



Offering Memorandum

**The Towns at
Laurel Commons**
Under Construction
312 Townhomes

**Lots 1-6
7.64 Acres Total**

**Lots 7-13
8.86 Acres Total**

SW Highway 200 (38,000 VPH)

OutParcels @ Laurel Commons

6900 SW STATE RD 200, OCALA, FL 34473

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Property Information

PROPERTY SUMMARY

OUTPARCELS @ LAUREL COMMONS

6900 SW STATE RD 200
OCALA, FL 34473

OFFERING SUMMARY	
LEASE RATE:	Negotiable
BUILDING SIZE:	300,000 SF
AVAILABLE SF:	1 - 99,000 SF
LOT SIZE:	16.5 Acres

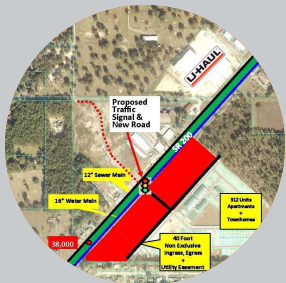
PROPERTY SUMMARY

12 out of 13 Lots Available & can be assembled based on use: Developer is seeking Climate Control Storage user, Gym Anchor & various service businesses including carwash, QSRs, Fast Casual & Restaurants, Automotive , Banks & Medical. *Pad-ready sites: fully graded with utilities to site and off-site master retention. Work Letter Available



PROPERTY HIGHLIGHTS

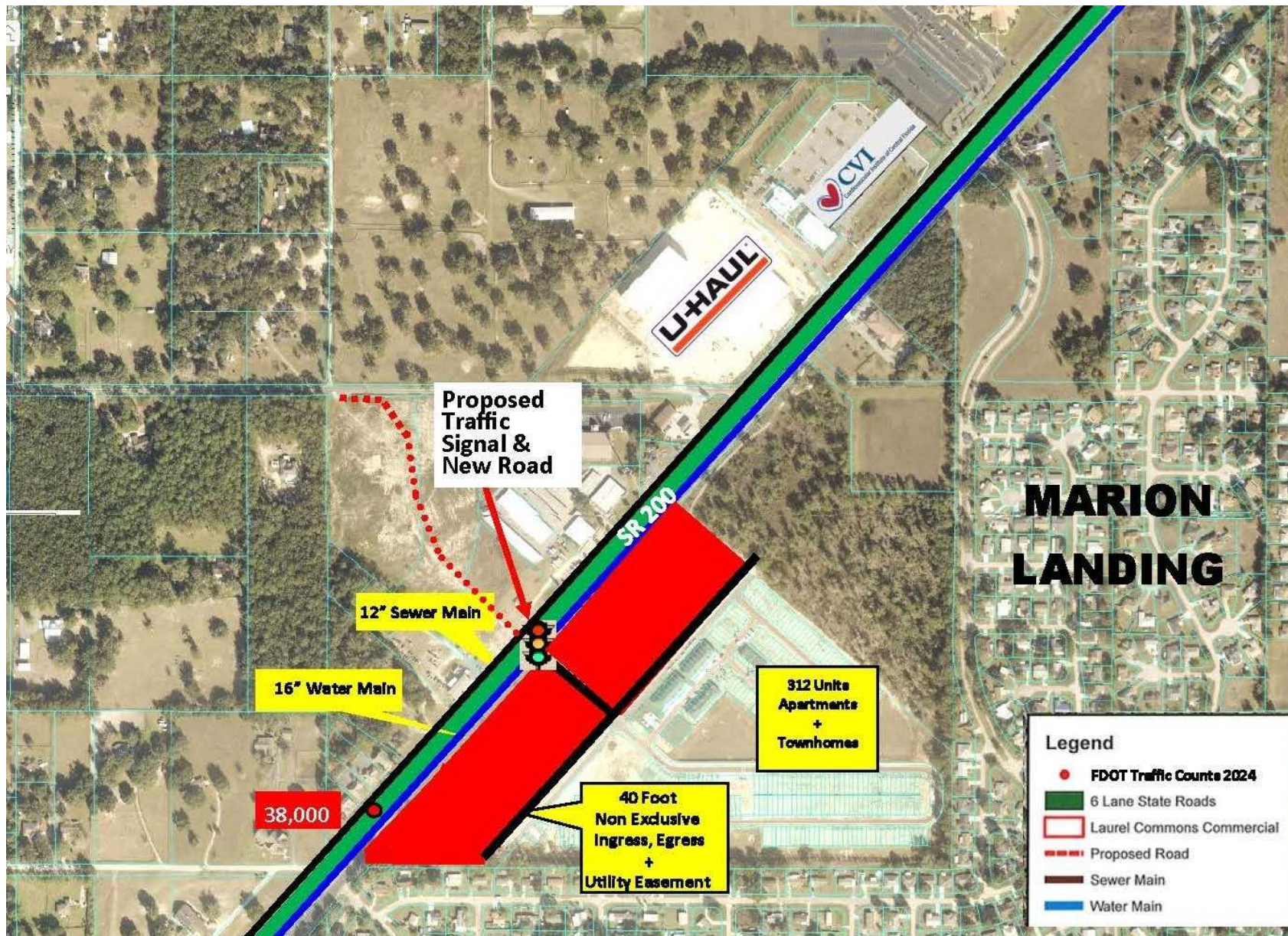
- CONVENIENT LOCATION NEAR ENTRANCE TO ON TOP OF THE WORLD.
- MULTIPLE LOTS AVAILABLE FOR GROUND LEASE.
- REVERSE BUILT TO SUIT OPTION.
- HIGHLY VISIBLE FROM SR 200 & SW 80TH STREET WITH NEW SIGNALIZED TRAFFIC LIGHT TO BE INSTALLED.
- FLEXIBLE LEASING OPTIONS.
- EXCELLENT ACCESSIBILITY.
- IDEAL FOR RETAIL OR MEDICAL OFFICE PARCELS. WELL-SUITED FOR VARIOUS COMMERCIAL USES.
- CAN DESIGN WITH AMPLE PARKING AVAILABLE.
- HIGH TRAFFIC AREA 38K VPD FOR MAXIMUM EXPOSURE.
- PROXIMITY TO MAJOR HIGHWAYS. GREAT SIGNAGE OPPORTUNITIES. CLOSE TO RESIDENTIAL NEIGHBORHOODS.



Convenient Location



ADDITIONAL PHOTOS



LEASE SPACES

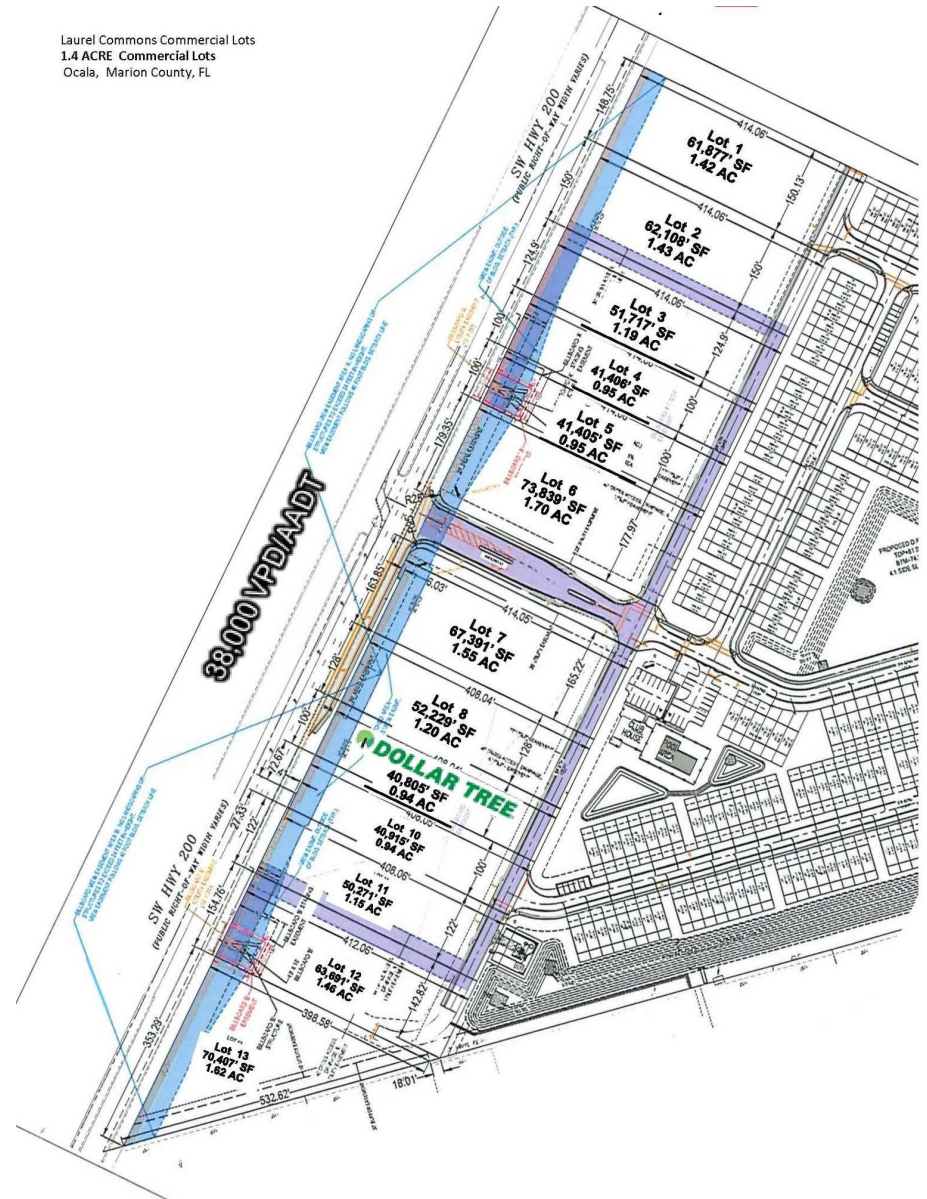
LEASE INFORMATION

LEASE TYPE:	Ground; Or Sale	LEASE TERM:	Negotiable
TOTAL SPACE:	1 - 99,000 SF	LEASE RATE:	Negotiable

AVAILABLE SPACES

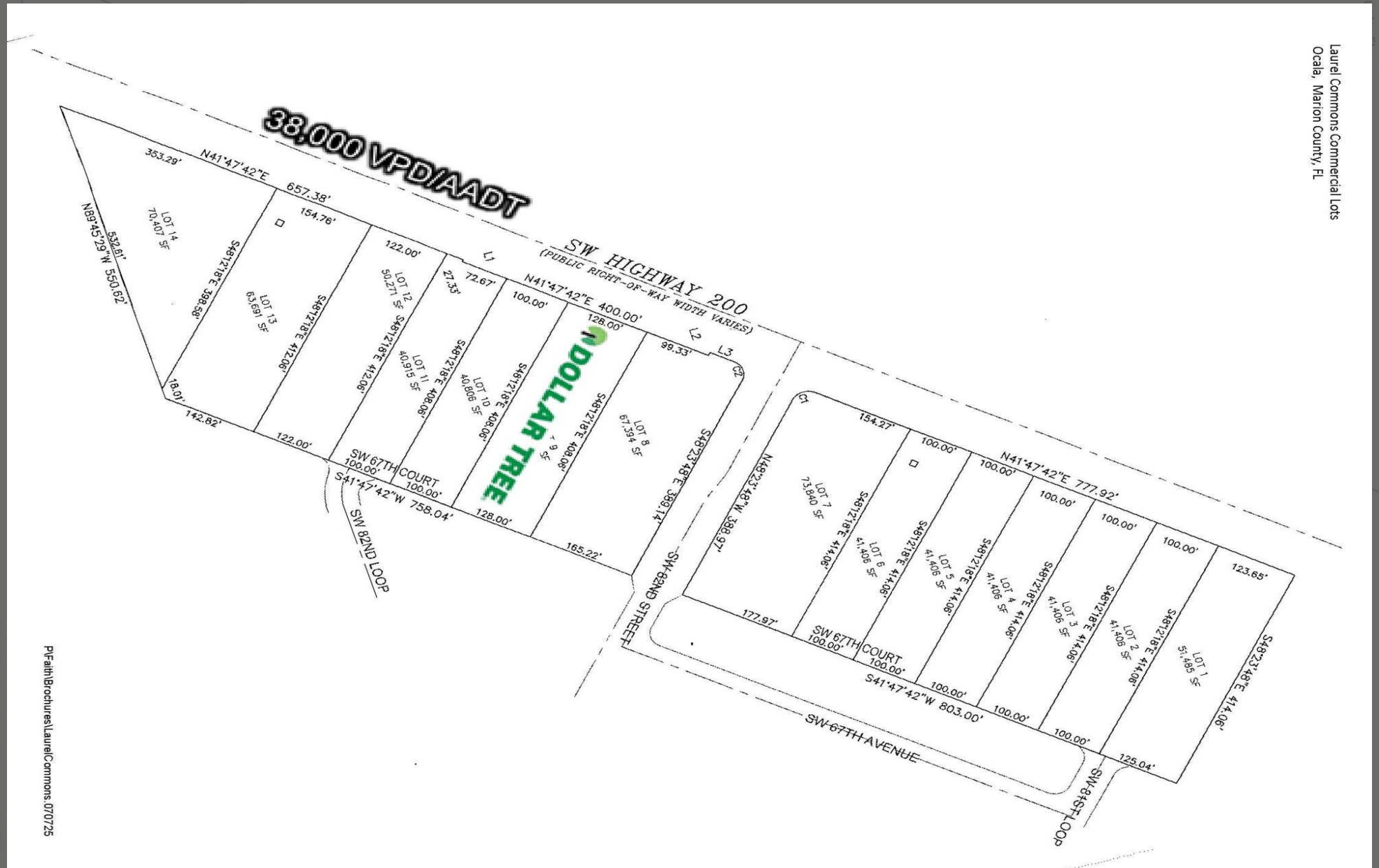
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Lot 1	Available	51,485 SF	Ground Lease	Negotiable	-
Lot 2	Available	41,405 SF	Ground Lease	Negotiable	-
Lot 3	Available	41,406 SF	Ground Lease	Negotiable	-
Lot 4	Available	41,406 SF	Ground Lease	Negotiable	-
Lot 5	Available	41,406 SF	Ground Lease	Negotiable	-
Lot 6	Available	41,406 SF	Ground Lease	Negotiable	-
Lot 7	Available	73,840 SF	Ground Lease	Negotiable	-
Lot 8	Available	67,390 SF	Ground Lease	Negotiable	-
Lot 9	Available	0 SF	Ground Lease	Negotiable	Pending!
Lot 10	Available	40,806 SF	Ground Lease	Negotiable	-
Lot 11	Available	40,915 SF	Ground Lease	Negotiable	-
Lot 12	Available	50,271 SF	Ground Lease	Negotiable	-
Lot 13	Available	99,000 SF	Or Sale	Negotiable	-

Laurel Commons Commercial Lots
1.4 ACRE Commercial Lots
Ocala, Marion County, FL



PROPOSED SW 80TH STREET - FOUR LANE SIGNALIZED INTERSECTION





ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





Location Information

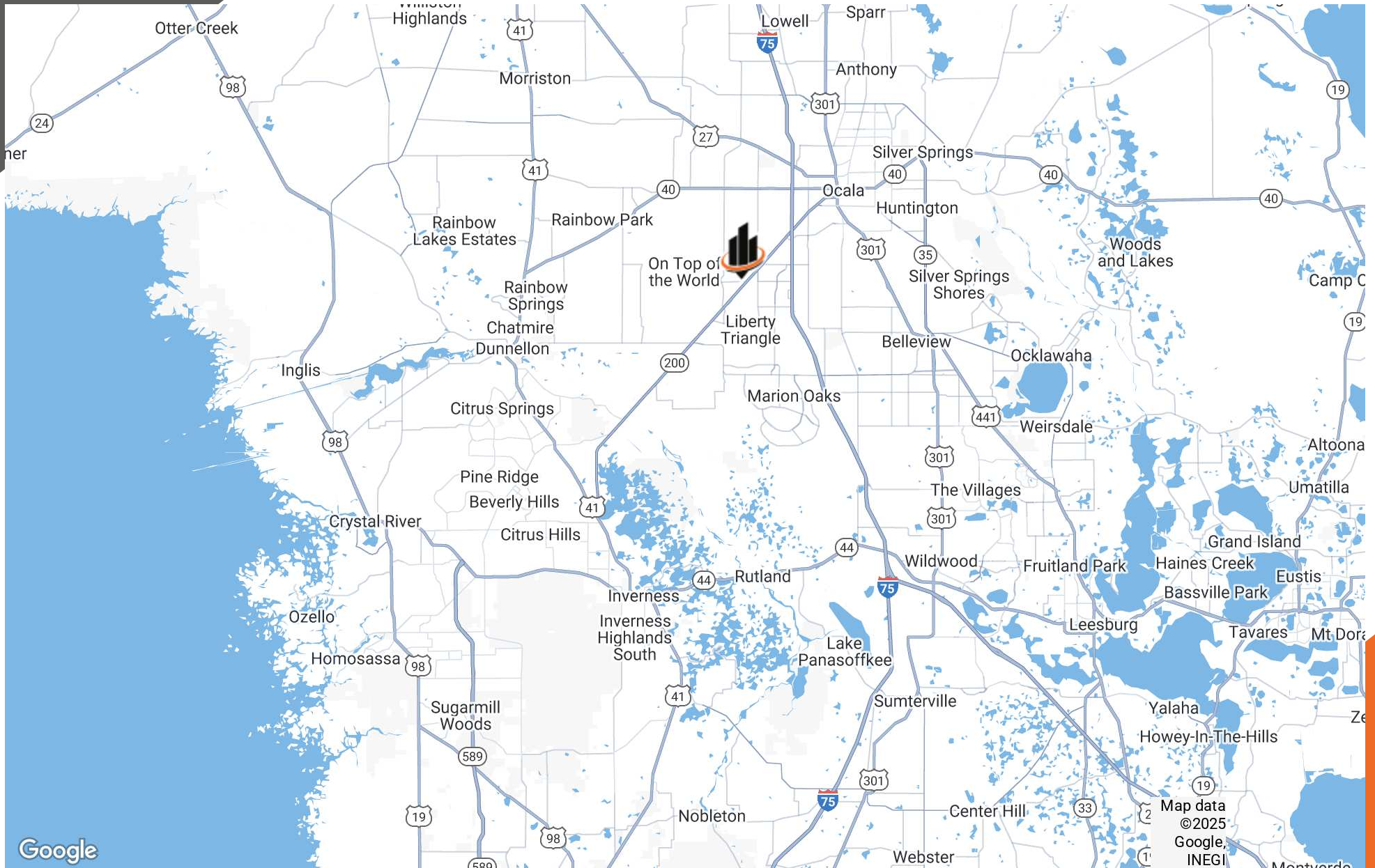


LOCATION DESCRIPTION

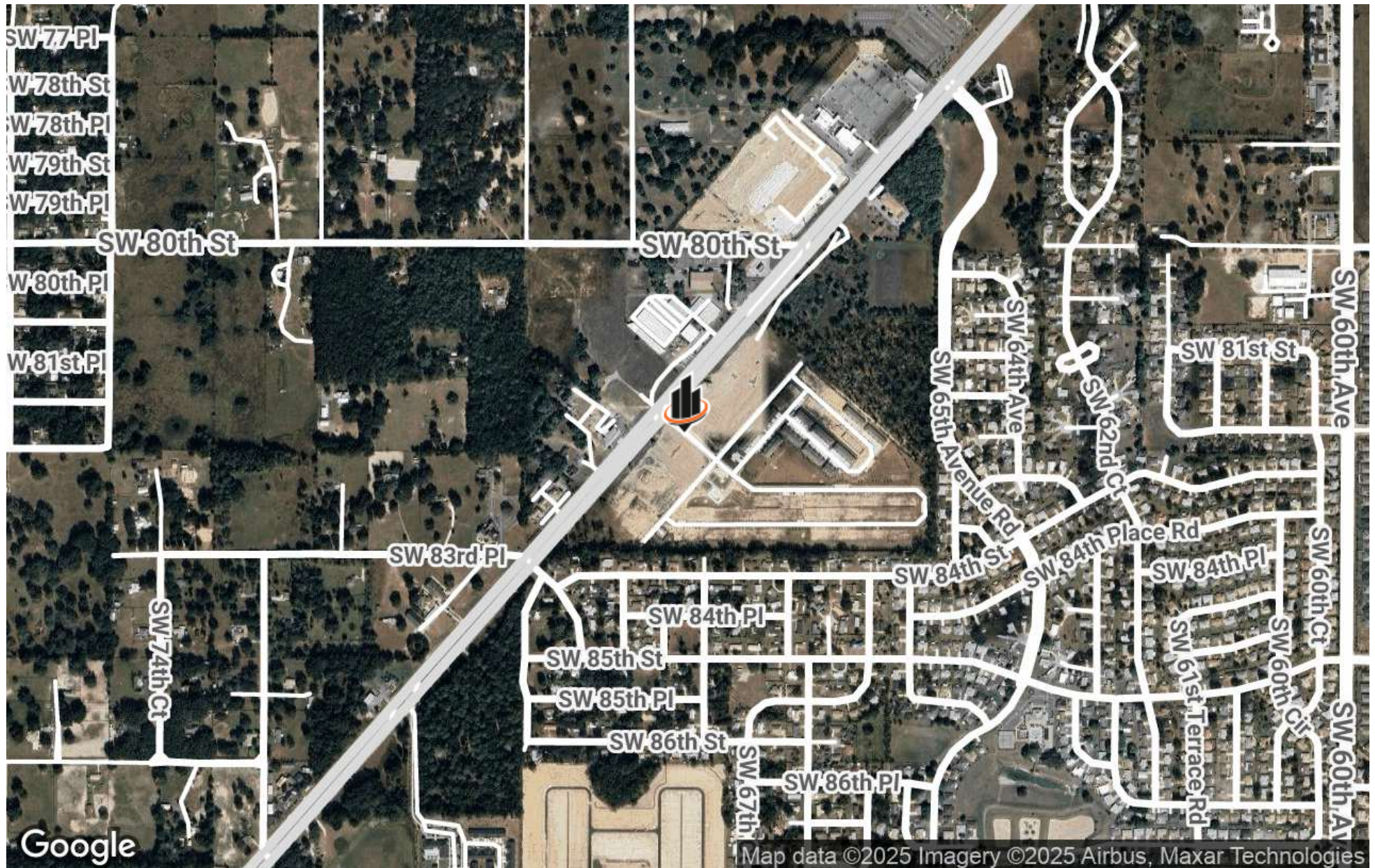
Conveniently situated in the Orlando Metropolitan Statistical Area, the area surrounding the property at 6900 SW State Rd 200 in Ocala, FL offers a prime location for retail tenants. This bustling area is well-equipped with amenities, including a variety of dining options, retail centers, and recreational opportunities. The property's close proximity to major transportation arteries ensures seamless accessibility for employees and visitors. Notable nearby attractions like the Marion County Speedway and Market Street at Heath Brook provide additional appeal. Also Near the entrance to "On Top of The World" development. With its strategic position in this thriving market, the property presents an ideal opportunity for businesses seeking a dynamic and vibrant Mixed use retail location.



REGIONAL MAP



AERIAL MAP







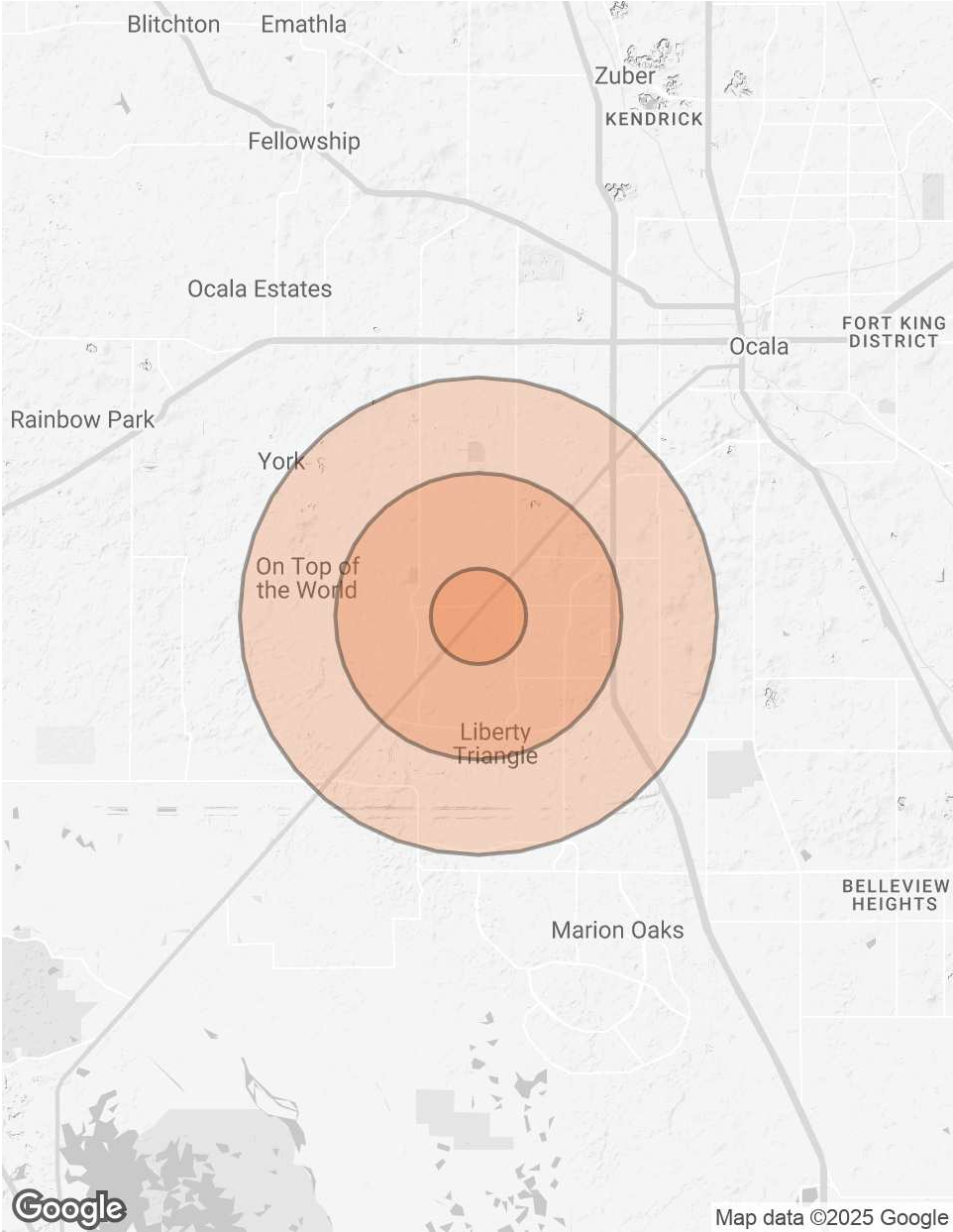
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,324	30,861	65,291
AVERAGE AGE	58	59	56
AVERAGE AGE (MALE)	57	59	55
AVERAGE AGE (FEMALE)	60	60	57

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,566	15,043	30,580
# OF PERSONS PER HH	2.1	2.1	2.1
AVERAGE HH INCOME	\$75,475	\$87,735	\$88,225
AVERAGE HOUSE VALUE	\$294,557	\$310,650	\$300,135

Demographics data derived from AlphaMap



AVERAGE DAILY TRAFFIC



LOCAL EMPLOYMENT

TOP 10 PRIVATE EMPLOYEES



EMPLOYEES: 2,712

PRODUCT OR SERVICES
HEALTH CARE - REGIONAL HEALTH CARE FACILITY



EMPLOYEES: 1,200

PRODUCT OR SERVICES
MANUFACTURING / HQ - RESCUE AND FIRE EQUIPMENT



EMPLOYEES: 1,600

PRODUCT OR SERVICES
MANUFACTURING - ELECTRONIC ASSEMBLIES FOR DEFENSE AND AEROSPACE



EMPLOYEES: 1,488

PRODUCT OR SERVICES
RETAIL SALES - SUPERMARKET CHAINS



EMPLOYEES: 2,583

PRODUCT OR SERVICES
RETAIL SALES - DISCOUNT CHAIN DEPARTMENT STORES



EMPLOYEES: 1,500

PRODUCT OR SERVICES
DISTRIBUTION - GROUND HUB FOR FLORIDA



EMPLOYEES: 650

PRODUCT OR SERVICES
MANUFACTURING - WINDOWS



EMPLOYEES: 2,648

PRODUCT OR SERVICES
HEALTH CARE - REGIONAL HEALTH CARE FACILITY



EMPLOYEES: 1,150

PRODUCT OR SERVICES
DISTRIBUTION - PET SUPPLIES



EMPLOYEES: 650

PRODUCT OR SERVICES
MANUFACTURING - LAMINATED GLASS

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U-Haul U.S. Growth Cities of 2022: Ocala Tops List as Families Flock to Florida

PR Newswire
January 4, 2023 · 4 min read

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- UHAL-B** +3.25%

The Sunshine State has 4 of the top 25 markets for netting one-way U-Haul customers

Quote Lookup

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Symbol	Last Price	Change
UHAL U-Haul Holding Company	60.65	+2.49
UHAL-B U-Haul Holding Company	55.06	+1.73

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2022 U-Haul Growth Cities

1. OCALA, FL (24)
2. SACRAMENTO-ROSEVILLE, CA (8)
3. MADISON, WI (5)
4. PALM BAY-MELBOURNE, FL (3)
5. AUBURN-OPELIKA, AL (23)
6. NORTH PORT, FL (4)
7. MYRTLE BEACH-NORTH MYRTLE BEACH, SC (17)
8. SURPRISE, AZ (18)
9. HUNTSVILLE, AL
10. CHARLESTON-NORTH CHARLESTON, SC
11. ST. LOUIS, MO
12. ATHENS, GA
13. MISSOURI CITY, TX
14. RALEIGH-DURHAM, NC (2)
15. RICHARDSON, TX (22)

UHAL +4.13%

UHAL-B +3.30%

According to Yahoo Finance's analysis of data provided by UHaul, Ocala is the top growth city in America based on the net gain of one-way U-Haul® trucks.

Click here to read full article: Yahoo Finance Article

OVERVIEW OF OCALA, FL

Ocala is a city located in Marion County, Florida, known as the "Horse Capital of the World." It was founded in 1849 and incorporated as a city in 1885. The city has a population of approximately 65,478 as of 2022, making it the 43rd most populated city in Florida.

Key Features

Equestrian Culture

- Home to over 400 thoroughbred farms and training centers.
- Hosts numerous equestrian events, especially from mid-December to March.
- The World Equestrian Center is a major attraction for horse lovers.

Natural Attractions

- **Silver Springs State Park:** Features glass-bottom boat tours, kayaking, and hiking.
- **Ocala National Forest:** Offers outdoor activities like camping and biking.
- **Rainbow Springs State Park:** Known for its beautiful springs and recreational opportunities.

Historic Downtown

- Features Victorian architecture and historic sites.
- Hosts events like the First Friday Art Walk, showcasing local art and culture.
- Offers a variety of dining, shopping, and entertainment options.

Demographics and Economy

- The Ocala metropolitan area has a population of around 396,415.
- The city has a diverse economy, historically rooted in agriculture, particularly citrus and horse breeding.

Accessibility

- Located in North Central Florida, Ocala is easily accessible via major highways and is a short drive from larger cities like Orlando and Gainesville.

Ocala combines rich history, vibrant equestrian culture, and beautiful natural landscapes, making it a unique destination in Florida.



OVERVIEW OF OCALA, FL

On Top of the World, Ocala, FL

On Top of the World is a prominent 55+ active adult retirement community located in Ocala, Florida. Established in 1947, it has grown to become one of the largest active adult communities in the state, with plans for around 10,000 homes.

Community Features

- **Home Types:** Offers a variety of attached and single-family homes.
- **Price Range:** Homes are priced between \$159,900 and \$629,900.
- **Bedrooms/Bathrooms:** Options range from 2 to 4 bedrooms and 2 to 4 bathrooms.

Amenities

On Top of the World boasts a wide array of amenities designed to promote an active lifestyle:

- **Recreational Facilities:**
 - Three 18-hole golf courses
 - Multiple swimming pools
 - Fitness centers including Arbor Fitness Center and The Ranch Fitness and Spa
 - Clubhouses and recreation centers
- **Social Activities:**
 - Over 175 resident clubs and special interest groups
 - Regular events such as concerts, dances, and movie nights
 - Lifelong learning center offering over 1,000 courses annually

Location Benefits

The community is conveniently located near Downtown Ocala, providing access to shopping, dining, and medical facilities. It is also close to natural attractions like Silver Springs Park and Rainbow River State Park, enhancing the overall living experience.

On Top of the World is designed for those seeking an engaging and fulfilling retirement lifestyle, with a strong emphasis on community and social interaction.



ADVISOR BIO



ALI MUSHTAQ

Senior Advisor

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FL #SL3039910

PROFESSIONAL BACKGROUND

Ali Mushtaq was awarded SVN Presidents Circle

Ali Mushtaq serves as a Top Producer Senior Advisor for SVN Alliance specializing in the Investment Sales & Development of Retail, Commercial, Residential, Mixed Use Land in (Orlando MSA) With 20+ years of experience.

Prior to joining SVN, Ali served as Commercial Associate for a national commercial real estate company, where he worked with several major Developers, Builders seeking Land for Acquisition & Development. Previously he served as 2013 Vice President of Finance for CFCAR and served as 2014 VP of Operations for CFCAR. Ali also served in CFCAR's Commercial Professional Committee.

His knowledge in business & commercial real estate combined with his performance in commercial finance allows his clients a one stop shop, in which why he has earned so much respect from numerous clients.

Recent Developments: Aston Pointe, Davenport, FI
KingsRidge Publix Outparcel, Clermont, FI
Publix @ Champions Crossing, Davenport, FI
Trinity Plaza, Davenport, FI
Park Square Plaza, Orlando, FI
Parkview Retail Center, Kissimmee, FI

SVN | Alliance Commercial Real Estate Advisors

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

The Towns
Laurel Comm
Under Constr
312 Townho

Lots 1-6
7.64 Acres Total



Collective Strength, Accelerated Growth

8.86 Acres Total

1275 WEST GRANADA BLVD.
SUITE 5B
ORMOND BEACH, FL 32174



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