retail or Office
Property Subtype	Street Retail
Zoning	B-2
Lot Size	15,681 SF
APN #	21653-001-00 & 21653-001-01
Lot Frontage	47 ft
Lot Depth	240 ft
Traffic Count	21100
Traffic Count Street	US Hwy 27
Traffic Count Frontage	47

Parking & Transportation	
--------------------------	--

Utilities & Amenities	
Restrooms	2.0

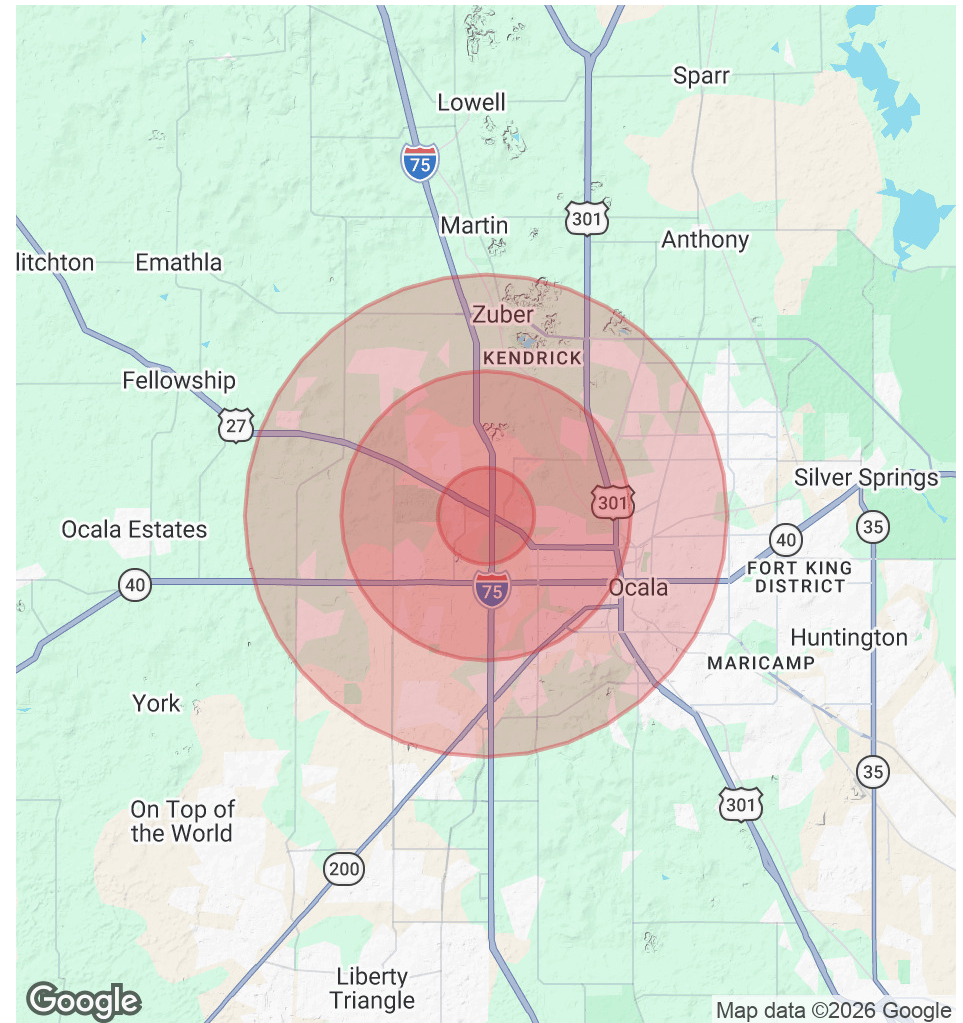
Randy Buss, CCIM, SIOR
NAI Heritage Managing Partner
352.482.0777 x7214
randy@naiheritage.com

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

Population	1 Mile	3 Miles	5 Miles
Total Population	1,890	24,329	65,808
Average Age	50.4	42.0	40.9
Average Age (Male)	49.0	39.9	39.2
Average Age (Female)	51.5	44.5	42.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	786	10,198	26,778
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$75,877	\$64,473	\$74,966
Average House Value	\$211,768	\$255,389	\$243,424

2023 American Community Survey (ACS)



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

randy@naiheritage.com

Direct: 352.482.0777 x7214 | Cell: 352.817.3860

FL #BK3105657

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

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