

FOR LEASE
\$9.18 - \$13 SF/YR (NNN)



Property Highlights

- Large Retail Center near Downtown Ocala - FOR LEASE
- 58% Occupied - Retail/Office Vacancies from 4,520sf to 37,015sf
- 41,500 Cars/Day, Parcel ID: 28510-000-00
- Zoned: Form Based Code (FBC). Versatile zoning by application,
- Parking Ratio 3.9/1000sf
- Join Zone Health & Fitness, Pinch A Penny, and Live Fire Chefs Restaurant

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,115	17,366	37,608
Total Population	5,181	42,814	92,387
Average HH Income	\$58,782	\$69,014	\$79,913



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Building Name	Pine Plaza
Property Type	Retail
Property Subtype	Street Retail
APN	28510-000-00
Building Size	126,554 SF
Lot Size	463,408 SF
Building Class	C
Year Built	1957
Number of Floors	1
Number of Buildings	1

Introducing a prime commercial space for lease at 418 S Pine Ave, Ocala, FL 34471. Anchored by Zone Health & Fitness, this versatile Form Based Code (FBC) zoned property offers a highly visible location with ample foot traffic, making it an ideal for retail, dining, or service-related office/businesses. Boasting spacious options with large storefront windows for natural light, and a customizable layout, this property provides an excellent opportunity to bring your vision to life. With its proximity to downtown Ocala and major roadways, this space offers convenience and accessibility to customers and employees alike. Parking Ratio 3.9/1000sf. Vacancies range from as small as 4,520sf to 25,143sf with contiguous vacant layout of 37,015sf. Under New Management & Leasing Services. Call Today or see Terms in Brochure.



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Legend



Available



Unavailable

Available / Available Soon / Unavailable Spaces

	Suite	Tenant	Size	Type	Rate	Description
■	418	Love Fellowship Christian Center - Church	1,100 SF	NNN	-	-
■	420	Sunshine Nails	1,135 SF	NNN	-	-
■	422	Zandani - Smoke/Vape Shop	1,664 SF	NNN	-	-
■	424	All You Need Is - Pokemon Cards	930 SF	NNN	-	-
■	426	J&J Treasure Chest - New & Used Retail	2,014 SF	NNN	-	-
■	428	KidsStuff - Consignment	2,014 SF	NNN	-	-
■	506	Live Fire Chefs - Restaurant	3,092 SF	NNN	-	-
■	508	Pinch A Penny - Pool Supplies	5,600 SF	NNN	-	-

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	Suite	Tenant	Size	Type	Rate	Description
■	510	Rice/Kisner - Pine Ave Antique Mall	7,616 SF	NNN	-	-
■	514-524	Zone Health & Fitness	31,000 SF	NNN	-	-
■	Suite 608	Available	9,340 - 16,271 SF	NNN	\$10.00 SF/yr	A former Family Dollar store. An Open Retail shell with acoustical ceiling system/lighting in front with a small warehouse in the rear. Perfect for furniture store sales, mattress sales, large item showroom sales. Landlord turns over with Mechanical, Electrical, and Plumbing systems in operating condition. Approx 18' roof deck height at rear. Balance of interior is As Is. 9340sf x (\$10/sf Base Rent + \$3.71 NNN Rent) = \$10,670.95/mo.
■	Suite 614	Available	6,931 - 16,271 SF	NNN	\$10.00 SF/yr	An former thrift store with largely open front Retail area with some subdivided room dividers, an acoustical ceiling system/lighting in front with a small warehouse in the rear. Landlord turns over with Mechanical, Electrical, and Plumbing systems in operating condition. Landlord will ensure the bathrooms will be operational. Balance of interior is As Is. Perfect for furniture store sales, large item showroom sales. Approx 18' roof deck height at rear. 6931sf x (\$10/sf Base Rent + \$ 3.71 NNN Rent) = \$7,918.67/mo.
■	618-620	Fonda Dulce Jesus Mio - Restaurant	8,296 SF	NNN	-	-
■	624	Mi Tierra - Travel/Cargo/Multiservice Retail	6,147 SF	NNN	-	-
■	Suite 626	Available	4,520 - 37,015 SF	NNN	\$13.00 SF/yr	A former smash lab activity center. An partially open retail unit with acoustical ceiling system/lighting in front, several large office/activity rooms in the middle, and a small warehouse in the rear. Landlord turns over with Mechanical, Electrical, and Plumbing systems in operating condition. Balance of interior is As Is. Approx 18' roof deck height at rear. 4520sf x (\$13/sf Base Rent + \$3.71 NNN Rent) = \$6,294.10/mo.
■	Suite 706	Available	7,352 - 37,015 SF	NNN	\$10.08 SF/yr	A former laser tag facility with front half with 50% office, 50% open, and rear half is warehouse (warehouse portion is Fire Sprinklered at a fee of \$.08/sf/yr included in Base Rent). Landlord turns over with Mechanical, Electrical, and Plumbing systems in operating condition. Balance of interior is As Is. Approx 18' roof deck height at rear. 7352sf x (\$10.08/sf Base Rent + \$3.71 NNN Rent) = \$8,448.67/mo.

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Suite	Tenant	Size	Type	Rate	Description
■ Suite 718	Available	25,143 - 37,015 SF	NNN	\$9.18 SF/yr	A former nightclub/bar that has been gutted to the perimeter walls except for 4 multi-stall bathrooms located near the center. Bathrooms require remodeling. 600 Amp power. Some offices remain up front and a small cooler in back. Entire unit is Fire Sprinklered at a fee of \$.18/sf/yr included in Base Rent. For acceptable credit tenant and remodel plans, Landlord provides a Base rent credit equal to \$40/sf toward tenant's installation of Mechanical (HVAC), Electrical, and Plumbing systems, spread over the initial term of the lease. Approx 18' roof deck height at rear. Prior to Rent Credit application: 25143sf x (\$9.18/sf Base Rent + \$3.71 NNN Rent) = \$27,007.77/mo. After Rent Credit application applicable to first 5 Years is 25143sf x (\$1.18 (\$9.18 - \$8/sf credit)/sf Base Rent)+ \$3.71 NNN Rent) = \$10,245.77/mo.

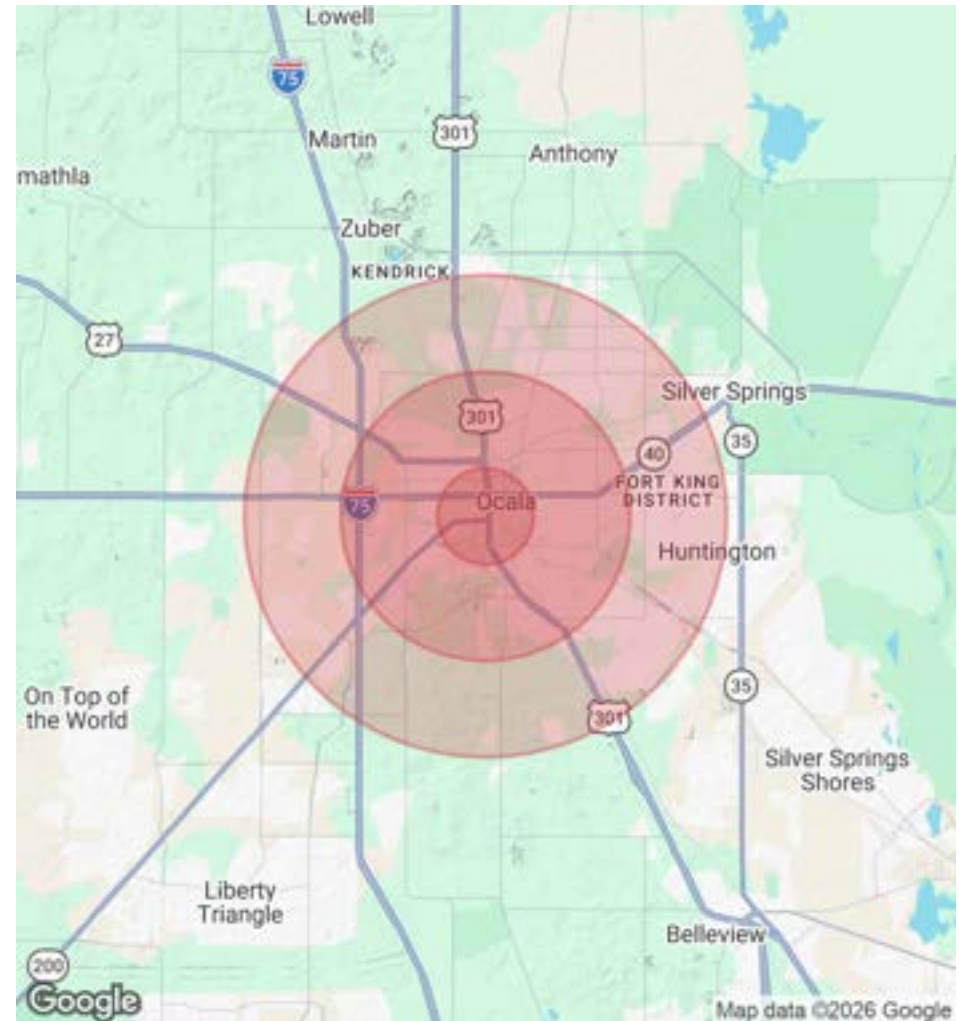
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,181	42,814	92,387
Average Age	40.1	40.0	41.7
Average Age (Male)	38.0	39.1	39.9
Average Age (Female)	43.3	42.3	43.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,115	17,366	37,608
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$58,782	\$69,014	\$79,913
Average House Value	\$310,257	\$271,014	\$265,484

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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