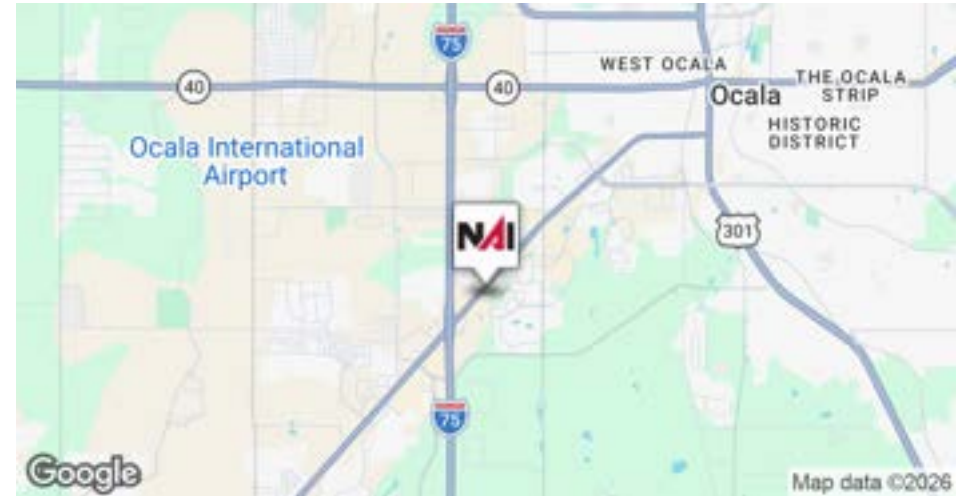


FOR LEASE
\$15 SF/YR (NNN)



Property Highlights

- High demand medical & office space available
- 3 minutes from I-75 @ SR200
- Near Paddock Mall and other medical providers
- Meticulously manicured campus office park atmosphere
- Parking ratio: 4.6/1000sf, 197 surface parking spaces
- Base Rent plus \$5.90/sf/yr NNN Rent
- Parcel ID 2372-204-000, Zoned B2A

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,780	11,562	30,288
Total Population	4,329	29,392	73,990
Average HH Income	\$85,521	\$90,229	\$89,209



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Legend	
■	Available
■	Unavailable

Lease Information

Lease Type:	NNN	Lease Term:	36 months
Total Space:	5,046 - 7,446 SF	Lease Rate:	\$15 SF/yr

Available Spaces

	Suite	Tenant	Size	Type	Rate	Description
■	101	Roberts Title Inc.	3,217 SF	NNN	-	-
■	102	Prime Lending	1,811 SF	NNN	-	-
■	201	LabCorp	2,100 SF	NNN	-	-
■	202	Inhealth MD Alliance	3,653 SF	NNN	-	-

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Suite	Tenant	Size	Type	Rate	Description
■ 202A	Skin Cancer Center of Central FL	1,950 SF	NNN	-	-
■ 203	Kosmerida Organika Salon	1,092 SF	NNN	-	-
■ 204	Union Home Mortgage Corp.	1,092 SF	NNN	-	-
■ 301	DNA Comprehensive Therapy Services, LLC dba Elite DNA	3,599 SF	NNN	-	-
■ 302	Dr V Kidambi	1,475 SF	NNN	-	-
■ 401	Magnifique Aesthetics	2,800 SF	NNN	-	-
■ 402	Heal at Home Healthcare, LLC	2,292 SF	NNN	-	-
■ 501	MedVet	3,118 SF	NNN	-	-
■ 502	Sage Infusion, LLC	1,956 SF	NNN	-	-
■ 601	Available	5,046 - 7,446 SF	NNN	\$15.00 SF/yr	This 7446sf former home healthcare unit has lobby, 12 private offices, open work area suitable as open or for cubicles, large conference room, extra large training room, break room, 4 bathrooms and ample storage rooms. Whole building has use of monument sign at road. Rate: 7446sf x (\$15 + \$5.90/sf NNN) = \$12,968.45/mo May be divided down to ~5046sf (first) & ~2400sf with price and term adjustments.
■ 701	Balanced Wellbeing	3,000 SF	NNN	-	-
■ 702	Arc Hospice of Florida, LLC	2,092 SF	NNN	-	-

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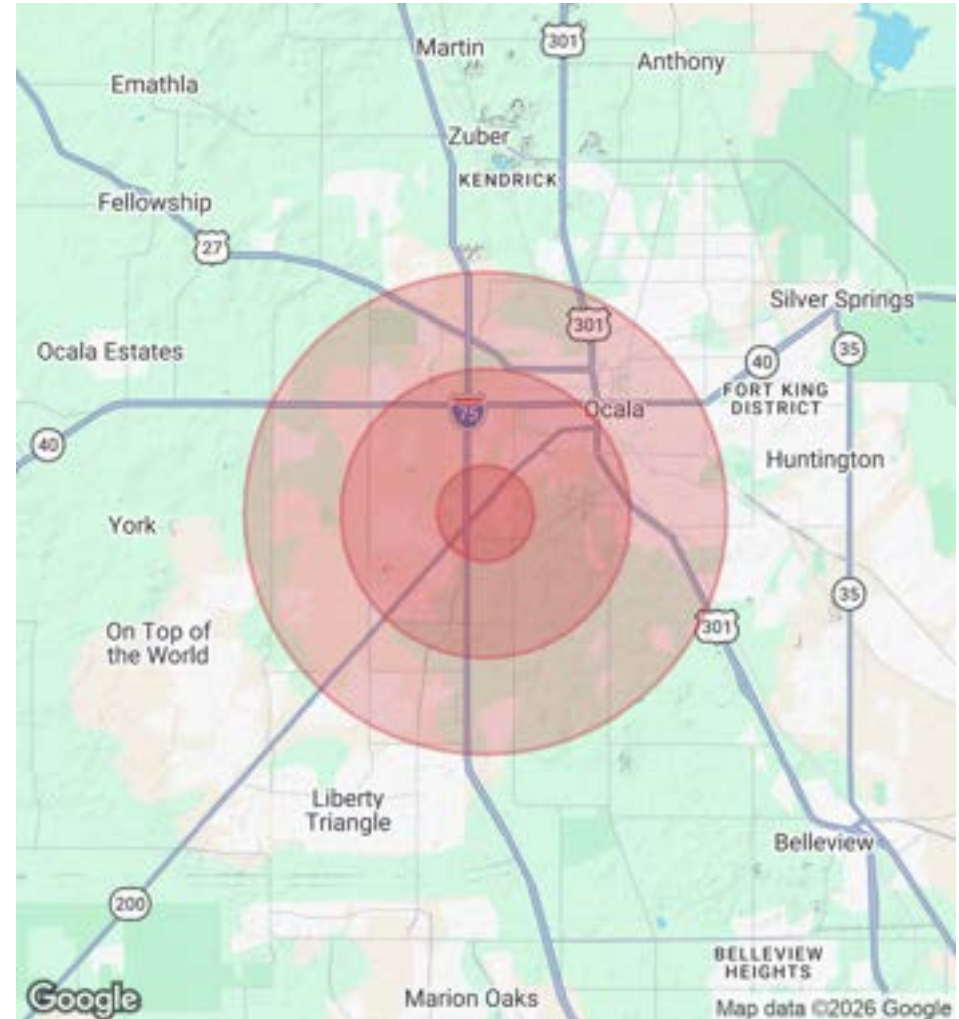
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,329	29,392	73,990
Average age	44	42	44
Average age (Male)	42	40	43
Average age (Female)	46	43	46

Households & Income	1 Mile	3 Miles	5 Miles
Total households	1,780	11,562	30,288
# of persons per HH	2.4	2.5	2.4
Average HH income	\$85,521	\$90,229	\$89,209
Average house value	\$306,994	\$293,967	\$296,357

* Demographic data derived from 2020 ACS - US Census



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Professional Background

Scope of Service Experience

Landlord / Seller Representation Tenant / Buyer Representation Investment Services, Commercial Property Management via alliance provider Heritage Management LLC, Construction Management, Receivership & Special Asset Disposition.

Background & Experience

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 3,000ppl and ran 24hrs/day 7 days per week. Heritage Management Corp/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 LLC 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.

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