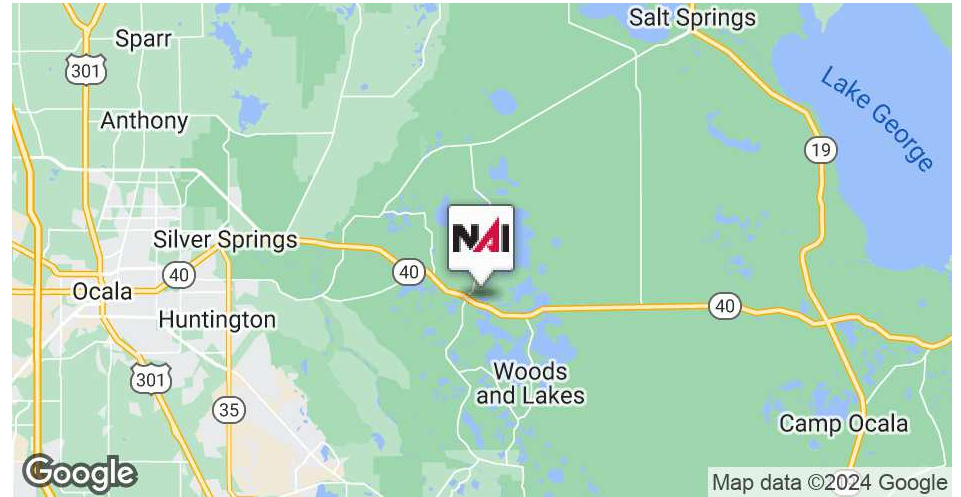


**FOR LEASE**  
**\$14.00 SF/YR (GROSS)**



### Property Highlights

- Lakewood Center
- 3,643sf building for 2 tenants, or combine.
- Parcel ID: 32500-000-00 on Hwy 40 Silver Springs near Lynne, FL
- B2 Zoning office/retail building on 3.08 acres
- 5.21 parking spaces/1000sf (19 spaces)
- Large pylon sign, great exposure, and marquee sign too
- Perfect for professional office, or retail
- May be available to purchase, contact broker

Demographics	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	241	466	1,259
<b>Total Population</b>	479	962	2,753
<b>Average HH Income</b>	\$60,736	\$66,333	\$69,742

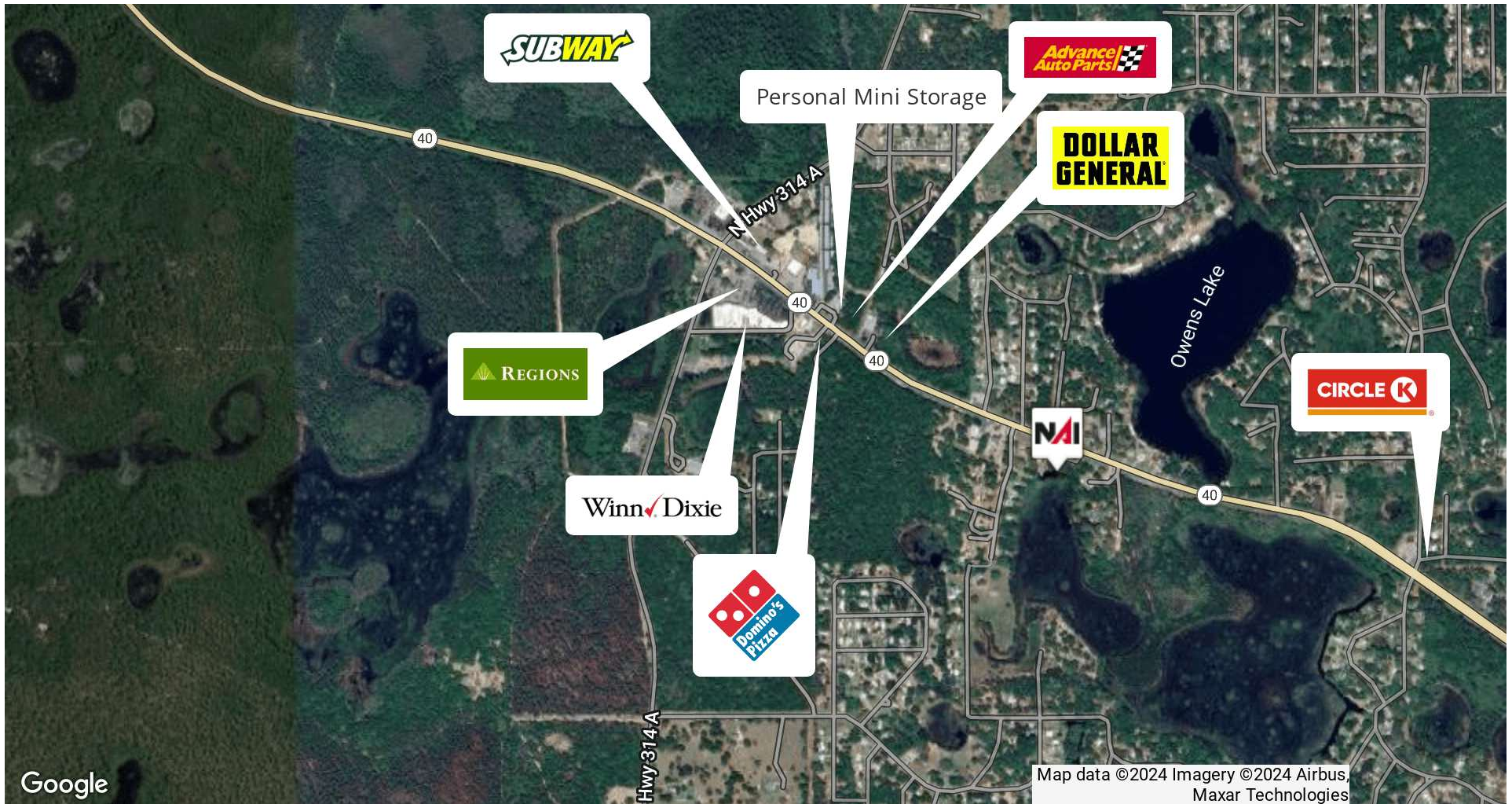


### Randy Buss, CCIM, SIOR

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**Lease Information**

<b>Lease Type:</b>	Gross
<b>Total Space:</b>	1,438 - 3,643 SF

<b>Lease Term:</b>	36 months
<b>Lease Rate:</b>	\$14.00 SF/yr

**Available Spaces**

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Unit 1	Available	1,438 - 3,643 SF	Gross	\$14.00 SF/yr	Former real estate office. Lobby, 3 offices, Lan room, break area, 2 bathrooms, and storage closet. Unit has carpet in most areas and brown wood paneling throughout. 1438sf x \$14/sf/yr = \$1,677.67/mo. plus sales tax.
Unit 2 & 3	Available	2,205 - 3,643 SF	Gross	\$14.00 SF/yr	Former open retail storefront. 2 sets of entry doors, large open interior with columns in middle, storage room, 2 bathrooms, and a break area. Unit has concrete flooring, white ceiling grid, LED flat panel lighting throughout. Finished and painted drywall walls throughout. 2205sf x \$14/sf/yr = \$2,572.50/mo. plus sales tax.

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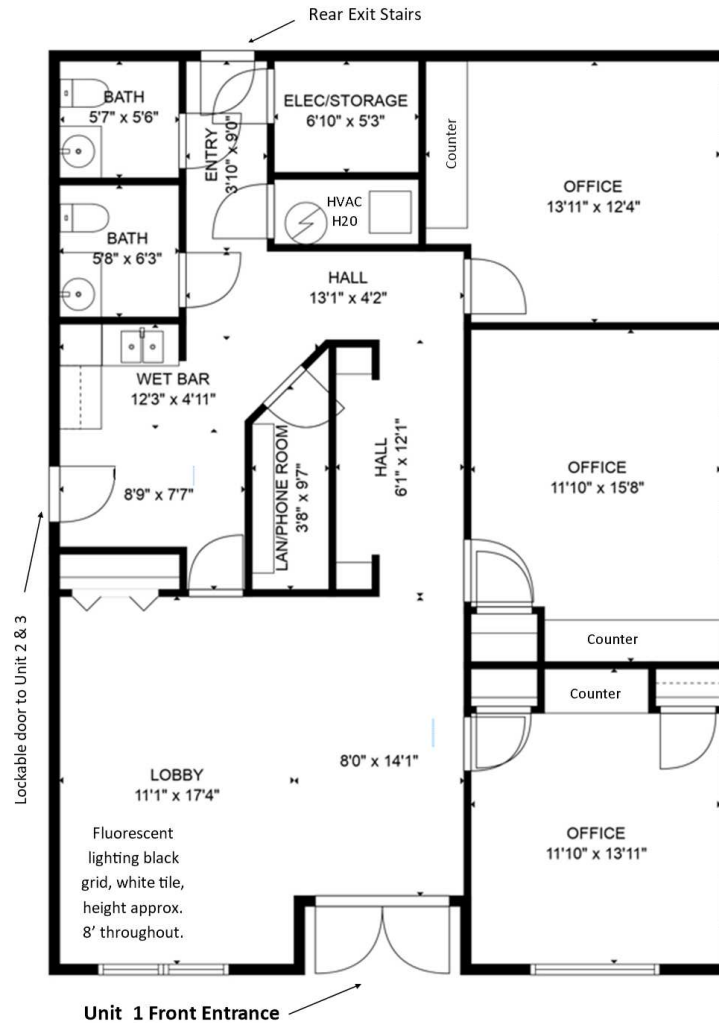
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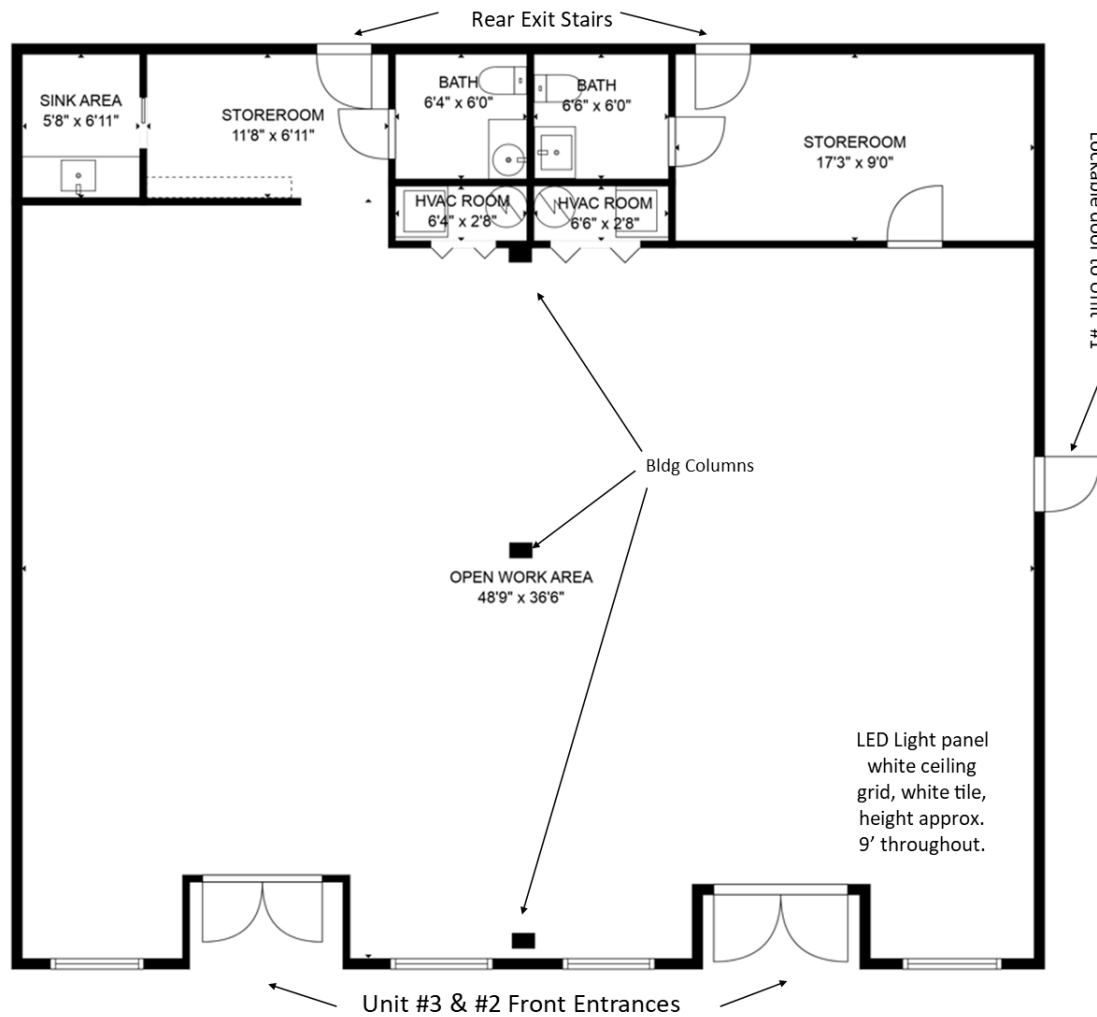
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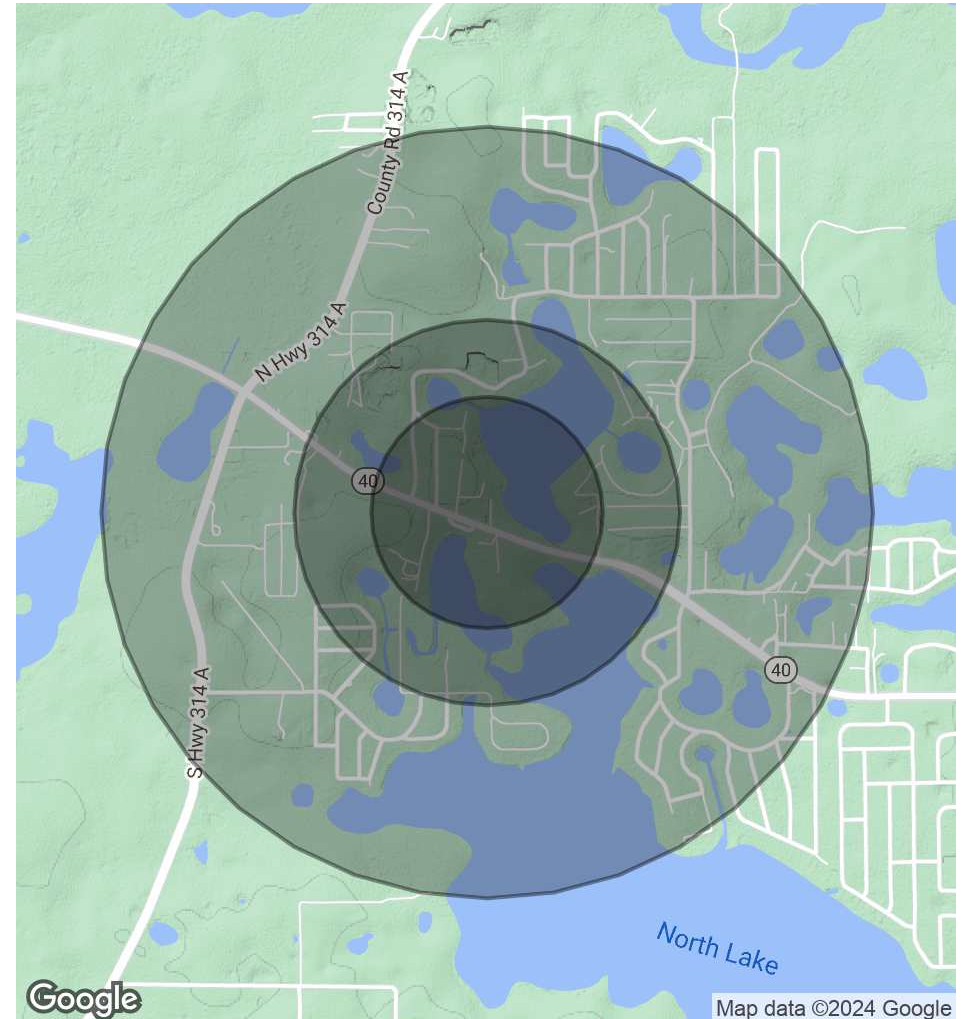
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Population	0.3 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	479	962	2,753
<b>Average Age</b>	42	43	42
<b>Average Age (Male)</b>	42	42	42
<b>Average Age (Female)</b>	43	43	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	241	466	1,259
<b># of Persons per HH</b>	2	2.1	2.2
<b>Average HH Income</b>	\$60,736	\$66,333	\$69,742
<b>Average House Value</b>	\$113,245	\$143,041	\$161,280

Demographics data derived from AlphaMap



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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 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 3,000ppl 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.

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