

SHOPPES OF BELLEVIEW



5810-5840 SE Abshier Blvd, Belleview, FL 34420

SHOPPES OF BELLEVIEW

Executive Summary

- 100% Leased
- 24,943 SF center
- Strong tenant mix
- Daily-needs retailers
- High-traffic corridor
- Good visibility
- Near The Villages
- Rapid area growth
- E-commerce resilient
- **Value-add potential**

ASKING PRICE: Upon Request



PROPERTY SNAPSHOT



AADT
SE Abshier Blvd
29,500 AADT



TOTAL
LEASABLE AREA
24,943 SF



YEAR
BUILT
1963



SITE
AREA
1.82 Acres



3 MILE RAIDUS
AVG. HH INCOME
\$76,504

INVESTMENT HIGHLIGHTS



Below-Market Rents Creating Organic NOI Growth Potential. Current in-place rents average approximately \$11.15/SF, offering future mark-to-market opportunity as leases roll in a growing Belleview/Ocala corridor.



Strong National Tenancy Representing 74% of GLA The property is anchored by Family Dollar (37% of GLA) alongside Napa Auto Parts, Domino's, and T-Mobile, providing credit-backed income and consistent traffic generation.



Recent Capital Improvements: A new roof enhances long-term durability and reduces near-term capital expenditure for the next owner.



Complementary **Daily-Needs** Tenant Mix: Includes Domino's Pizza, T-Mobile, a smoke shop, and a Hispanic grocery — creating a synergistic blend of service- and necessity-oriented tenants that support recurring consumer visits.



The 24,943 SF center is fully leased to a diversified mix of national and local tenants, delivering durable in-place income supported by daily-needs retail fundamentals .



Outparcel Development Upside: Ownership is offering adjacent land parcels of **1.15 and 0.91 acres** (not included in sale price) for future development or ground lease opportunities. Both outparcels **valued at \$800,000.**



Strategic Growth Corridor with Excellent Accessibility: Located in Belleview, FL—between the high-growth markets of **Ocala** and **The Villages**—this property benefits from regional **population and infrastructure expansion**, including new medical developments, and features two convenient access points that ensure smooth traffic flow and customer ease.

Site Aerial



5810 SE Abshier Blvd, Belleview

*Out parcels
(Not included
in price)



**1.15
Acres**

**0.91
Acres**

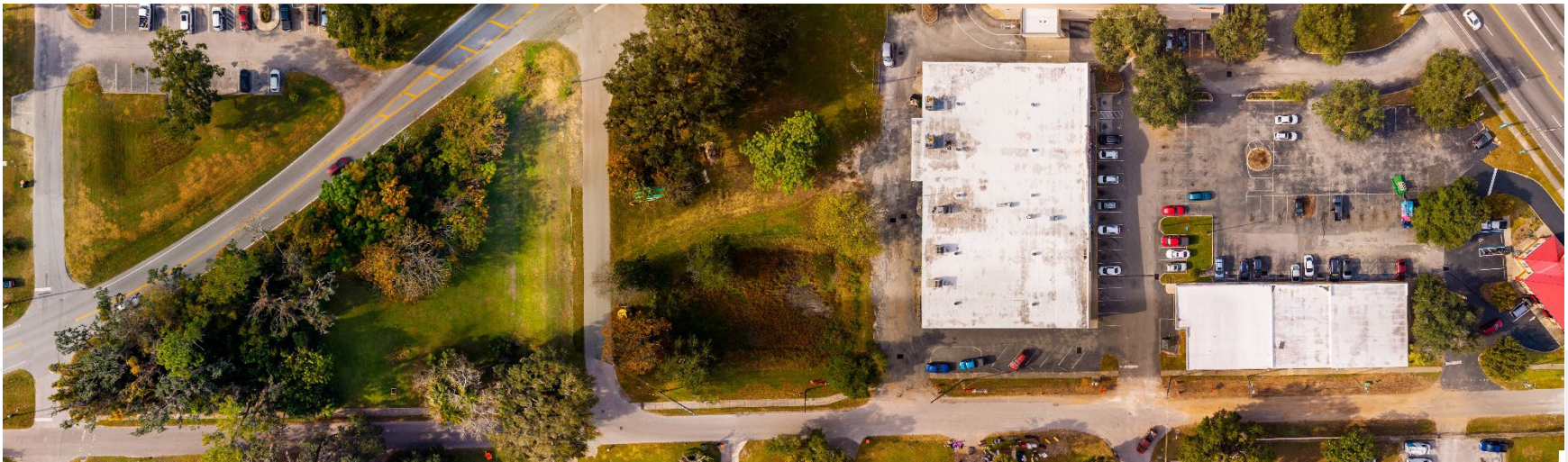
Belleview

PROPERTY OVERVIEW

Property Details

SITE DESCRIPTION

LOCATION	Bellevue, FL
COUNTY	Marion
ADDRESS	5810-5840 SE Abshier Blvd, Bellevue, FL
TRAFFIC COUNTS	SE Abshier Blvd: 29,500 AADT
PARCEL ID	38215-002-00
ZONING	GC
LOT SIZE	1.82 Acres
INGRESS/EGRESS	Two (2) Access points
GROSS LEASABLE AREA	24,943 SF
YEAR BUILT/RENOVATED	1963
UNITS	8
OCCUPANCY	100%
PARKING SPACES	170



PROPERTY OVERVIEW

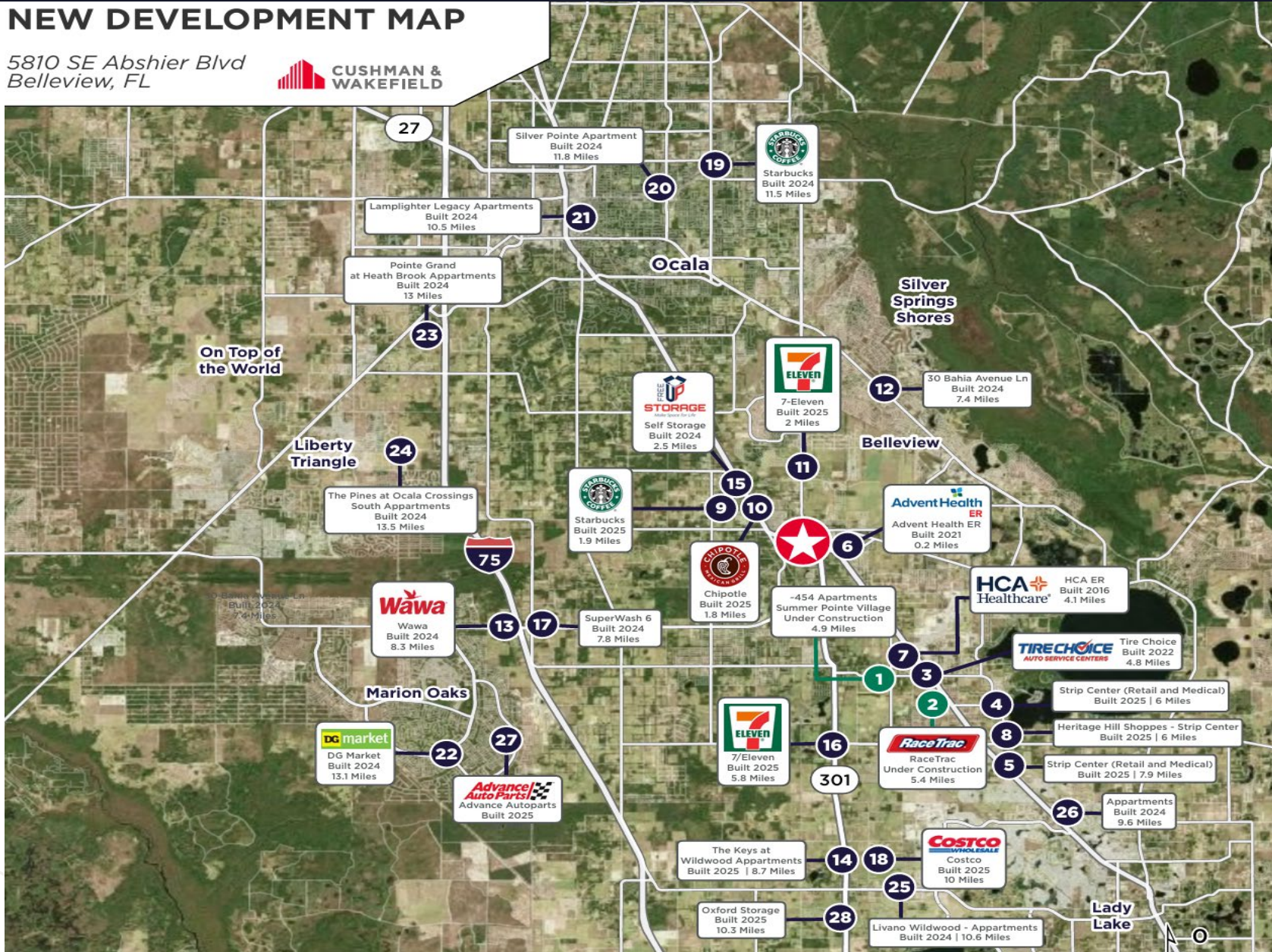
1Mile Retail Amenity



New Development Map

NEW DEVELOPMENT MAP

5810 SE Abshier Blvd
Bellevue, FL





SHOPPES OF BELLEVUE



FLORIDA RETAIL SERVICES

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FLORIDA RETAIL DEVELOPMENT