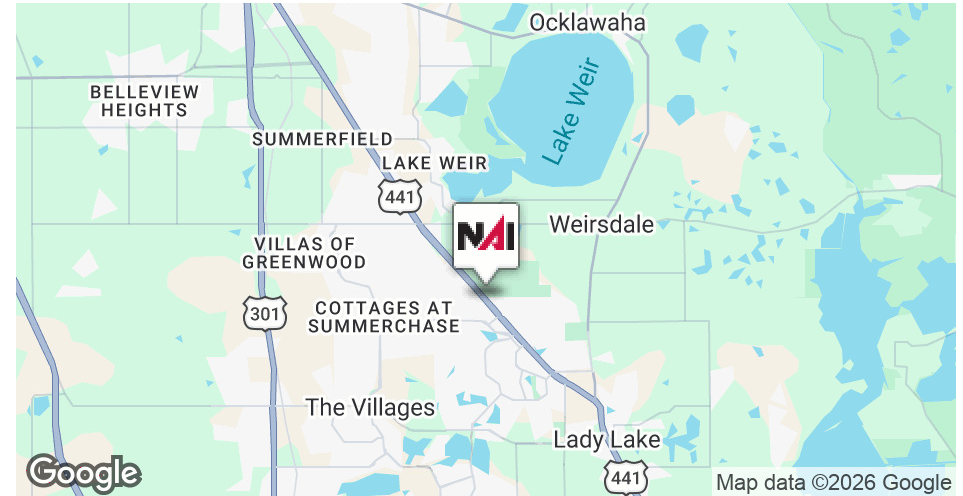


FOR LEASE
\$3,005 PER MONTH (NNN)



Property Highlights

- Suite 303 is 1,803/SF
- \$20.00/SF Base Rent
- \$6.30/SF NNN
- Prime location on US Highway 441, North of The Villages
- High visibility and accessibility for businesses
- Ample parking available
- Multiple office spaces
- Professional environment
- Well-maintained building

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	127	479	3,494
Total Population	263	953	6,274
Average HH Income	\$76,721	\$77,368	\$75,972



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Lease Information

Lease Type:	NNN
Total Space:	1,803 SF

Lease Term:	36 months
Lease Rate:	\$3,005 per month

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
303	Available	1,803 SF	NNN	\$3,005 per month	This suite includes four private offices, two restrooms, conference room, kitchen, and lobby. \$20.00/SF Base Rent \$6.30/SF NNN Monthly total uncluding sales tax: \$4,070.12
301	Sunshine Social	2,684 SF	NNN	Negotiable	-
302	Mid-Florida Prosthetics and Orthotics	2,495 SF	NNN	Negotiable	-

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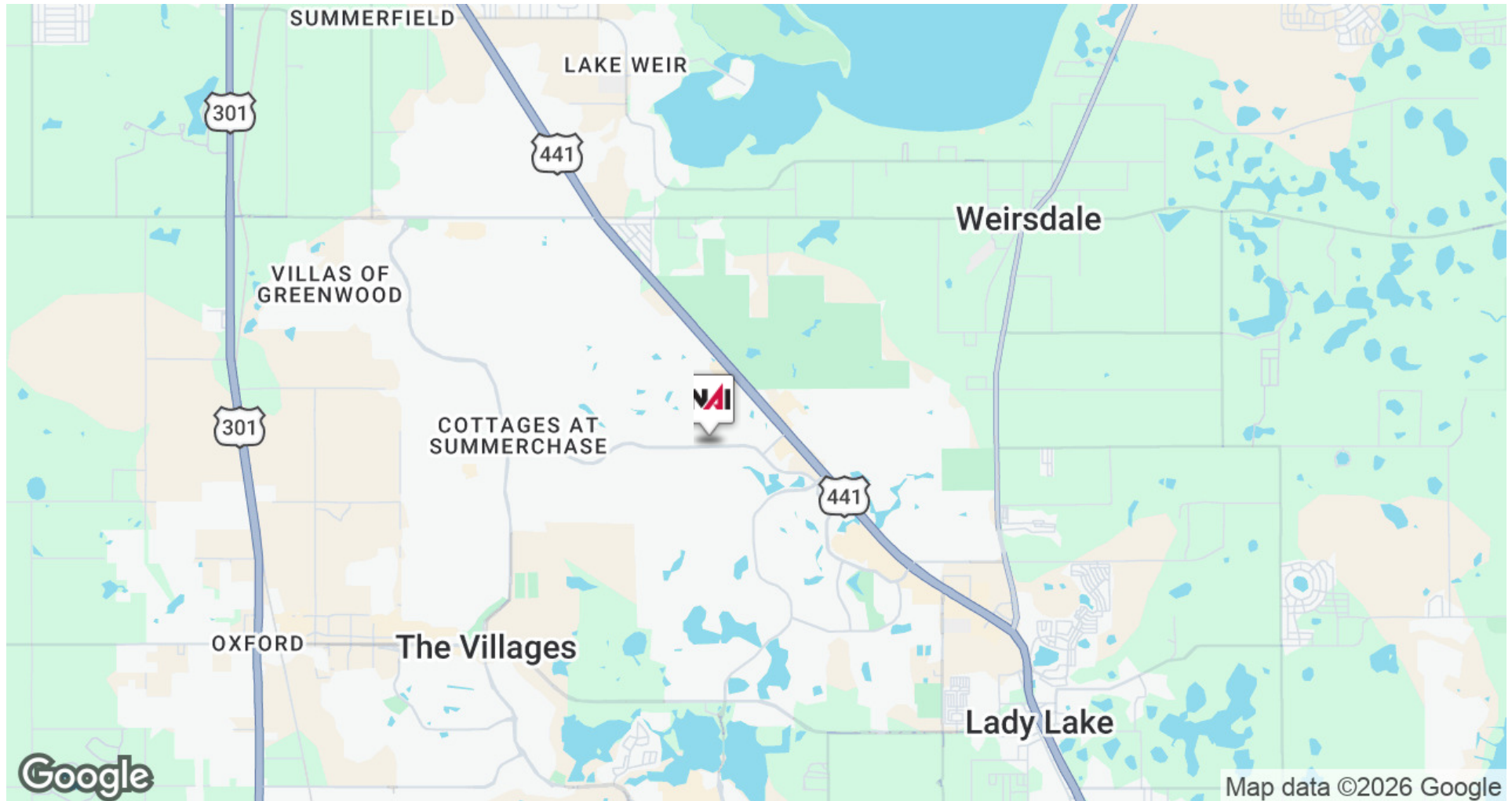
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