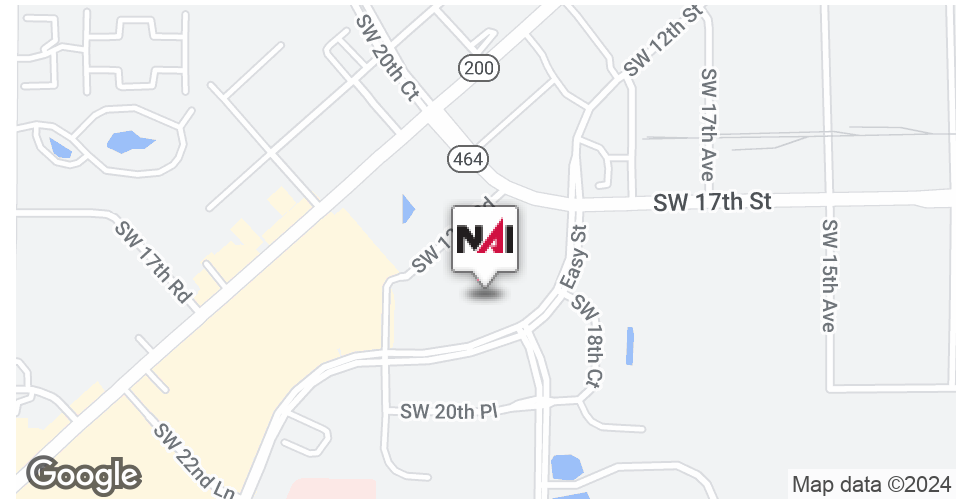


FOR LEASE
\$8.50 SF/YR (NNN)



Property Highlights

- 81,504sf building (30K Office, 50K Warehouse w/office)
- NNN and parking varies by mix. Tenant pays Utilities to Landlord
- 1st floor Office available
- Minimum term 3 years, ideally 5 years +
- Zoned B5, 7.5 acres, 217 parking spaces, Parcel ID 23654-005-01
- Close to popular amenities and easy access to I-75
- Ocala is centrally located between Gainesville and The Villages
- Former Ocala Star Banner building

Demographics	3 Miles	5 Miles	10 Miles
Total Households	11,078	27,806	76,446
Total Population	29,938	71,477	189,459
Average HH Income	\$54,386	\$56,699	\$54,849



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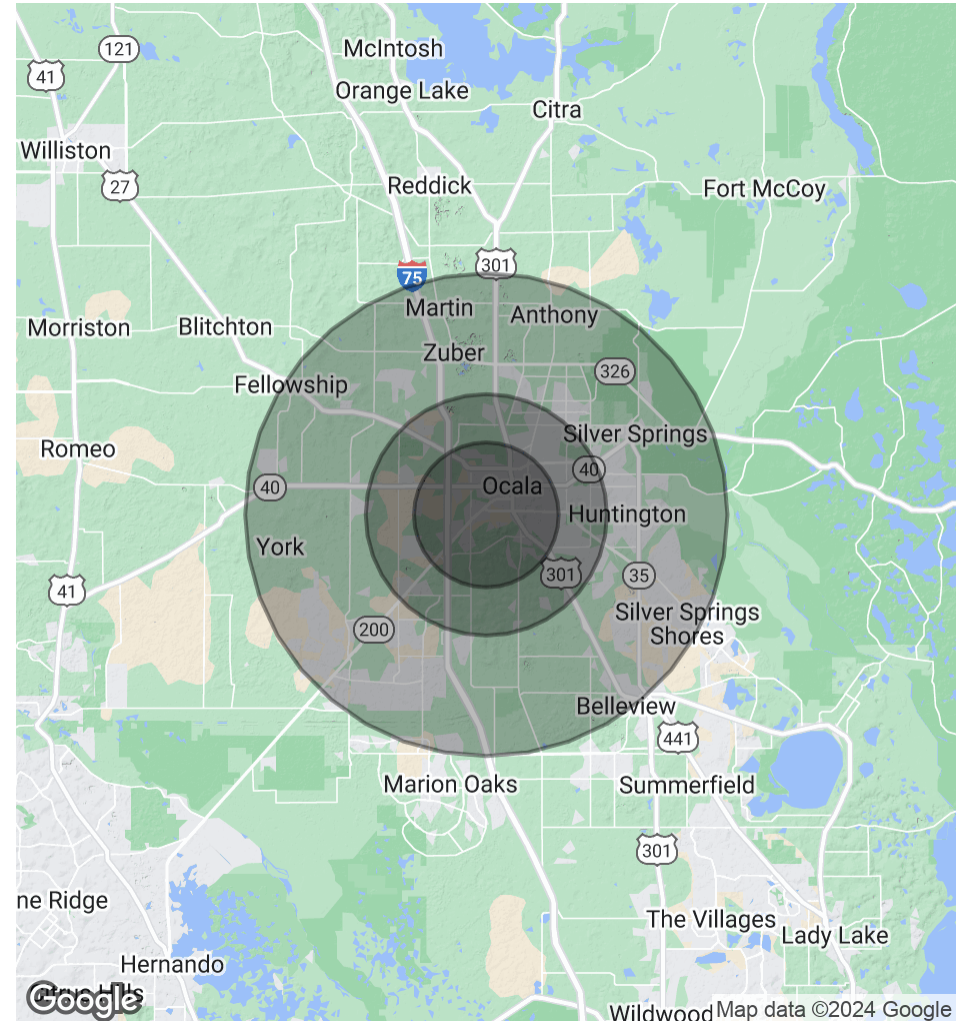
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Population	3 Miles	5 Miles	10 Miles
Total Population	29,938	71,477	189,459
Average age	37.6	39.0	43.2
Average age (Male)	37.3	37.3	41.7
Average age (Female)	38.2	40.9	44.6

Households & Income	3 Miles	5 Miles	10 Miles
Total households	11,078	27,806	76,446
# of persons per HH	2.7	2.6	2.5
Average HH income	\$54,386	\$56,699	\$54,849
Average house value	\$280,022	\$247,167	\$204,814

* Demographic data derived from 2020 ACS - US Census



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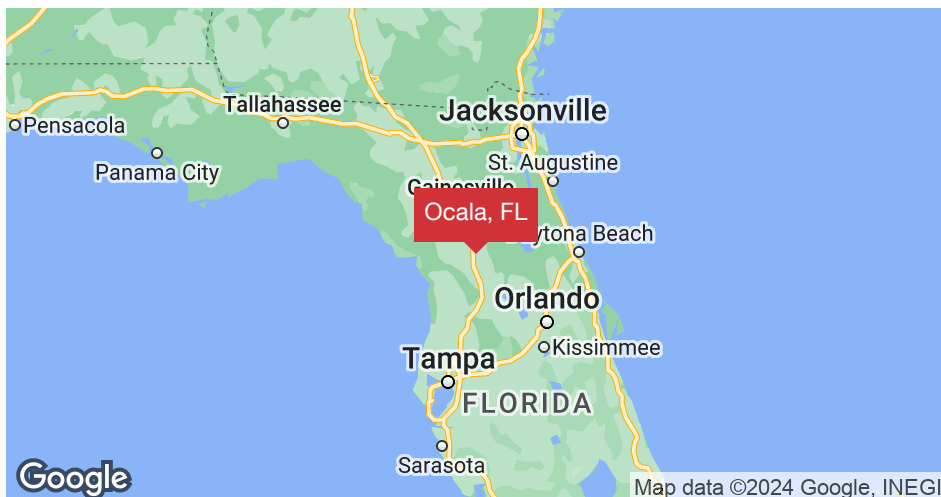
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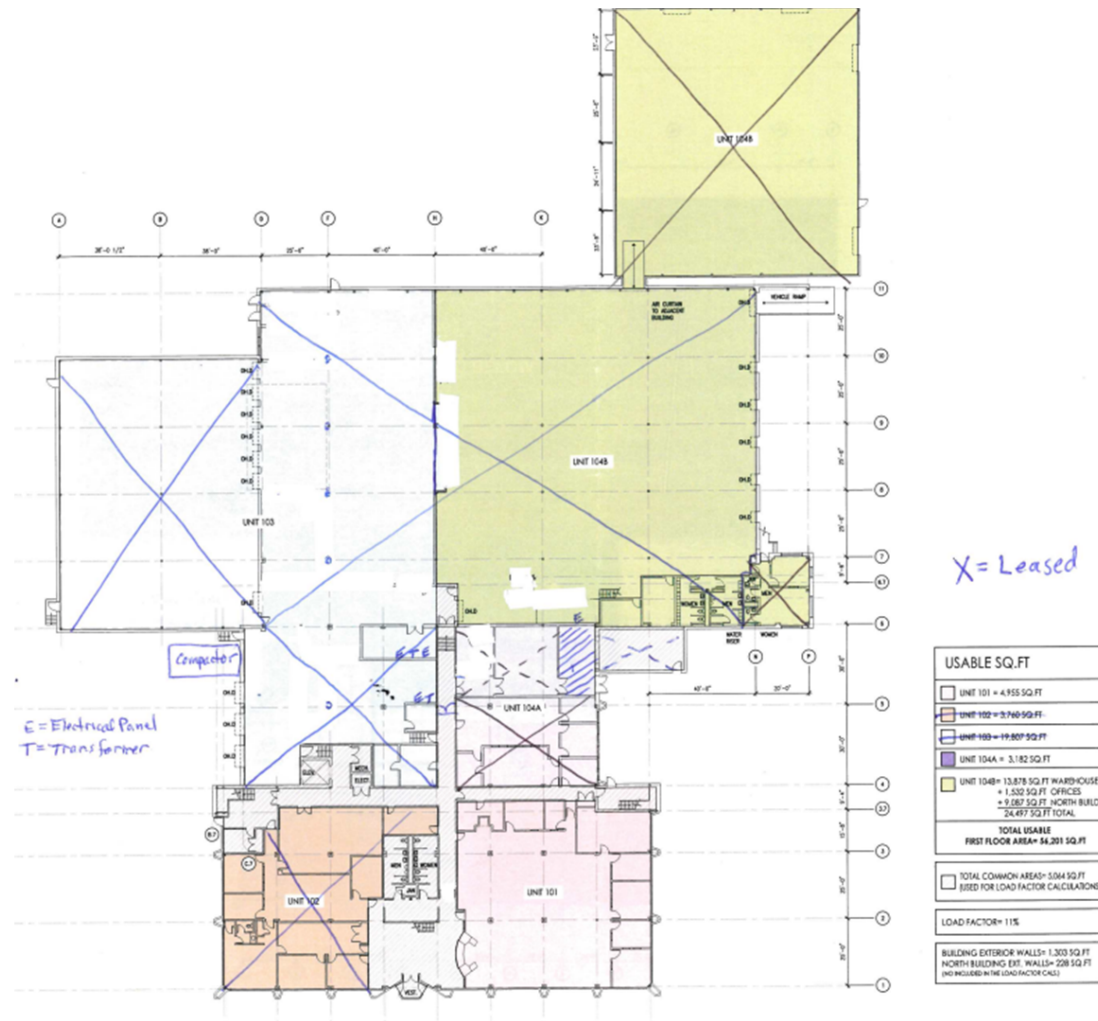
Location Description

DIRECTIONS: Travel east on SR200 from I-75, make a right onto SW 17th Street, at next light, East Street, make a right which is also SW 19th Ave Rd. Property will be on the right next to AutoMax. Look for sign. But you need to know the secret is out. Ocala/Marion County is a great place to work and live! Companies like FedEx, AutoZone, Chewy's, Dollar Tree and more have invested more than \$300 million on new facilities in the last few years. Ocala/Marion County is fortunate to have a diverse and rebounding economy. With a location along I-75 and the midpoint between Atlanta and Miami, this area is second to none when it comes to logistics and distribution. Our manufacturing base has strengthened and growing professional and business service sectors are on the rise. The growing population and excellent training programs supply a steady workforce stream for employers. The mild climate, close proximity to universities and international airports, and an available, skilled workforce blend together to create the environment new and expanding businesses are naturally attracted to for growth and prosperity. This emerging economic growth and strong, stable economy continues to make our community Beyond Expectations!

Location Details

Market	Ocala
Sub Market	Ocala
County	Marion
Cross Streets	SW 17th Street

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Lease Information

Lease Type:	NNN	Lease Term:	36 months
Total Space:	5,500 SF	Lease Rate:	\$8.50 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ Suite 101	Available	5,500 SF	NNN	\$8.50 SF/yr	First floor front corner office space, largely open room with 5 offices and 2 conf rooms. Restrooms located in common lobby. Base Rent \$8.50/sf/yr + NNN \$3.46/sf/yr, Total: \$5,481.67/month
■ Suite 102	SMART Customer Solutions	4,174 SF	NNN	Leased	-
■ Suite 103	WinSupply Ocala	21,986 SF	NNN	Leased	-
■ Suite 104B	WinSupply Ocala	12,192 SF	NNN	Negotiable	-
■ Suite 104A	Quest Diagnostics	3,200 SF	NNN	Negotiable	-
■ Suite 201	West Shore Home LLC	7,544 SF	NNN	Negotiable	-
■ Suite 202	West Shore Home LLC	977 SF	NNN	Negotiable	-
■ Suite 202B	West Shore Home LLC	2,973 SF	NNN	Negotiable	-
■ Suite 203	WinSupply Ocala	6,552 SF	NNN	Leased	-
■ Suite 104B Partial	WinSupply Ocala	15,000 SF	NNN	Leased	-

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