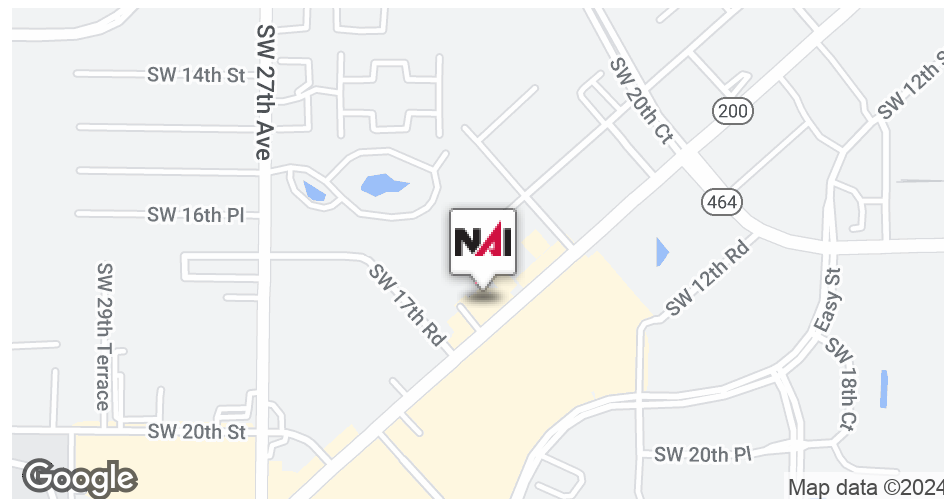


**FOR LEASE**  
\$3.50 SF/YR (GROSS)



### Property Highlights

- 8,520sf warehouse space available
- Zoned B4, YB 1972
- AADT 37,500 (FDOT 2022), across from Hobby Lobby
- Marion County Parcel ID 23550-000-00
- Retail space has full window frontage off busy SR-200
- Warehouse is As-Is, no semi-truck access, limited box truck access to be parked inside while on-site

Demographics	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	1,558	10,456	26,714
<b>Total Population</b>	4,722	28,341	68,900
<b>Average HH Income</b>	\$42,572	\$52,735	\$56,292



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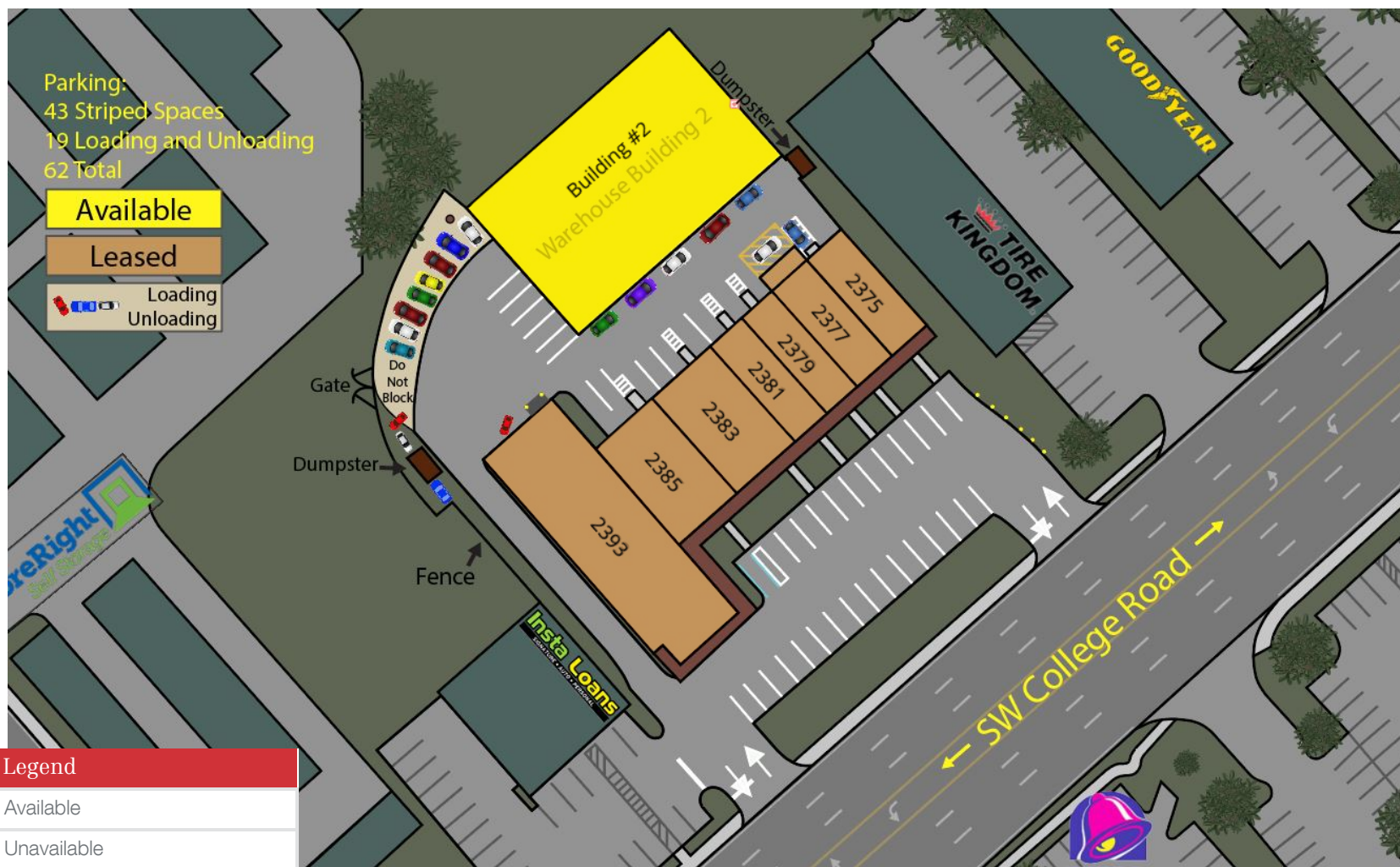




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## Lease Information

<b>Lease Type:</b>	Gross
<b>Total Space:</b>	8,520 SF

<b>Lease Term:</b>	36 months
<b>Lease Rate:</b>	\$3.50 SF/yr

## Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ Building #2	Available	8,520 SF	Gross	\$3.50 SF/yr	Warehouse has 6 offices/storage rooms, two restrooms, two large open areas. One 14' wide truck door at grade. There are 3 parking spaces for the warehouse unmarked and unreserved. Warehouse building is As-Is, no semi-truck access, limited box truck access to be parked inside while on-site. Monthly rent is \$2,485/month.
■ 2375	Vinyl Oasis, LLC	1,164 SF	NNN	-	-
■ 2377	Pizza Hut	1,210 SF	NNN	-	-
■ 2379	UBreak IFix	1,026 SF	NNN	-	-
■ 2381	Cricket	1,000 SF	NNN	-	-
■ 2383	Mostly Mattress, LLC	2,000 SF	NNN	-	-
■ 2385	Smoke Shop	2,000 SF	NNN	-	-
■ 2393	Optical Outlet	5,000 SF	NNN	-	-

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