

PREFERRED REALTY
MANAGEMENT GROUP, LLC

IS PROUD TO PRESENT

FREEDOM PLAZA

NOW LEASING



RETAIL SPACE



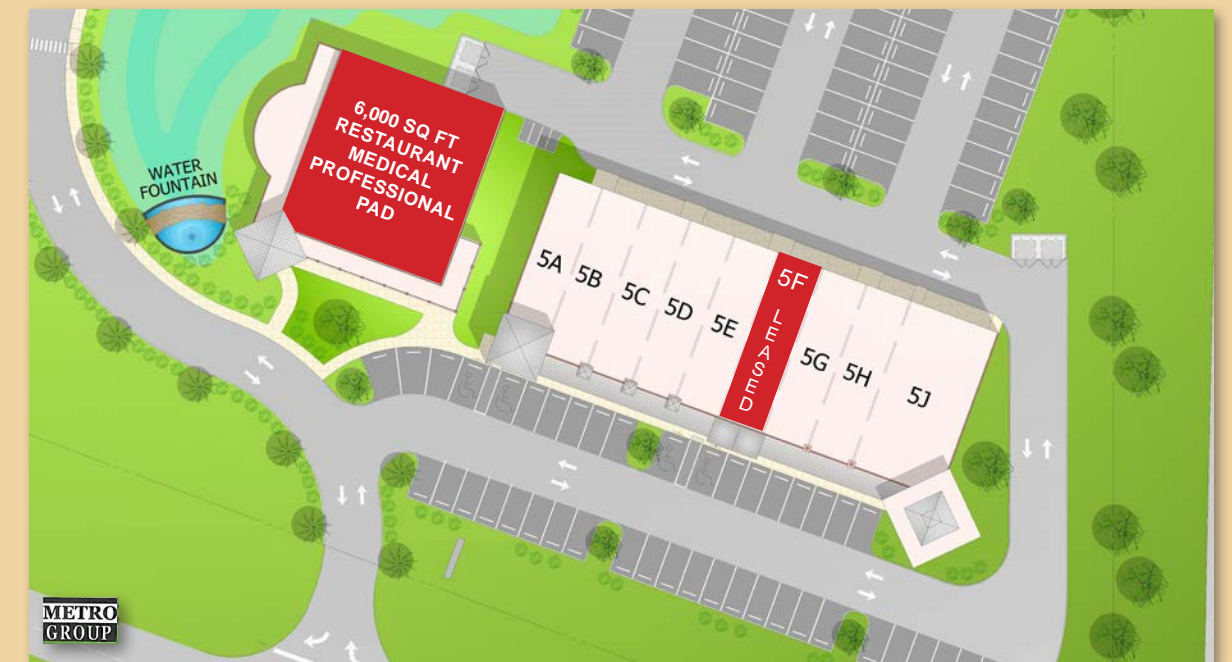
46,500 SQUARE FEET OF
LEASABLE RETAIL, PROFESSIONAL
AND MEDICAL SPACE



RETAIL SPACE



Enlarged Building Plan showing Building 5
Spaces 5A – 5H each 1,500 square feet (user may expand as needed)
Space 5J at 3,000 square feet
Future Restaurant, Medical or Professional Pad 6,000 square feet plus 1,500 square feet Patio



Enlarged Building Plan
Spaces 1A – 1F, 2B – 2F, 3B – 3F each 1,500 square feet
Spaces 1G, 2A, 3A, 3G each 1,525 square feet
Space 4A 4,300 square feet
81% LEASED!!

FREEDOM PLAZA

Freedom Professional Plaza is a 82,500 sq ft mixed use professional plaza, comprising of retail, commercial, hospitality restaurants and select professional offices. The Plaza consists of 46,500 sq feet of leasable retail space in combination with a 6,000 sq ft restaurant pad site and 6 - 6,000 sq ft pads of condominium space for **purchase**. It has been built on early craftsmen style architecture featuring Eco Friendly Class A buildings with over 330 parking spaces. The project is conveniently located on State Road 44 just east of CR 301 and North of the Florida Turnpike.



FREEDOM PLAZA

SPECIAL FEATURES AND AMENITIES

- Just minutes from The Villages along State Road 44 in the fastest growing community in Florida
- Commercial and retail setting in an office park environment with individual business entrances
- Easy access to US Highway 27, US Highway 441, I-75 and Florida Turnpike
- Professional on-site management and maintenance
- Palm tree lined walkways adorned with waterfall feature near entrance
- Lush landscape design and well appointed entrance signage
- Exquisite elevation detail and exterior décor package
- Various plans and custom interior layouts available to meet your individual requirements. Please come see us in person to discuss details.
- Next door to the 250,000 square foot Center for Advanced Healthcare and Brownwood Hotel with 150 rooms and spa featuring Wolf Gang Puck Signature Restaurant.



CONDOMINIUMS



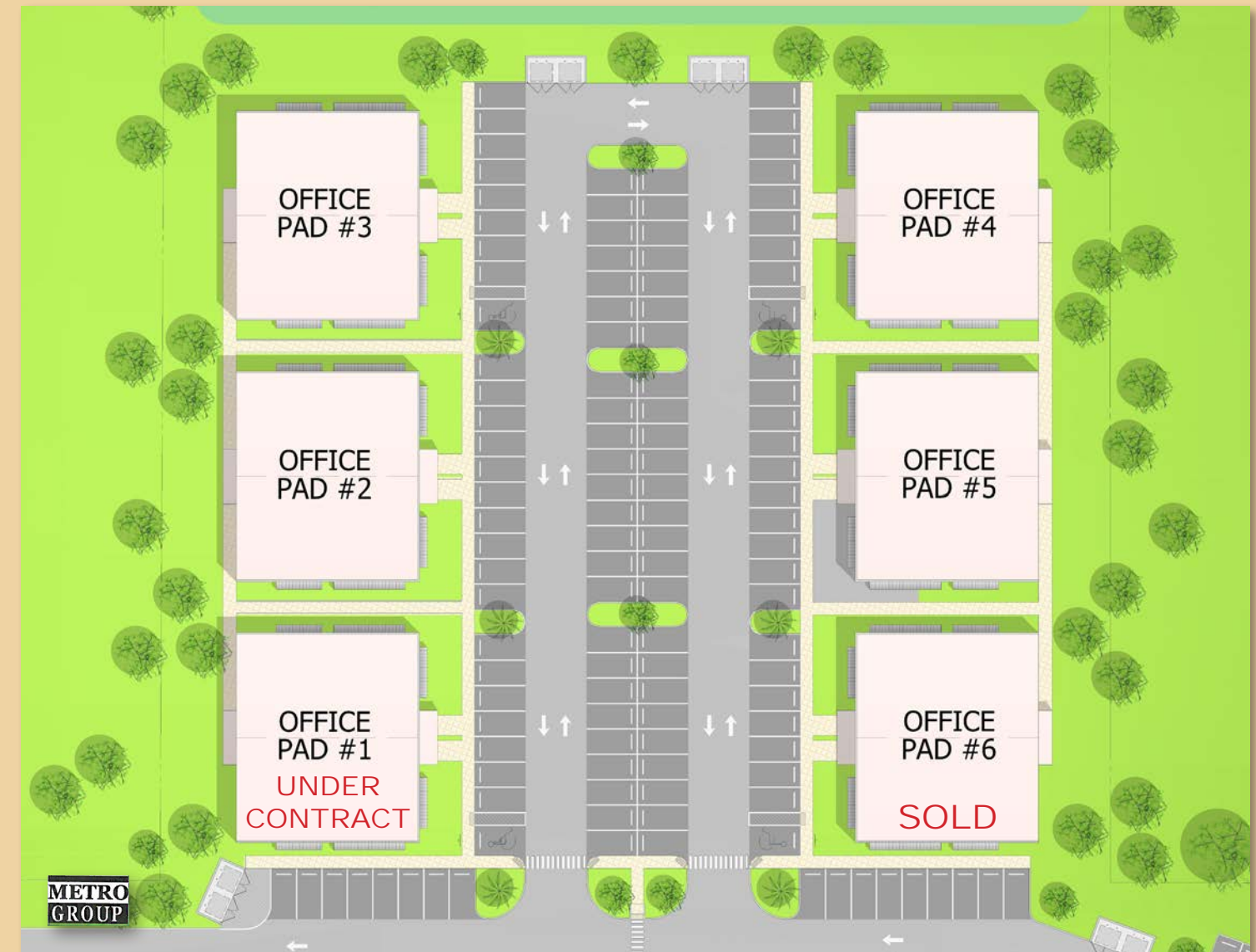
36,000 SQUARE FEET OF
MEDICAL/PROFESSIONAL
OFFICE CONDOMINIUMS FOR PURCHASE



“IF YOU BUILD IT, THEY WILL COME.”

WELL THEY CAME, WE WOULD LIKE TO WELCOME OUR NEW NEIGHBORS
CENTER FOR ADVANCED HEALTHCARE AND BROWNWOOD HOTEL
FEATURING WOLF GANG PUCK SIGNATURE RESTAURANT (SEE MAP).

CONDOMINIUMS



Enlarged plan of the Professional/Medical/Office
Pads Sites – 5,952 square feet each
or 2 Tenant Condominiums at 2,976 square feet each
Custom Pad Sites from 5,952 square feet to 18,000 square feet

Developer financing available **100%** to qualified buyer,
including closing cost up to \$10,000.

FOR MORE INFORMATION PLEASE CALL,
JOHN TOSCANI
352-633-1900

LOCATION

MAP

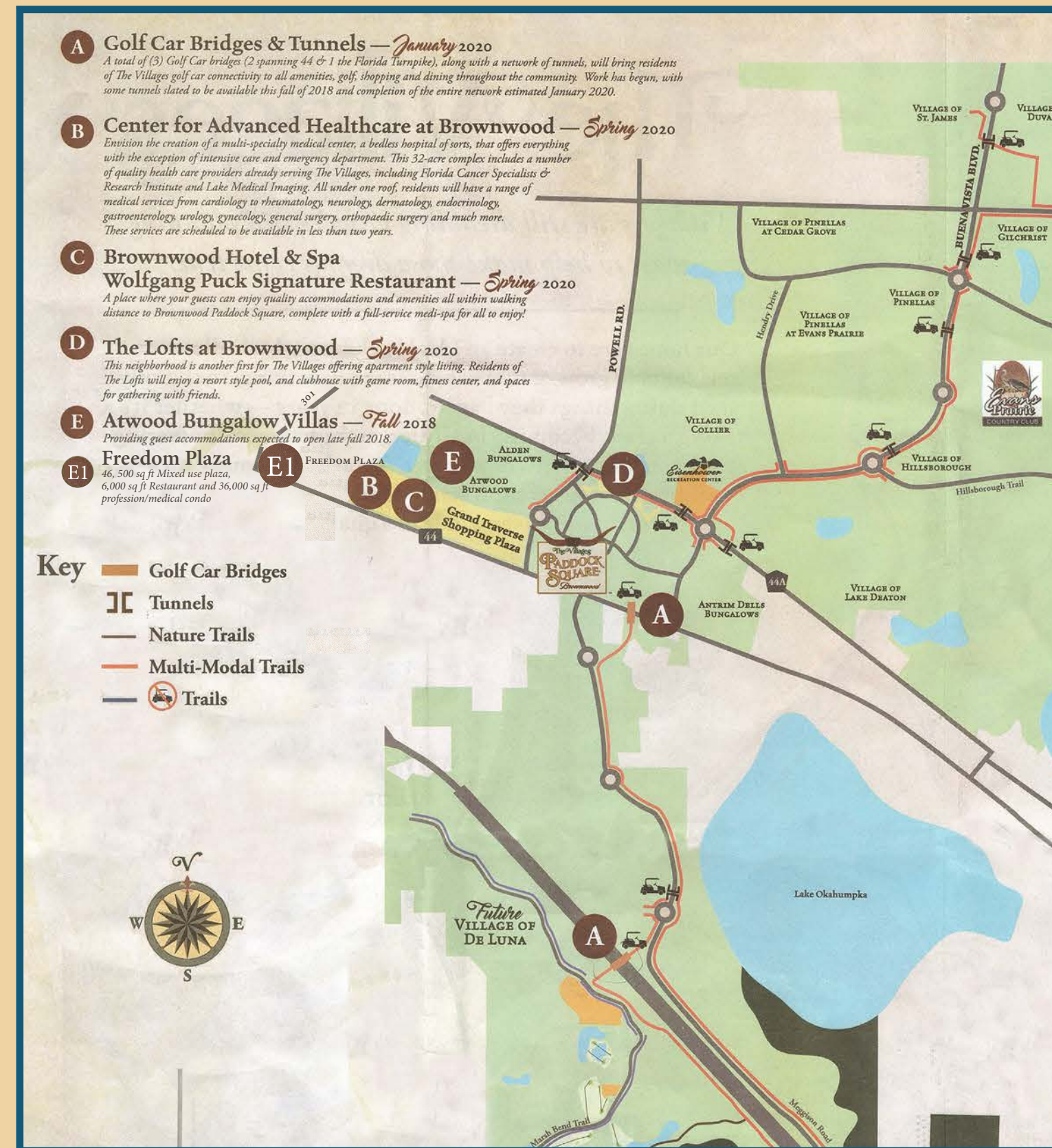
Freedom Plaza is located in the fastest growing community in the country—The Villages, FL. It is conveniently situated on State Road 44, East of US Highway 301 and North of the Florida Turnpike. It is also in close proximity to the Villages Regional Hospital and Leesburg Regional Medical Center. It is walking distance from **Brownwood Paddock Square**. Next door to the 250,000 sq ft Center for Advance Healthcare and 150 room Brownwood Hotel and Spa featuring Wolfgang Puck Signature Restaurant.

Benefits of having your business at Freedom Professional Plaza are...

- Major highway frontage on State Road 44
- Traffic count on State Road 44 estimated in excess of 28,000 cars a day
- East access to other major traffic routes including US Highway 27/441, 301, 42, 44, Interstate 75 and the Florida Turnpike.
- Located just one hour north of Orlando, between Ocala and Leesburg and in the heart of central Florida.

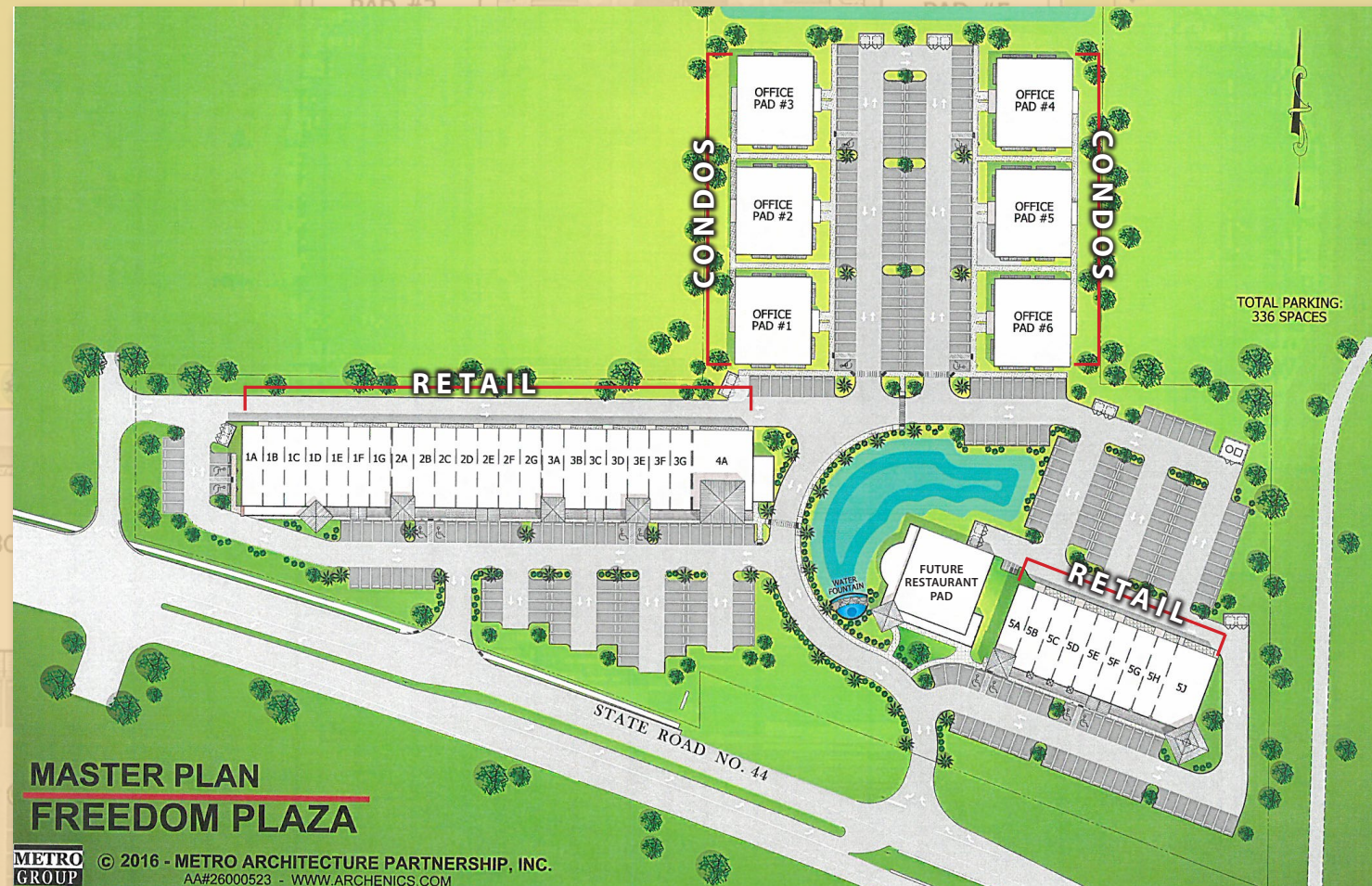
The Villages is only

- 55 miles from Orlando
- 57 miles from Disney World
- 24 miles from Ocala and Silver Springs
- 77 miles from Daytona Beach
- 96 miles from Kennedy Space Center
- 93 miles from Clearwater/Tampa
- 281 miles from Miami



SITE PLAN

TENANT INCENTIVES AVAILABLE



ACT NOW!

**ALL RENDERINGS IN THIS BROCHURE ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER RESERVES THE RIGHT TO MAKE ADDITIONS, DELETIONS AND MODIFICATIONS TO THE DRAWINGS AS THE DEVELOPER MAY DEEM APPROPRIATE OR DESIRABLE. DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION*

PROPERTIES

PROPERTIES PRIVATELY OWNED AND MANAGED BY PREFERRED REALTY MANAGEMENT GROUP, LLC



Sabal Palms
36,000 mixed medical, retail and professional space,
located on CR 466



Palm Ridge Plaza
Located on CR 101, off CR 466, offering 30,000 sq ft
of mixed retail and professional space



Sunset Professional Center
Newly constructed condominium complex
44,500 sq ft professional and medical space on CR 466



Santa Fe Professional
30,000 sq ft of medical and professional space,
located on CR 466



Santa Fe Crossing
25,000 sq ft of mixed medical, professional
and retail space located on CR 466

FOR INFORMATION ON FREEDOM PLAZA, PLEASE CONTACT:
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