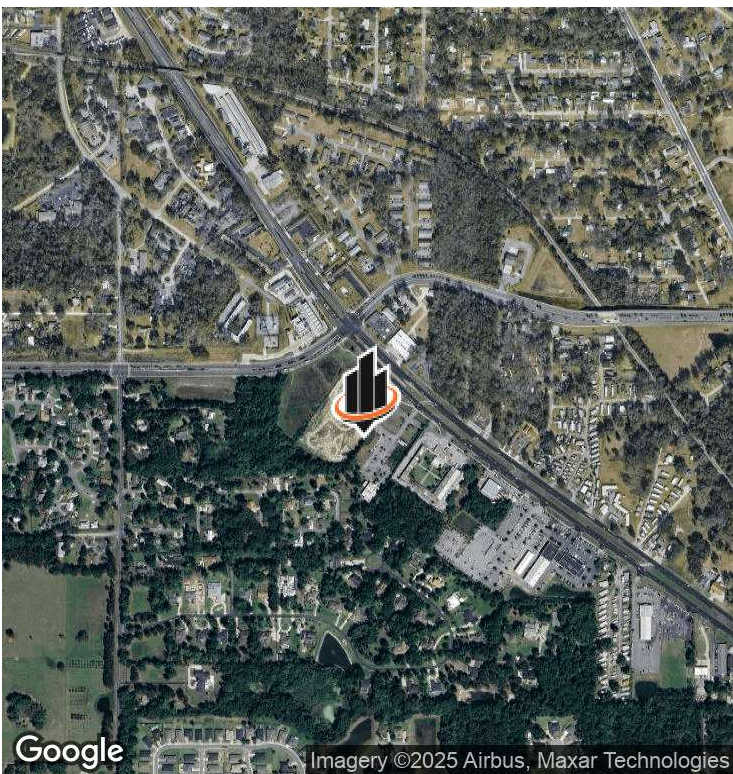
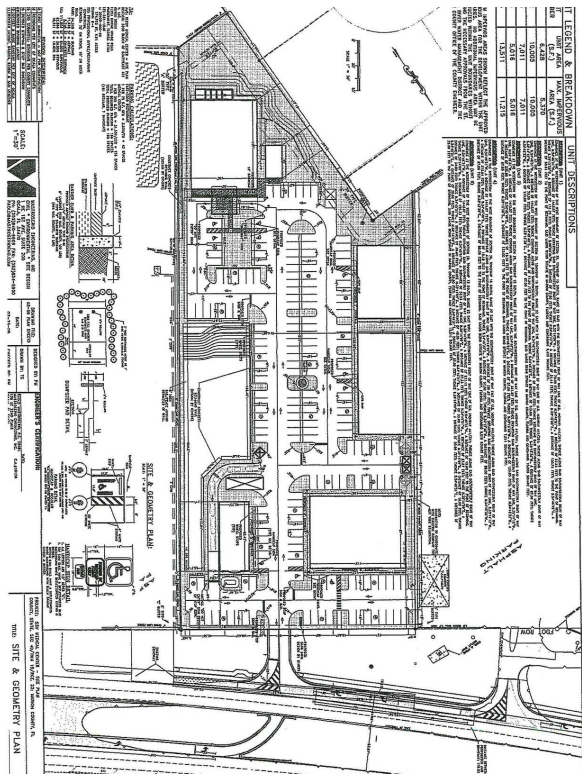






PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	18,200 SF
AVAILABLE SF:	900 - 1,750 SF
LOT SIZE:	2.3 Acres
YEAR BUILT:	2012
ZONING:	B4
MARKET:	orlando MSA
SUBMARKET:	Ocala
APN:	30600-000-00

ALI MUSHTAQ  
O: 407.982.3976  
ali.mushtaq@svn.com  
FL #SL3039910

PROPERTY OVERVIEW

SVN is presenting 2 retail pads improved with main curb access in place , along with future cross access to south parcel which will possible be Storage & outparcel development in future. The 2 retail pads available can support 2 Drive Thru Concepts one being a small with 900 SF & 2nd Pad will possible Support 1750 SF w Drive Thrus.

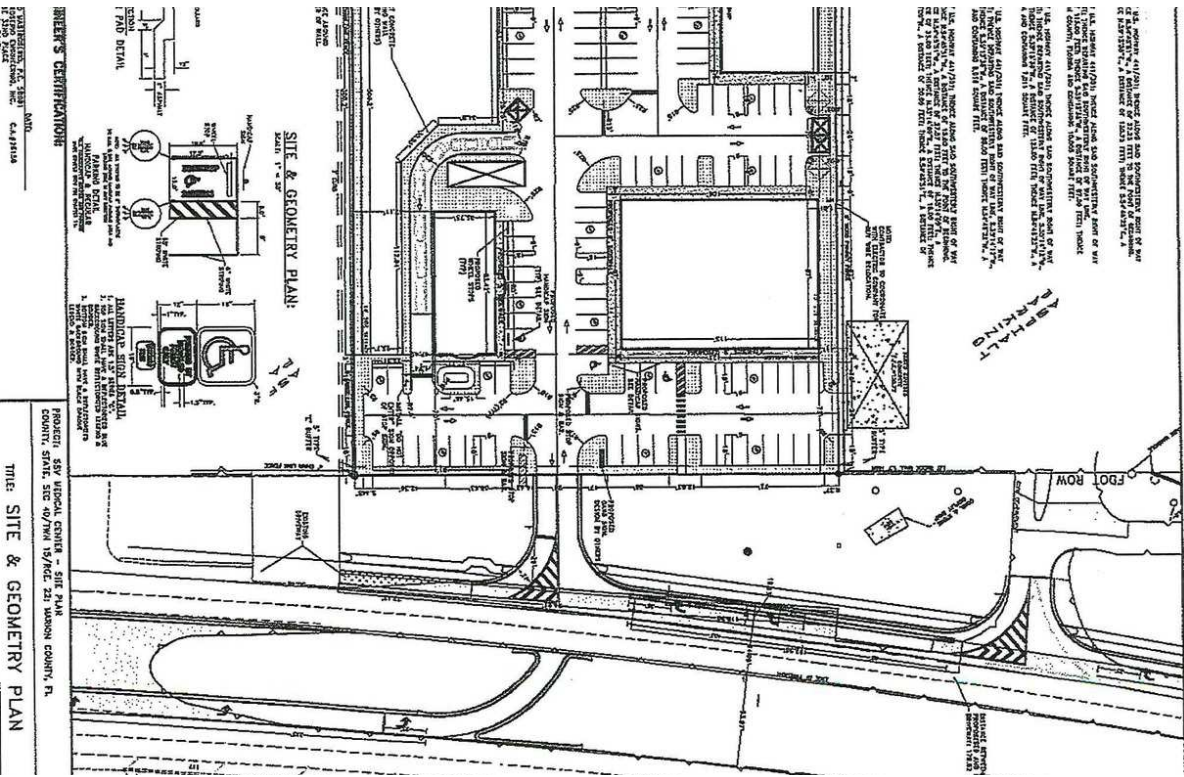
PROPERTY HIGHLIGHTS

- Located Frontage US HWY 27 ( S Pine Ave)
- 2 Retail Pads with Drive Thrus
- Nearby Residential & Businesses





LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	Ground	LEASE TERM:	Negotiable
TOTAL SPACE:	900 - 1,750 SF	LEASE RATE:	Negotiable

AVAILABLE SPACES

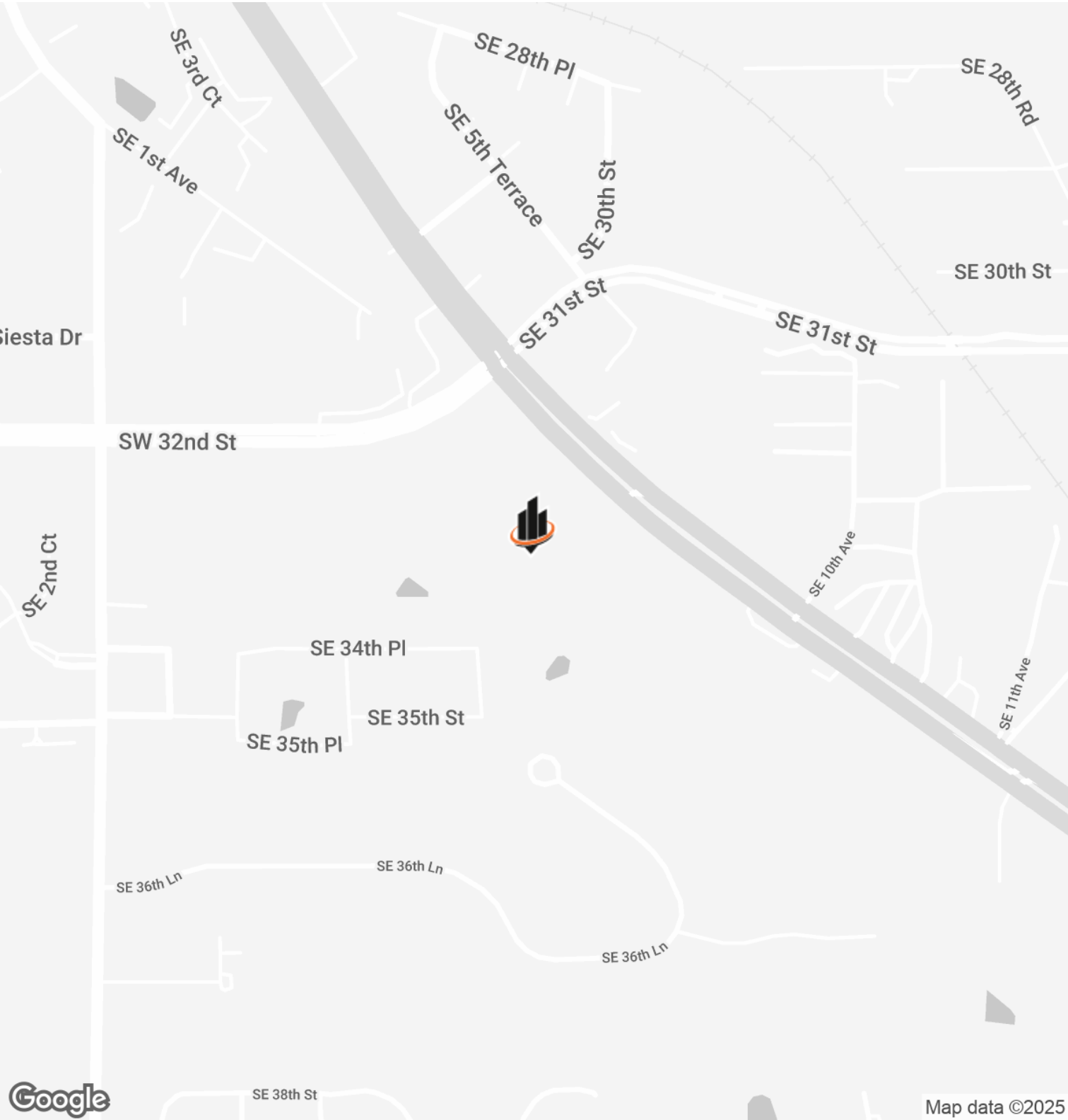
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
-------	--------	-----------	------------	------------	-------------

Pad A	Available	1,750 SF	Ground Lease	Negotiable	Actual Measurement is not available at this time, Will need a civil engineer to design exact building size & drive with parking spaces. Landlord will perform the conceptual once tenants reflects interest by Submitting an LOI.
Pad B	Available	900 SF	Ground Lease	Negotiable	Actual Measurement is not available at this time, Will need a civil engineer to design exact building size & drive with parking spaces. Landlord will perform the conceptual once tenants reflects interest by Submitting an LOI.

ALI MUSHTAQ  
O: 407.982.3976  
ali.mushtaq@svn.com  
FL #SL3039910



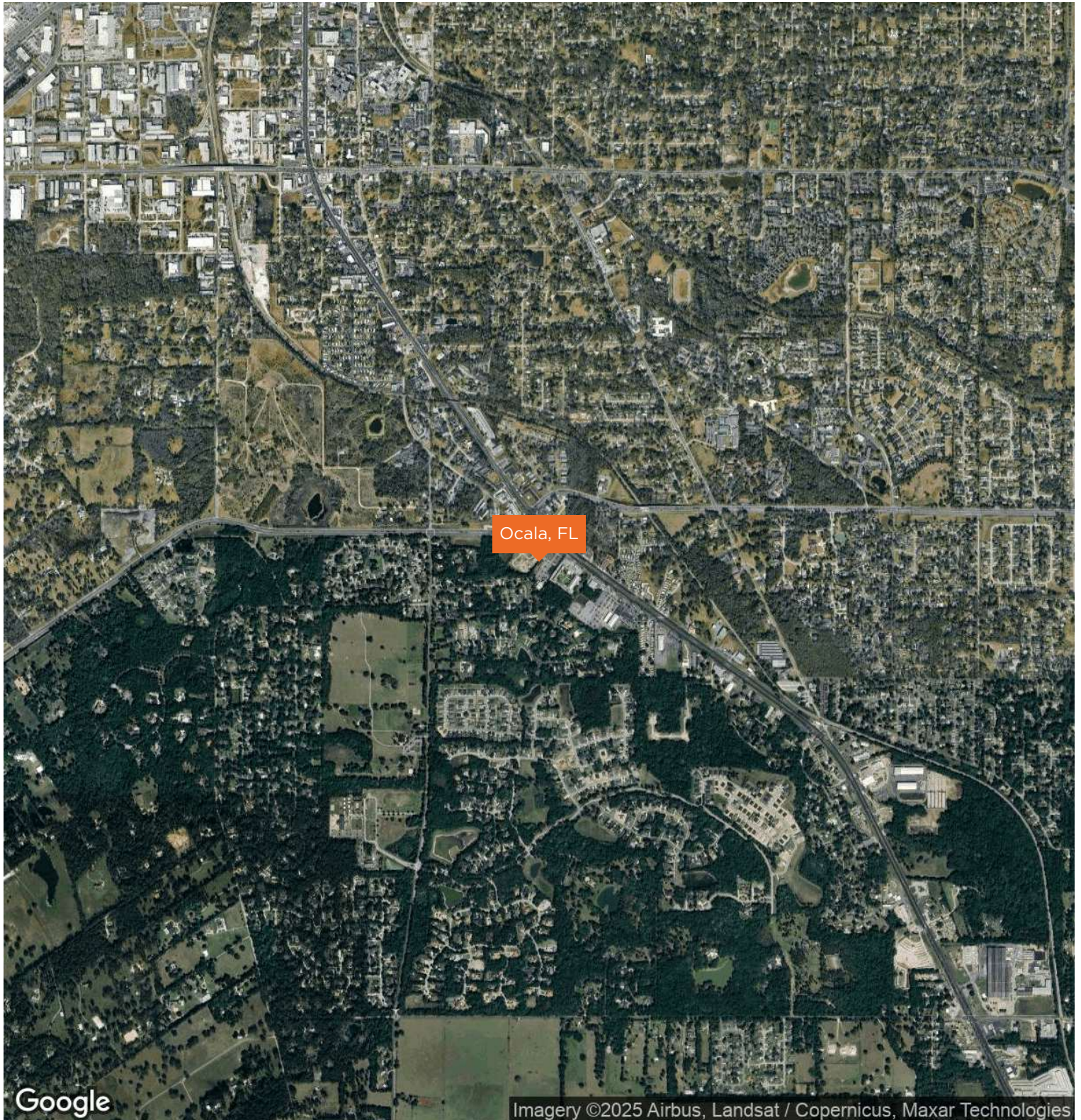
LOCATION MAP



**ALI MUSHTAQ**  
O: 407.982.3976  
ali.mushtaq@svn.com  
FL #SL3039910



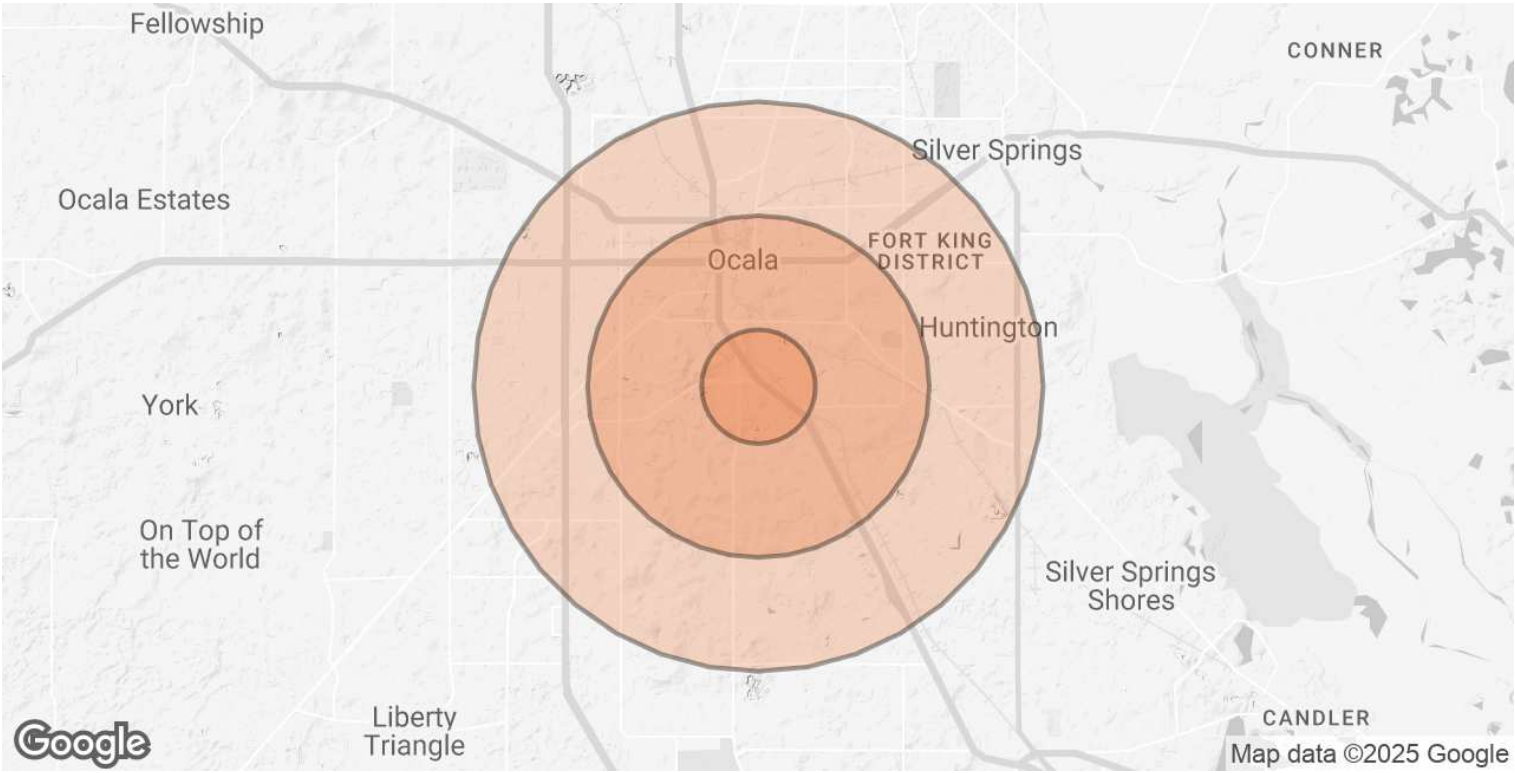
## REGIONAL MAP



**ALI MUSHTAQ**  
O: 407.982.3976  
ali.mushtaq@svn.com  
FL #SL3039910



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,966	38,706	95,004
AVERAGE AGE	47	43	42
AVERAGE AGE (MALE)	45	41	41
AVERAGE AGE (FEMALE)	49	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,402	15,747	37,820
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$104,125	\$99,692	\$90,972
AVERAGE HOUSE VALUE	\$310,255	\$320,073	\$280,772

Demographics data derived from AlphaMap

ALI MUSHTAQ  
O: 407.982.3976  
ali.mushtaq@svn.com  
FL #SL3039910