

FOR LEASE
\$8.00 - \$10.00 SF/YR (NNN)



Property Highlights

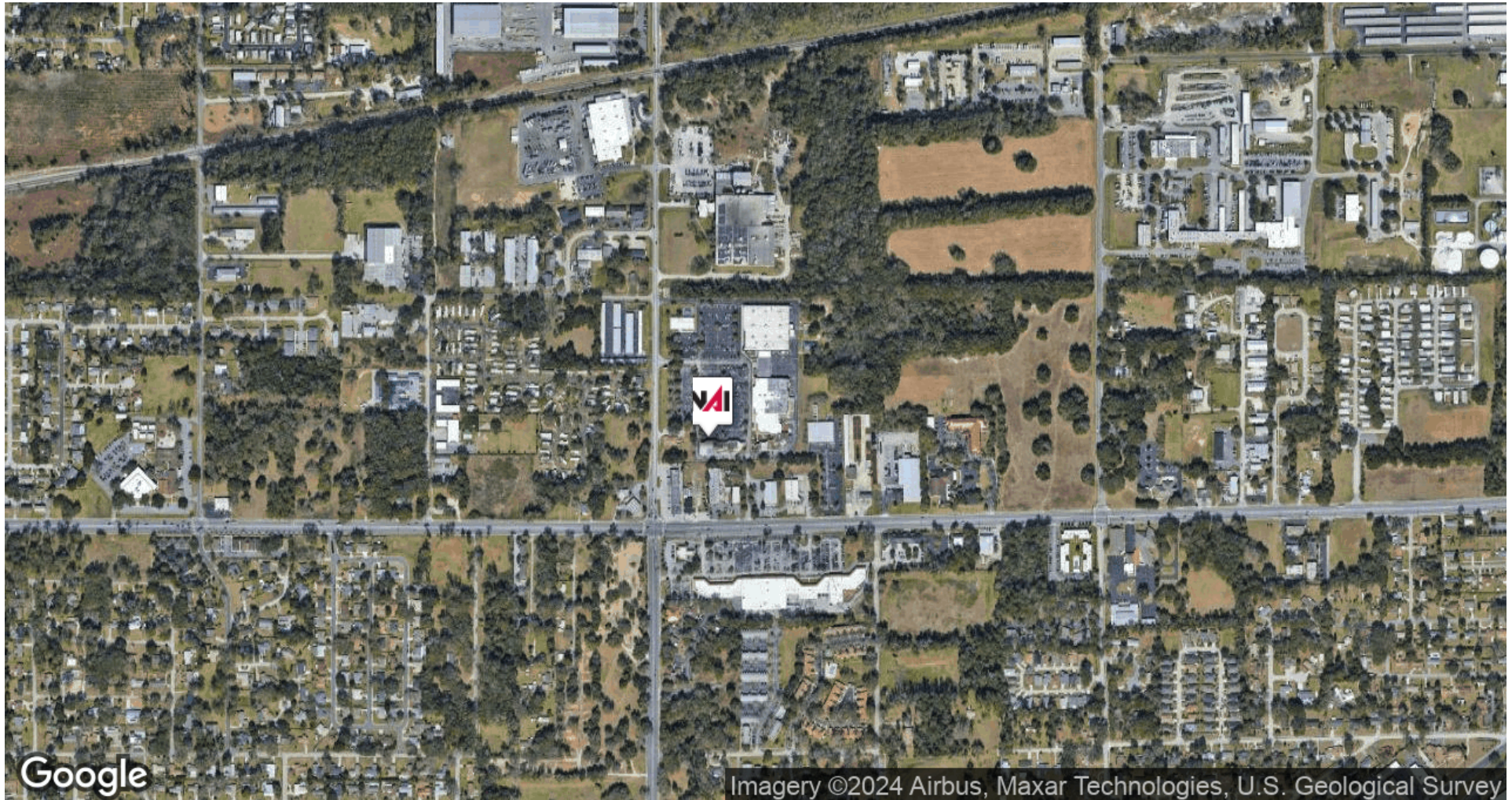
- 87,000sf Plaza
- Zoned B2, 10.62 acres, YB 1986
- Office, retail, special purpose, huge parking area
- AADT 26,000 (FDOT 2022), Combined traffic count NE 25th Ave. & NE 14th St.
- Inexpensive rent in Northeast Ocala
- Marion County Parcel ID 26879-001-04

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Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,031	16,644	32,103
Total Population	7,145	40,121	80,862
Average HH Income	\$38,127	\$53,860	\$55,221



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Tenant Name	Unit Number	Unit Size (SF)	% Of GLA
Wright of Florida, LLC	101-102	2,599	3.02
Labs ASAP dba Nona Scientific	103-105	3,900	4.53
Labs ASAP dba Nona Scientific	106	1,950	2.27
Faith Assemble Reveal Word	201-202	2,556	2.97
VACANT	203-205	4,387	5.1
West Family Learning Center	301-305	4,335	5.04
Camelot Community Care	306-308	5,183	6.03
God's Gifts Christian Academy	401-402	3,100	3.6
Hands Up Communications	403	1,250	1.45
Asplundh Tree Expert	404	1,200	1.4
Vincent and Krystal Sancho dba Alabaster Box Center of Solutions	405	1,250	1.45
VACANT	500	7,500	8.72
Metro Treatment of Florida LP	601	14,000	16.28
Silver River Ment. & Inst.	602	24,000	27.9
State of Florida Department of Vocational Rehabilitation	701-706	8,750	10.17
Totals/Averages		85,960	

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Lease Information

Lease Type:	NNN
Total Space:	4,387 - 24,050 SF

Lease Term:	36 to 60 months
Lease Rate:	\$8.00 - \$10.00 SF/yr

Available Spaces

	Suite	Tenant	Size	Type	Rate	Description
■	101-102	LEASED	2,600 SF	NNN	-	-
■	103-105	LEASED	3,899 SF	NNN	-	-
■	106	LEASED	1,950 SF	NNN	-	-
■	201-202	LEASED	2,556 SF	NNN	-	-
■	203-205	Available	4,387 SF	NNN	\$10.00 SF/yr	Unfinished Medical Renovation. 4,387sf, Base Rent \$10/sf + NNN \$2.95/sf, Total Monthly: \$4,734.30. With five year lease there is \$25/sf TI to help toward buildout that will likely be a total of \$50 - \$75/sf.
■	301-304	LEASED	3,335 SF	NNN	-	-
■	305	LEASED	1,000 SF	NNN	-	-
■	306-307	LEASED	3,183 SF	NNN	-	-
■	308	LEASED	2,000 SF	NNN	-	-
■	401-402	LEASED	3,100 SF	NNN	-	-
■	403	LEASED	1,250 SF	NNN	-	-
■	404	LEASED	1,225 SF	NNN	-	-
■	405	LEASED	1,250 SF	NNN	-	-
■	500	Available	7,500 SF	NNN	\$8.00 SF/yr	Former church, floor diagram available upon request. 7500sf, Base Rent \$8/sf + NNN \$2.95/sf, Total Monthly: \$6,843.75.

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	Suite	Tenant	Size	Type	Rate	Description
■	601	LEASED	14,000 SF	NNN	-	-
■	602	Available	24,050 SF	NNN	\$9.00 SF/yr	Available 7/1/24 with notice. An educational facility with lobby, admin offices, break area, classrooms and multi-purpose rooms. 24050sf, Base Rent \$9/sf + NNN \$2.95/sf, Total Monthly: \$23,949.79/mo.
■	701-706	LEASED	8,750 SF	NNN	-	-

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