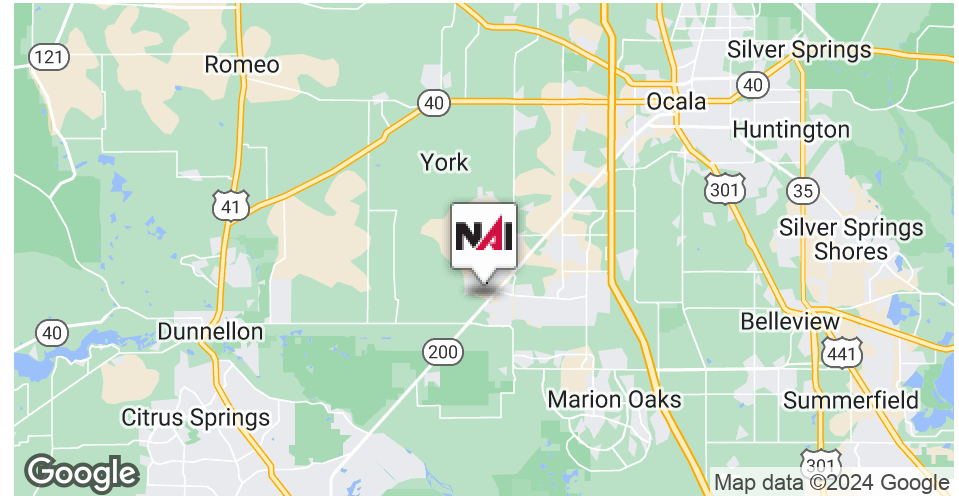


**FOR LEASE**  
\$13.00 - \$18.00 SF/YR (NNN)



## Property Highlights

- New RATE & BUILDOUT terms.
- Newest commercial destination in path of new development.
- Flexible sizes from 1,725sf to 11,400sf. B4 and B2 Zoning
- Rent rates are for space currently configured - As Is.
- \$20/sf TI Allowance to assist in Tenant's buildout.
- Tenant provided a free period to perform its buildout.
- End cap and in-line spaces available. Drive thru options possible.
- Excellent frontage and traffic count, with pylon sign available.

Demographics	0.5 Miles	1 Mile	1.5 Miles
<b>Total Households</b>	743	2,779	5,157
<b>Total Population</b>	1,110	4,148	7,807
<b>Average HH Income</b>	\$41,630	\$45,340	\$48,838



**Randy Buss, CCIM, SIOR**  
Managing Partner  
352.482.0777 x7214  
randy@naiheritage.com

2605 SW 33rd St. Suite 200  
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## Property Description

**NEW LEASE RATE STRUCTURE** Welcome to Timber Ridge Commons, a newly constructed multi-building retail/office development located in the path of new development. With its prime location and high volume of daily traffic, your business will be highly visible and accessible with multiple points of ingress and egress. Units range from 1,725sf to 11,400sf. Additional drive through lanes may be possible. The Base Rent price is AS IS - as currently configured as a raw unfinished shell of a building with concrete floors, 2 hour fire demising wall between each unit and a room suitable to become a single bathroom in the rear. Units have a potable water line supply, an empty electrical line conduit from exterior meter raceway, an empty low voltage conduit pair, and a sewer line stub all located at the back wall of each suite. Landlord provides a Tenant Improvement Allowance of \$20/sf to assist with tenant specific buildout. Tenant provided a free period to perform the buildout. Landlord will not amortized buildout into the rent or perform buildout. Pylon sign placement is also available. 4.15/1000sf parking is first come, first served. NNN Rent price is estimated at \$4.75/sf/yr.

This area is a fast-growing submarket in Ocala, poised for growth with the convergence of Crystal River and Dunnellon arterial roads, and with adjoining multifamily and neighborhood developments in close proximity. Hill Pointe Apartments, a 324 unit development, is currently under construction immediately behind the Center. Recent Ocala MSA stats: 409K population with 269 people moving in weekly, #4 fastest growing % population in US.

## Location Description

Located on the north side Hwy 200 approximately 1/2 mile east of the Walmart Supercenter at intersection of SW Hwy 200 and SW Hwy 484. This area is a fast-growing submarket in Ocala, and poised for growth with the convergence of Crystal River and Dunnellon arterial roads and with adjoining multifamily and neighborhood developments in close proximity, offering increased foot traffic and potential for your business.

2605 SW 33rd St. Suite 200  
Ocala, FL 34471  
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[naiheritage.com](http://naiheritage.com)

## Text Headline

Why  
Timber Ridge Commons?

As  
we navigate the evolving landscape of commercial real estate in Ocala, I want to draw your attention to a compelling opportunity that sets itself apart from the conventional focus on SR 200. Timber Ridge Commons isn't just another location; it's a standalone market brimming with potential.

Our  
site at Timber Ridge Commons is surrounded by amenities that promise an immediate customer base—Walmart, Publix, an emergency room, and hundreds of bustling doctor's offices. With the forthcoming construction of nearby apartments, we anticipate a rapid and substantial influx of residents keen on utilizing these local services.

Recent  
feasibility studies conducted at Timber Ridge Commons have yielded exceptional results, particularly for restaurants, showcasing stronger performance metrics

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## Timber Ridge Commons Building Number and Address

\_\_\_\_\_ SW Hwy 200, Ocala, FL 34481

**Building: 1**

**Address: 9283**

**Building: 2**

**Address: 9267**

**Building: 5**

**Address: 9181**

**Building: 6**

**Address: 9165**

**Building: 7**

**Address: 9121**



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## Lease Information

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	36 months
<b>Total Space:</b>	1,725 - 11,400 SF	<b>Lease Rate:</b>	\$13.00 - \$18.00 SF/yr

## Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ 9283: Suite 1	Available	2,250 - 3,975 SF	NNN	\$13.00 SF/yr	Endcap suite. Demised open unfinished shell with \$20/sf TI Allowance. \$13.00/sf base rent + \$4.75/sf NNN rent = \$3,328.13/mo. plus Sales Tax.
■ 9283: Suite 2	Available	1,725 - 3,975 SF	NNN	\$13.00 SF/yr	An in-line demised open unfinished shell with \$20/sf TI Allowance. \$13.00/sf base rent + \$4.75/sf NNN rent = \$2,551.56/mo. plus Sales Tax.
■ 9283: Suite 5	Available	1,725 - 3,975 SF	NNN	\$13.00 SF/yr	An in-line demised open unfinished shell with \$20/sf TI Allowance. \$13.00/sf base rent + \$4.75/sf NNN rent = \$2,551.56/mo. plus Sales Tax.

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Suite	Tenant	Size	Type	Rate	Description
■ 9283: Suite 6	Available	2,250 - 3,975 SF	NNN	\$13.00 SF/yr	Endcap suite. Demised open unfinished shell with \$20/sf TI Allowance. \$13.00/sf base rent + \$4.75/sf NNN rent = \$3,328.13/mo. plus Sales Tax.
■ 9267: Suite 1	Available	1,875 - 7,500 SF	NNN	\$13.00 SF/yr	Endcap suite. Demised open unfinished shell with \$20/sf TI Allowance. \$13.00/sf base rent + \$4.75/sf NNN rent = \$2,773.44/mo. plus Sales Tax.
■ 9267: Suite 2	Available	1,875 - 7,500 SF	NNN	\$13.00 SF/yr	An in-line demised open unfinished shell with \$20/sf TI Allowance. \$13.00/sf base rent + \$4.75/sf NNN rent = \$2,773.34/mo. plus Sales Tax.
■ 9267: Suite 3	Available	1,875 - 7,500 SF	NNN	\$13.00 SF/yr	An in-line demised open unfinished shell with \$20/sf TI Allowance. \$13.00/sf base rent + \$4.75/sf NNN rent = \$2,773.34/mo. plus Sales Tax.
■ 9267: Suite 4	Available	1,875 - 7,500 SF	NNN	\$13.00 SF/yr	Endcap suite. Demised open unfinished shell with \$20/sf TI Allowance. \$13.00/sf base rent + \$4.75/sf NNN rent = \$2,773.34/mo. plus Sales Tax.
■ 9181: Suite 1	Available	2,250 - 11,400 SF	NNN	\$18.00 SF/yr	Endcap suite. Demised open unfinished shell with \$20/sf TI Allowance. \$18.00/sf base rent + \$4.75/sf NNN rent = \$4,265.63/mo. plus Sales Tax.
■ 9181: Suite 2	Available	1,725 - 11,400 SF	NNN	\$18.00 SF/yr	An in-line demised open unfinished shell with \$20/sf TI Allowance. \$18.00/sf base rent + \$4.75/sf NNN rent = \$3,270.31/mo. plus Sales Tax.
■ 9181: Suite 3	Available	1,725 - 11,400 SF	NNN	\$18.00 SF/yr	An in-line demised open unfinished shell with \$20/sf TI Allowance. \$18.00/sf base rent + \$4.75/sf NNN rent = \$3,270.31/mo. plus Sales Tax.
■ 9181: Suite 4	Available	1,725 - 11,400 SF	NNN	\$18.00 SF/yr	An in-line demised open unfinished shell with \$20/sf TI Allowance. \$18.00/sf base rent + \$4.75/sf NNN rent = \$3,270.31/mo. plus Sales Tax.
■ 9181: Suite 5	Available	1,725 - 11,400 SF	NNN	\$18.00 SF/yr	An in-line demised open unfinished shell with \$20/sf TI Allowance. \$18.00/sf base rent + \$4.75/sf NNN rent = \$3,270.31/mo. plus Sales Tax.
■ 9181: Suite 6	Available	2,250 - 11,400 SF	NNN	\$18.00 SF/yr	Endcap suite. Demised open unfinished shell with \$20/sf TI Allowance. \$18.00/sf base rent + \$4.75/sf NNN rent = \$4,265.63/mo. plus Sales Tax.
■ 9165: Suite 1	Available	2,250 - 11,400 SF	NNN	\$18.00 SF/yr	Endcap suite. Demised open unfinished shell with \$20/sf TI Allowance. \$18.00/sf base rent + \$4.75/sf NNN rent = \$4,265.63/mo. plus Sales Tax.
■ 9165: Suite 2	Available	1,725 - 11,400 SF	NNN	\$18.00 SF/yr	An in-line demised open unfinished shell with \$20/sf TI Allowance. \$18.00/sf base rent + \$4.75/sf NNN rent = \$3,270.31/mo. plus Sales Tax.

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naiheritage.com

Suite	Tenant	Size	Type	Rate	Description
■ 9165: Suite 3	Available	1,725 - 11,400 SF	NNN	\$18.00 SF/yr	An in-line demised open unfinished shell with \$20/sf TI Allowance. \$18.00/sf base rent + \$4.75/sf NNN rent = \$3,270.31/mo. plus Sales Tax.
■ 9165: Suite 4	Available	1,725 - 11,400 SF	NNN	\$18.00 SF/yr	An in-line demised open unfinished shell with \$20/sf TI Allowance. \$18.00/sf base rent + \$4.75/sf NNN rent = \$3,270.31/mo. plus Sales Tax.
■ 9165: Suite 5	Available	1,725 - 11,400 SF	NNN	\$18.00 SF/yr	An in-line demised open unfinished shell with \$20/sf TI Allowance. \$18.00/sf base rent + \$4.75/sf NNN rent = \$3,270.31/mo. plus Sales Tax.
■ 9165: Suite 6	Available	2,250 - 11,400 SF	NNN	\$18.00 SF/yr	Endcap suite. Demised open unfinished shell with \$20/sf TI Allowance. \$18.00/sf base rent + \$4.75/sf NNN rent = \$4,265.63/mo. plus Sales Tax.
■ 9121: Suite 1	Available	1,875 - 5,625 SF	NNN	\$18.00 SF/yr	Endcap suite. Demised open unfinished shell with \$20/sf TI Allowance. \$18.00/sf base rent + \$4.75/sf NNN rent = \$3,554.69/mo. plus Sales Tax.
■ 9121: Suite 2	Available	1,875 - 5,625 SF	NNN	\$18.00 SF/yr	An in-line demised open unfinished shell with \$20/sf TI Allowance. \$18.00/sf base rent + \$4.75/sf NNN rent = \$3,554.69/mo. plus Sales Tax.
■ 9121: Suite 3	Available	1,875 - 5,625 SF	NNN	\$18.00 SF/yr	An in-line demised open unfinished shell with \$20/sf TI Allowance. \$18.00/sf base rent + \$4.75/sf NNN rent = \$3,54.69/mo. plus Sales Tax.

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## Legend

## Lease Information

Lease Type:	NNN	Lease Term:	36 months
Total Space:	1,725 - 11,400 SF	Lease Rate:	\$13.00 - \$18.00 SF/yr

## Available Spaces

Suite	Tenant	Size	Type	Rate	Description
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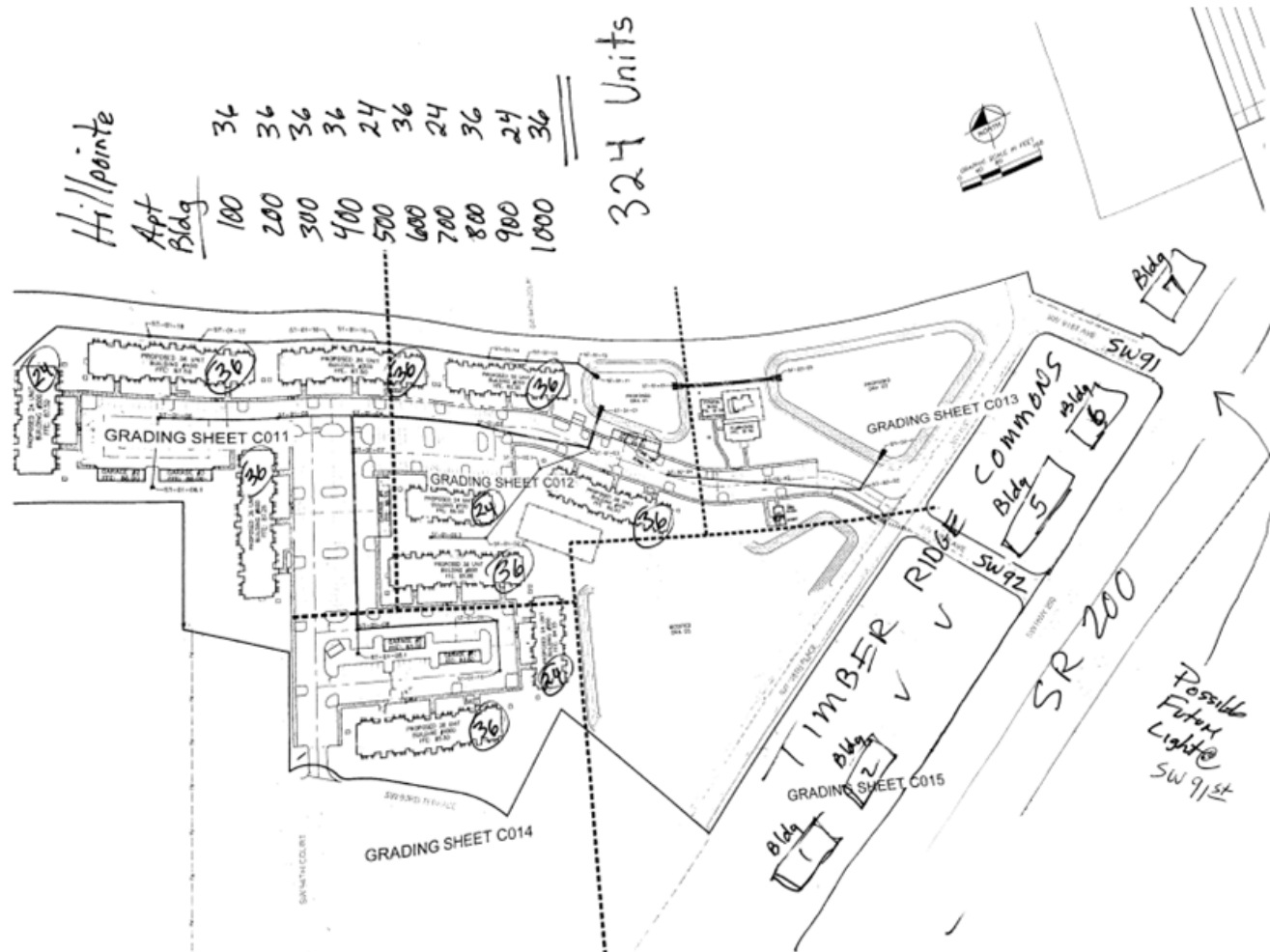
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 Managing Partner  
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 randy@naiheritage.com

2605 SW 33rd St. Suite 200  
 Ocala, FL 34471  
 352.482.0777  
 naiheritage.com



**Randy Buss, CCIM, SIOR**

Managing Partner

randy@naiheritage.com

Direct: 352.482.0777 x7214 | Cell: 352.817.3860

FL #BK3105657

## Professional Background

### Scope of Service Experience

Landlord / Seller Representation Tenant / Buyer Representation Investment Services Commercial Property Management via alliance provider Heritage Management Corp Construction Management Receivership & Special Asset Disposition Lease Renegotiation Valuations via alliance provider

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

NAI Heritage  
2605 SW 33rd St. Suite 200  
Ocala, FL 34471  
352.482.0777

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randy@naiheritage.com

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