



# Offering Memorandum



## OutParcels @ Laurel Commons

6900 SW STATE RD 200, OCALA, FL 34473

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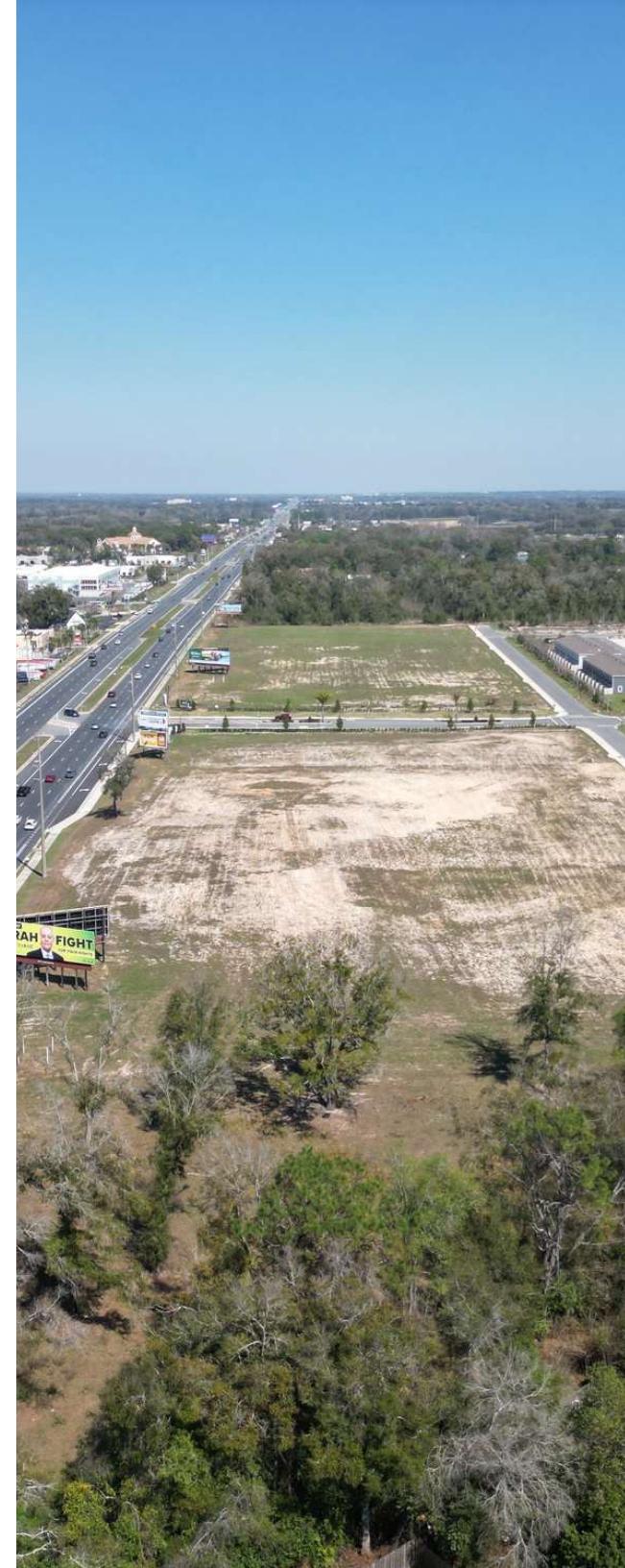
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## Property Information

# 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

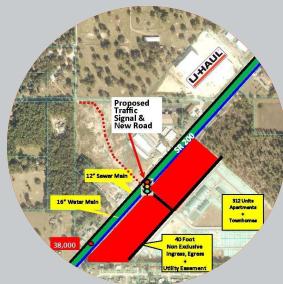
## PROPERTY SUMMARY

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 Causal & Restaurants, Automotive , Banks & Medical. \*Pad-ready sites: fully graded with utilities to site and off-site master retention. Work Letter Available



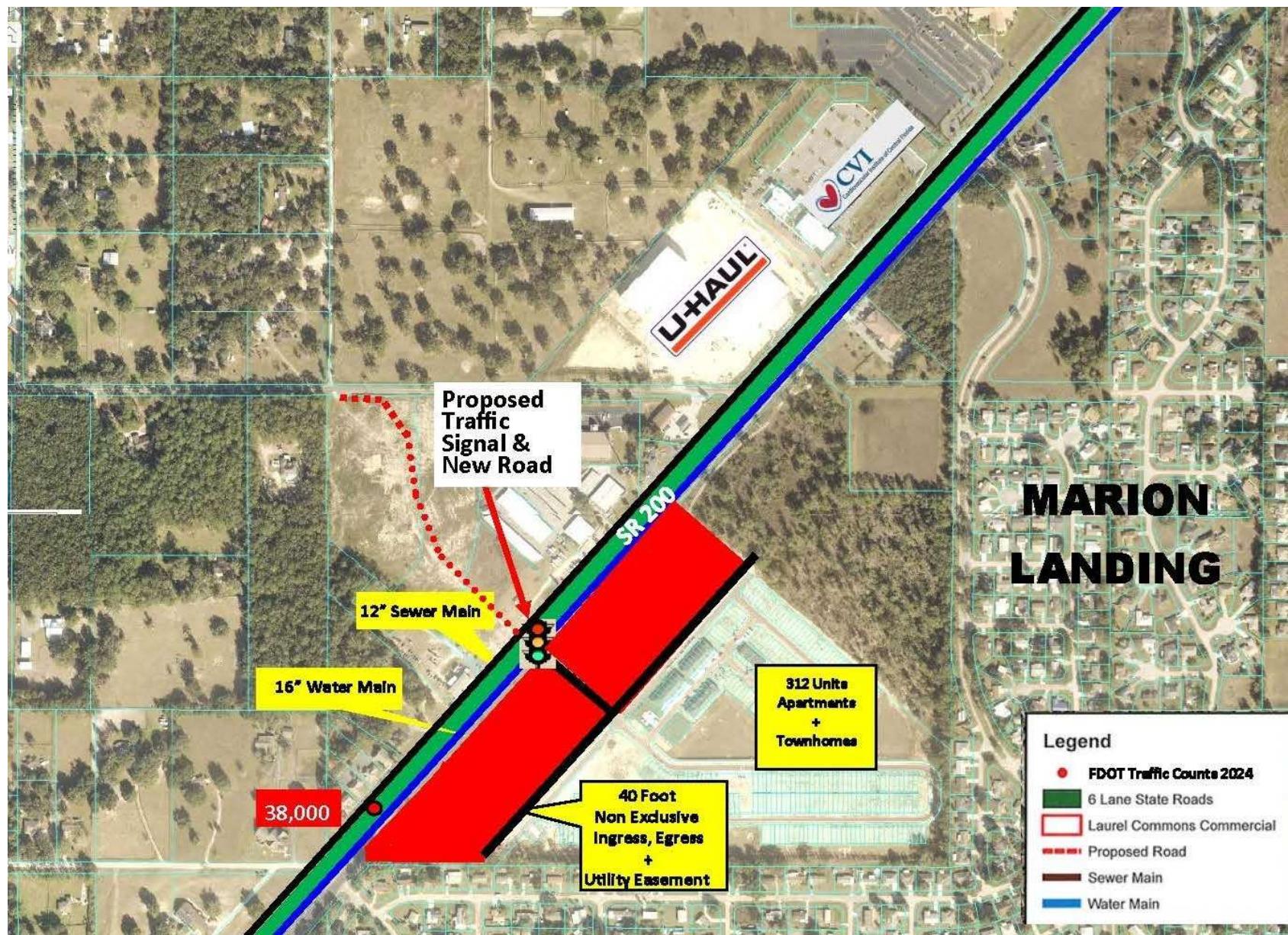
## PROPERTY HIGHLIGHTS

- 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**





# LEASE SPACES

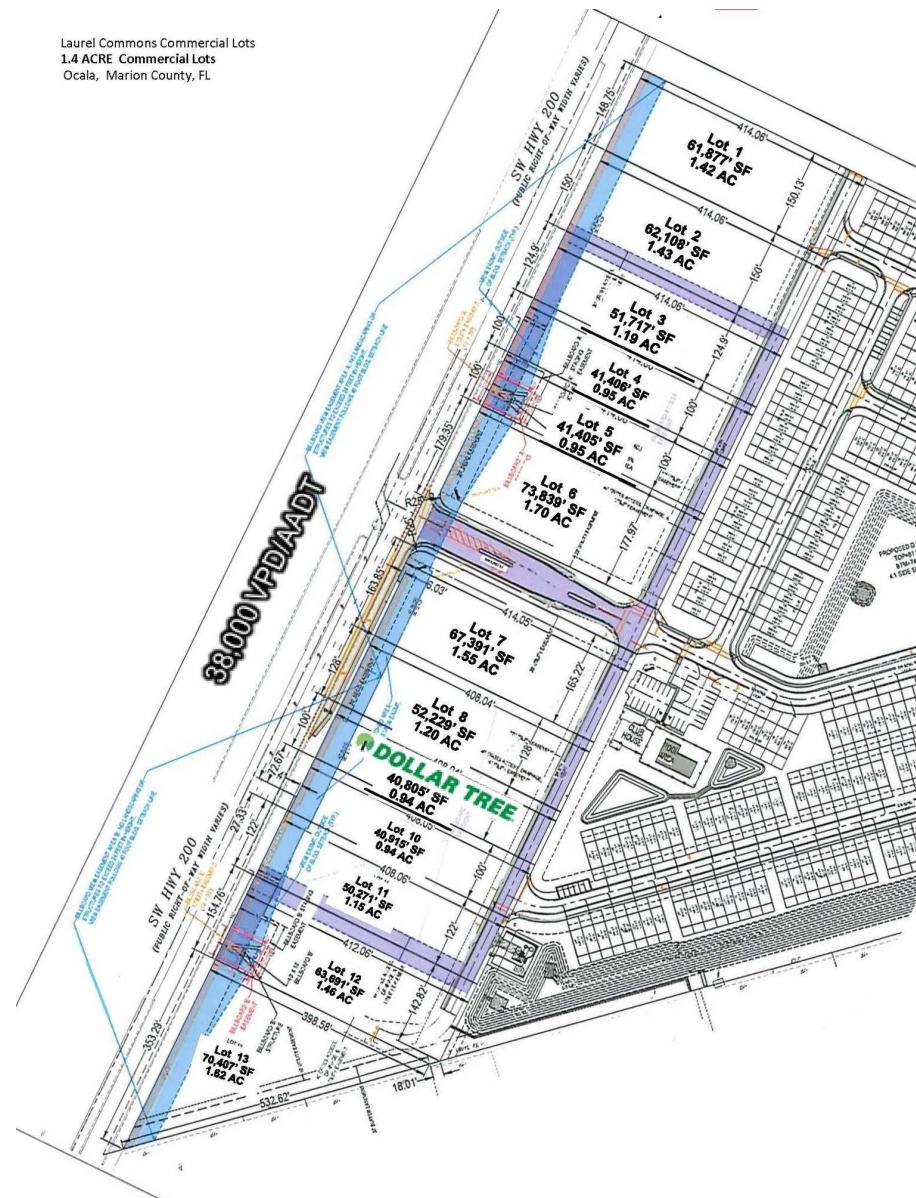
## LEASE INFORMATION

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

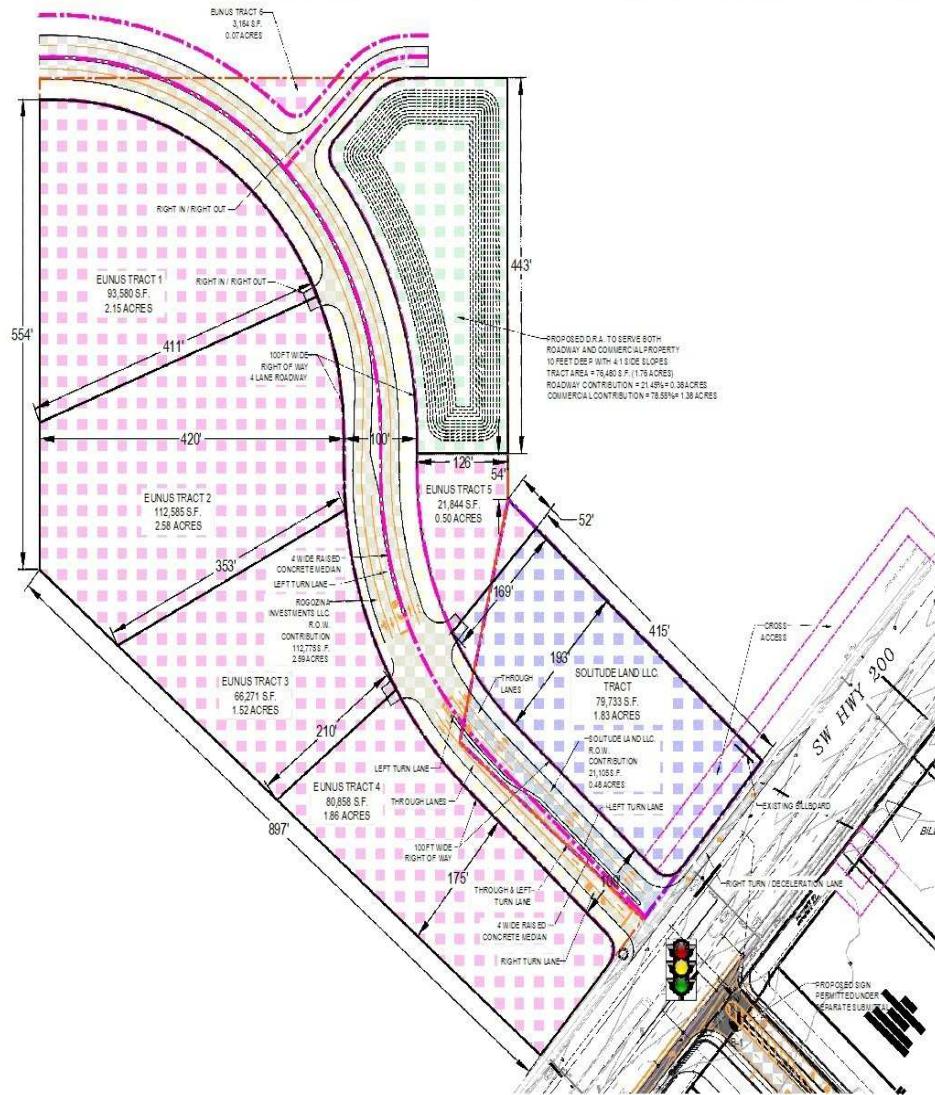
## AVAILABLE SPACES

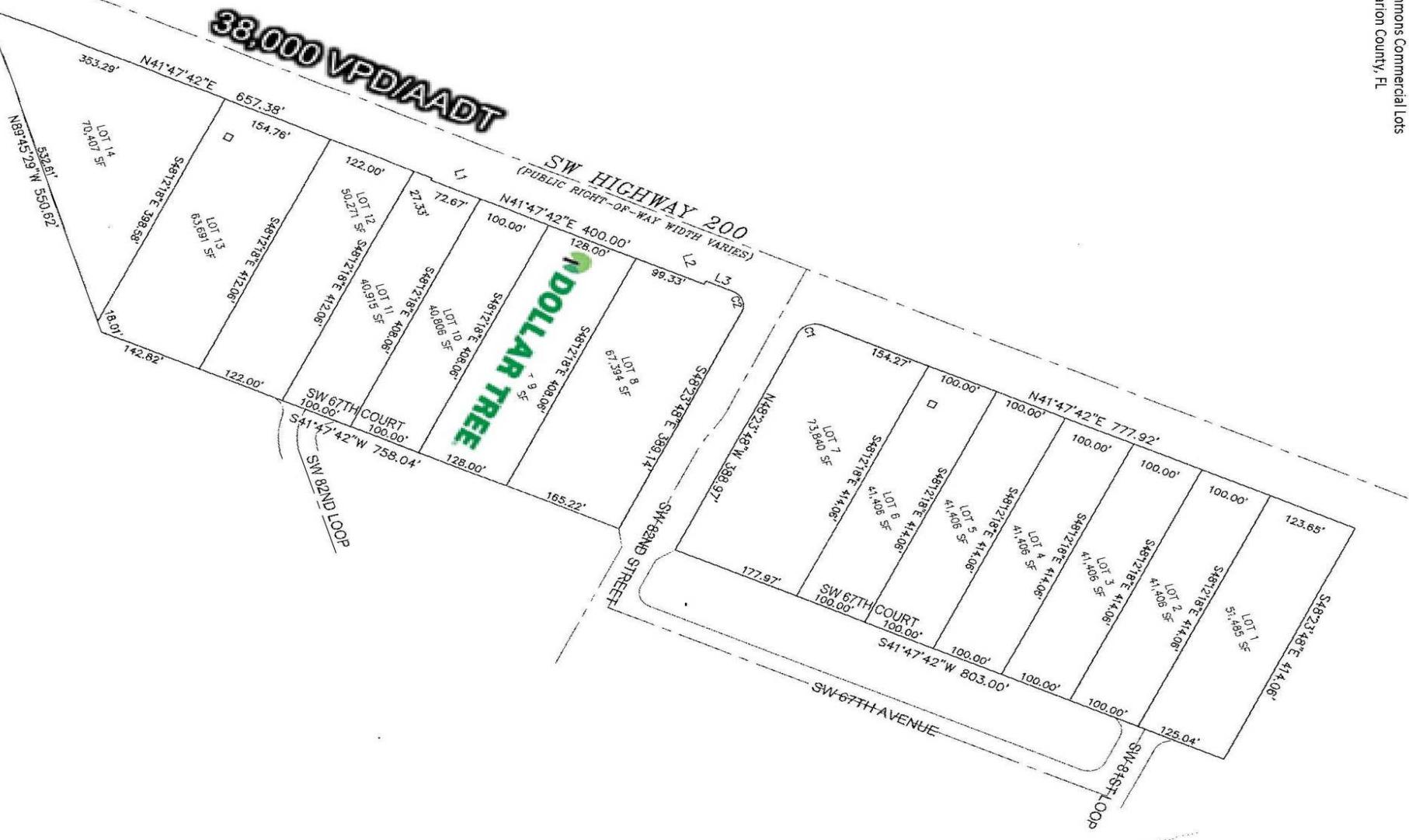
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Lot 1	Available	51,485 SF	Ground Lease	Negotiable	-
Lot 2	Available	41,405 SF	Ground Lease	Negotiable	-
Lot 3	Available	41,406 SF	Ground Lease	Negotiable	-
Lot 4	Available	41,406 SF	Ground Lease	Negotiable	-
Lot 5	Available	41,406 SF	Ground Lease	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

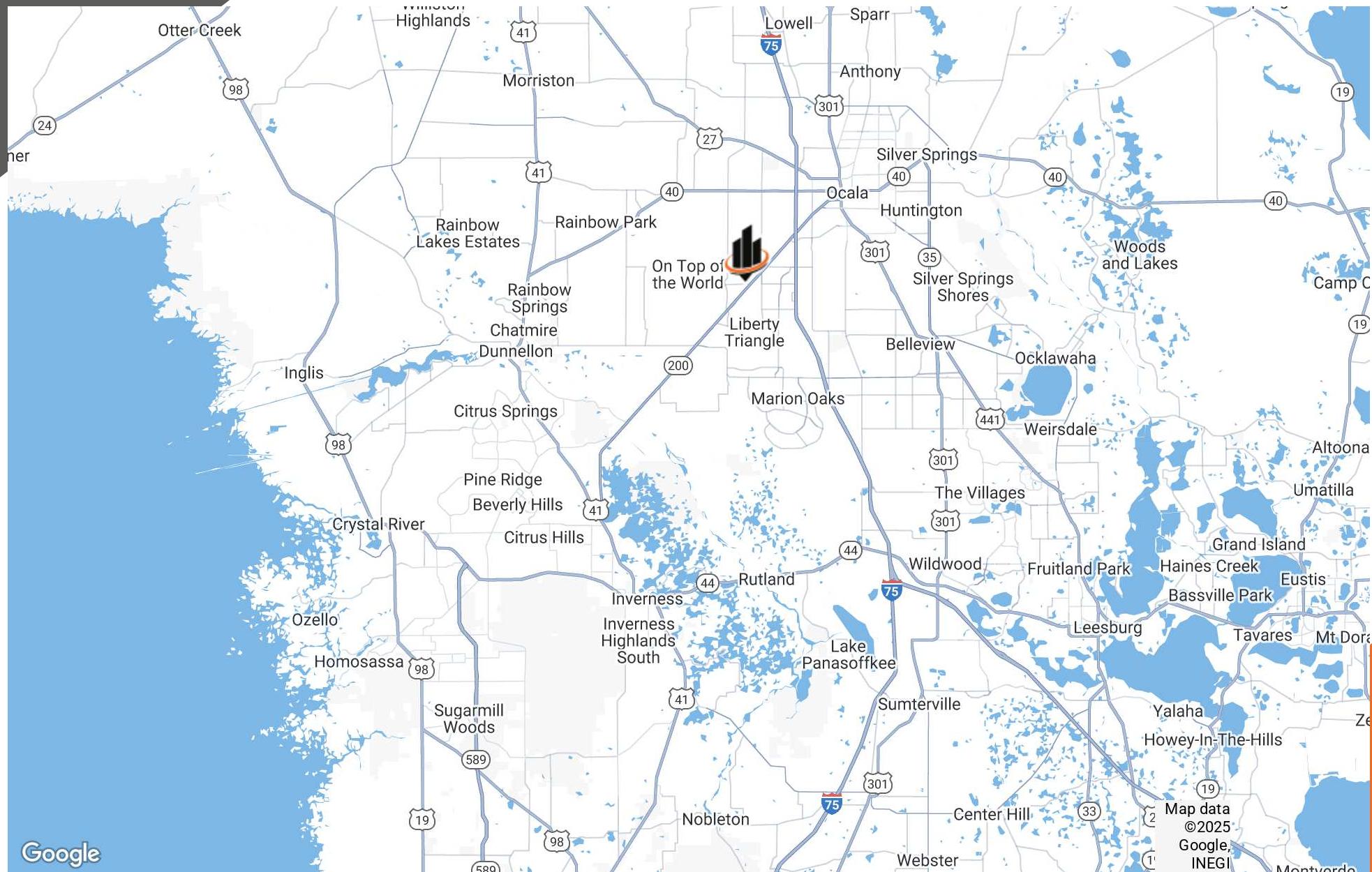


## LOCATION DESCRIPTION

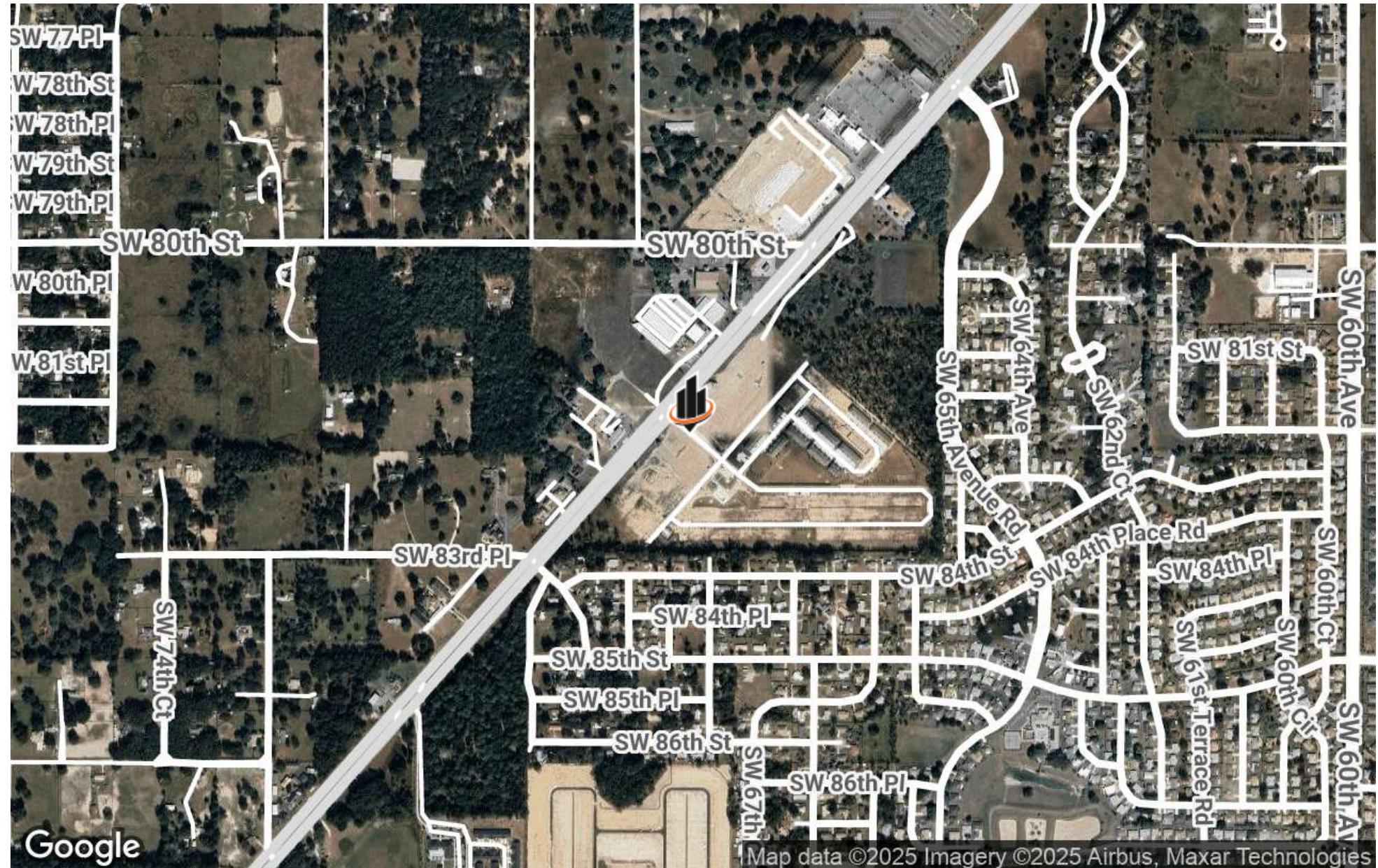
Conveniently situated in the Orlando Metropolitan Statistical Area, the area surrounding the property at 6900 SW State Rd 200 in Ocala, FL offers a prime location for retail tenants. This bustling area is well-equipped with amenities, including a variety of dining options, retail centers, and recreational 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



# RETAILER MAP



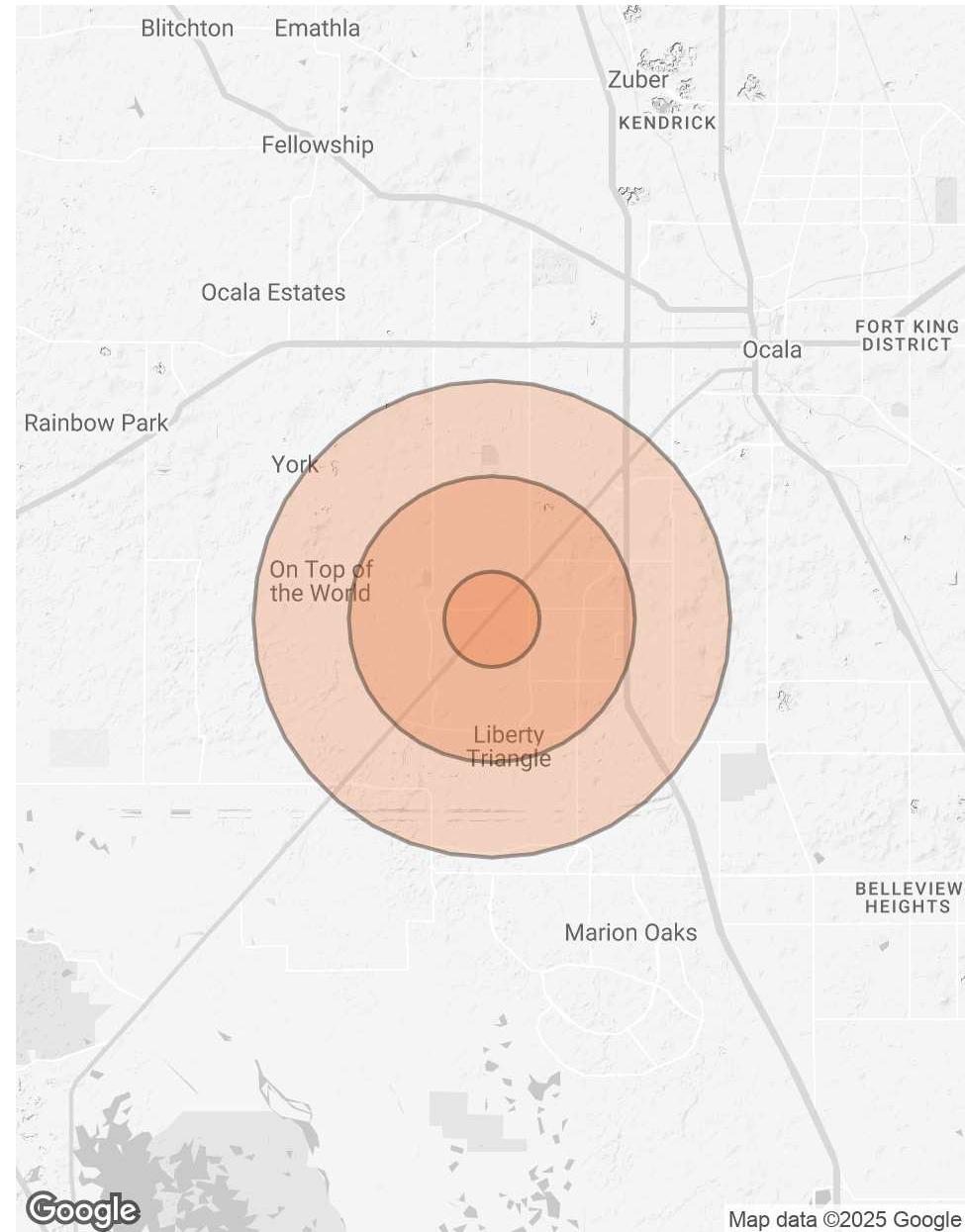


## Demographics

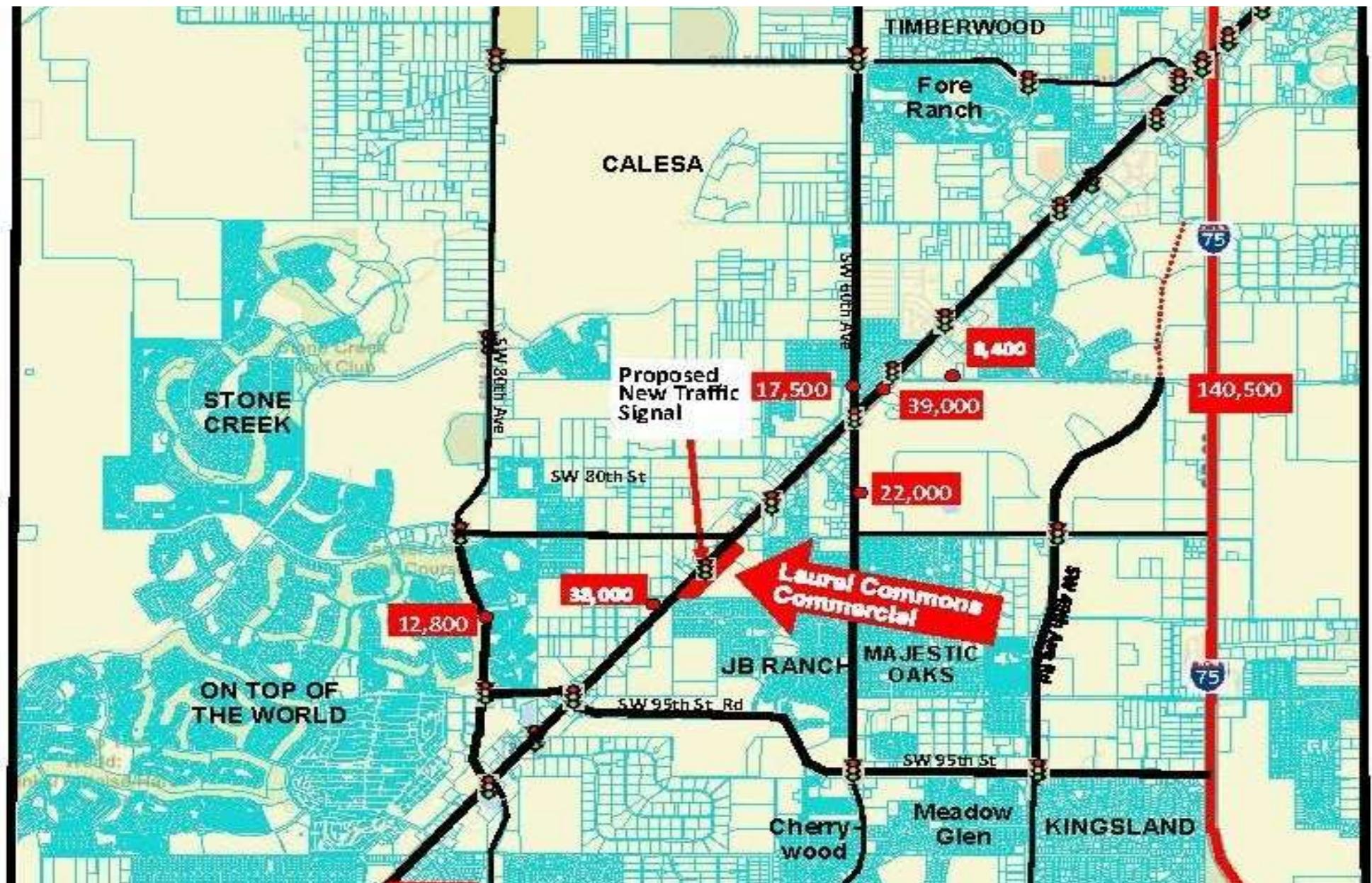
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	3,324	30,861	65,291
<b>AVERAGE AGE</b>	58	59	56
<b>AVERAGE AGE (MALE)</b>	57	59	55
<b>AVERAGE AGE (FEMALE)</b>	60	60	57
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,566	15,043	30,580
<b># OF PERSONS PER HH</b>	2.1	2.1	2.1
<b>AVERAGE HH INCOME</b>	\$75,475	\$87,735	\$88,225
<b>AVERAGE HOUSE VALUE</b>	\$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

## OCALA IN THE NEWS

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

**PR Newswire**  
January 4, 2023 · 4 min read

**In this article:**

**UHAL** +4.28% **UHAL-B** +3.25%

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

**Quote Lookup**

**Related Quotes**

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

**TRENDING**

**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)

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.





## 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, FL

KingsRidge Publix Outparcel, Clermont, FL

Publix @ Champions Crossing, Davenport, FL

Trinity Plaza, Davenport, FL

Park Square Plaza, Orlando, FL

Parkview Retail Center, Kissimmee, FL

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## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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

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



[HTTP:SVNALLIANCE.COM](http://SVNALLIANCE.COM)