

Retail Strip Mall Developer Opportunity

OCALA, FLORIDA



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FORTUNE
INTERNATIONAL
REALTY

CONFIDENTIALITY OF THIS REPORT

This is a confidential report on the subject property intended for your sole use to determine if you wish to express further interest in the subject property.

The confidential report contains brief information about the property offered for sale. It is subject to changes that can appear at any time, and will replace all previously reported information. This report contains estimates, projections and information about the property, and the members, directors, executives, managers and employees related to the property or Fortune International Realty do not assume any responsibility for the information contained in this report, for the accuracy and its effects, to notify any changes on the information or this report, or for any decisions based on the information contained herein.

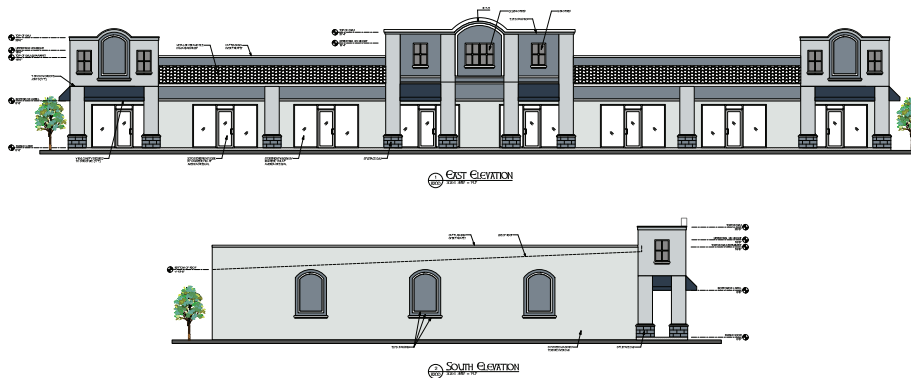
All data on the property is provided for information purposes. Fortune International Realty encourages the recipients of this report to thoroughly review and independently verify to recipient own satisfaction that

the data provided are substantially representative of the property and can be realized upon when considering any interest of said property. Recipient of this report acknowledges that he has been advised to seek the independent counsel of an attorney and/or an accountant to verify the information on the property and to examine any and all applicable documentation relevant to the transaction.

The information contained in this report is confidential. The recipient agrees that he will not disclose any of the contents contained in this report without prior authorization from Fortune International Realty.

**Please contact Eduardo Azofra at
305-775-1558 | eduardoazofra@aol.com for
further information.**

PROPERTY DETAILS



PRICE: **\$480,000**

**BUILDABLE RETAIL
SPACE SF:** 12,000

NUMBER OF UNITS: 8

SIZE OF UNITS : 1,500 SF (EACH)

PARKING SPACES: 40

LOT SIZE: 48,000 SF (1.1 ACRES)

FRONTAGE: 212 FEET

DEPTH: 239 FEET

PRICE PER SF OF LAND: \$10.10/SF

ZONING: COMMERCIAL

PROPERTY OVERVIEW

This project is located on a high traffic commercial street offering services to local residents. Easy access to and from nearby residential area. The lots are zoned commercial. The area is a fast-growing work force sector of Marion County located a few miles from the Amazon Distribution Center and other industrial distribution hubs, providing thousands of jobs. Just a few minutes to Interstate Highway I-75.

PROPERTY HIGHLIGHTS

- 3.2% current unemployment
- #10 Safest place to live
- #16 Best place to retire
- #6 Fastest growing metro
- One of the top cities to start a small business
- 142nd Largest Metro, Top 25 Fastest Growing by rate, 38th Fastest Growing by quantity Moving Into Ocala vs. Moving Out of Ocala
- Chicago to Ocala is the most popular move in the nation.
- Ocala Metro is growing by over 1000 people per month.
- Millennial population (30-39) is growing at double the US Average

FINANCIAL INFORMATION

TOTAL RETAIL SPACE:	12,000 SF
AVERAGE RENT/SF/YEAR:	1.25 NNN LEASE
POTENTIAL GROSS YEARLY RENT:	\$144,0000
PROPERTY TAXES (1.25% OF PROPERTY VALUE)	\$15,000
PROPERTY INSURANCE (LESS THAN 1% OF PROPERTY VALUE)	\$8,000

PROPERTY PHOTOS

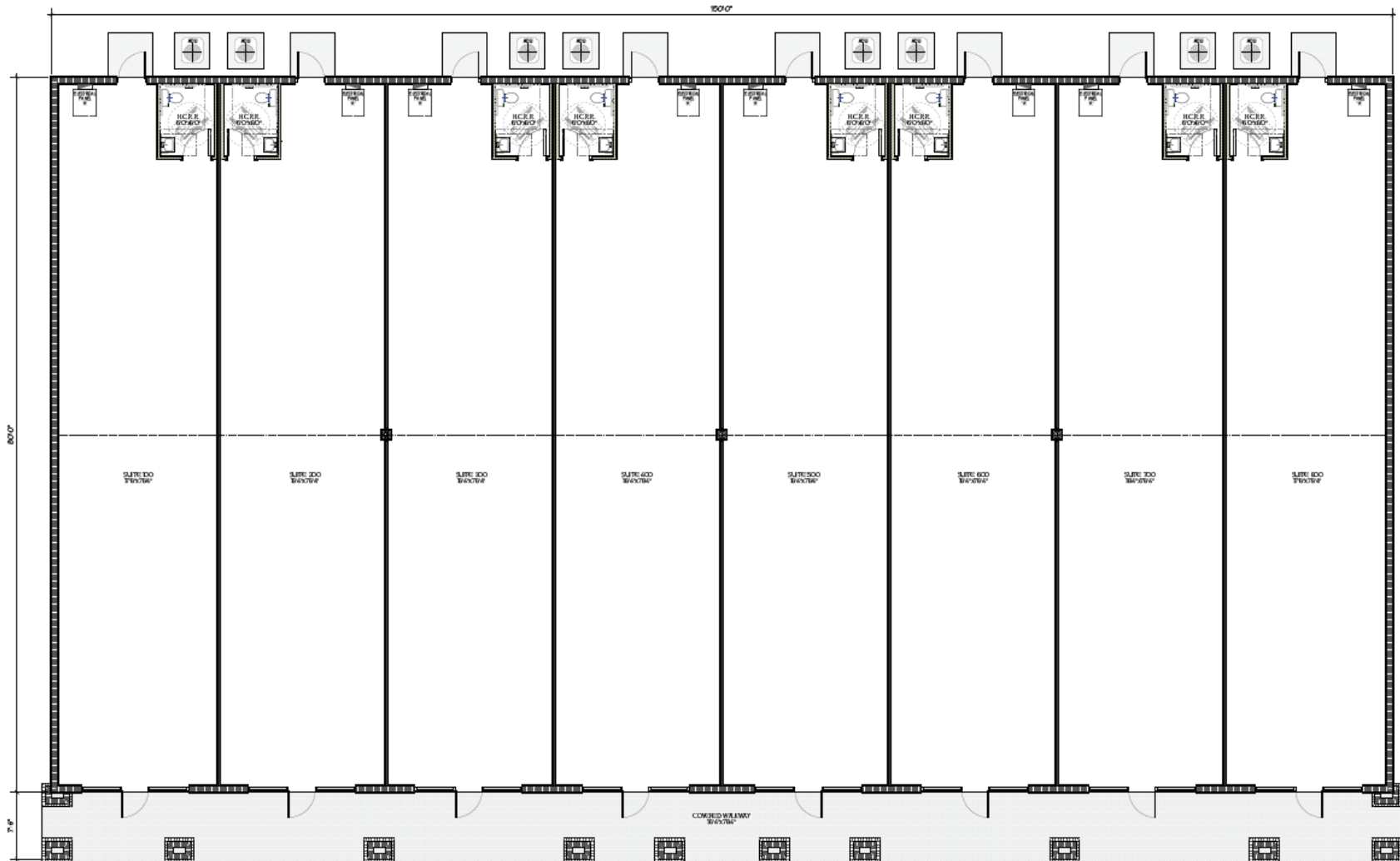


PROPERTY PHOTOS



FLOORPLANS

AREA TABULATION	
AREA	SQUARE FOOTAGE
Common Walkway	1,135.89 SQ. FT.
SUITE 100	1,500.00 SQ. FT.
SUITE 200	1,500.00 SQ. FT.
SUITE 300	1,500.00 SQ. FT.
SUITE 400	1,500.00 SQ. FT.
SUITE 500	1,500.00 SQ. FT.
SUITE 600	1,500.00 SQ. FT.
SUITE 700	1,500.00 SQ. FT.
SUITE 800	1,500.00 SQ. FT.
TOTAL SQ. FT.	13,535.89



SITE PLAN LOT 3 & 4



NOTES:

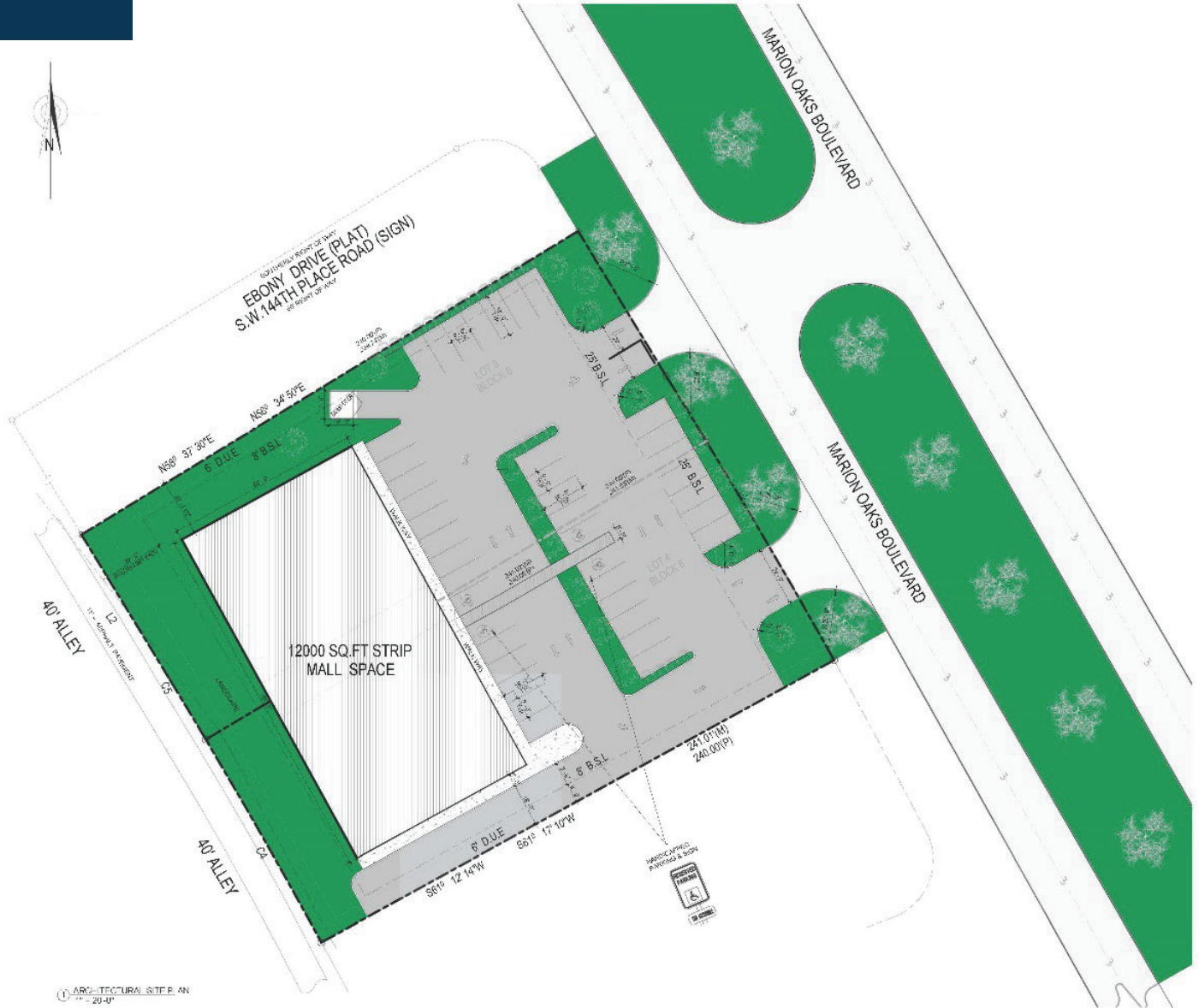
1. PROPOSED LOT 3 AND 4 ARE BEING DEVELOPED BY FORTUNE INTERNATIONAL REALTY, INC. FOR THE DEVELOPMENT OF A MIXED-USE COMMERCIAL DEVELOPMENT. THE DEVELOPMENT WILL INCLUDE A 12,000 SQ. FT. STRIP MALL SPACE, A 25,000 SQ. FT. OFFICE BUILDING, A 25,000 SQ. FT. RETAIL BUILDING, AND A 25,000 SQ. FT. GARAGE. THE DEVELOPMENT WILL BE ADJACENT TO EBONY DRIVE PLACE ROAD (SIGN) AND MARION OAKS BOULEVARD.
2. THE PROPOSED DEVELOPMENT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF DENVER ZONING ORDINANCES AND THE DENVER SUBDIVISION ACT.
3. THE PROPOSED DEVELOPMENT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF DENVER ZONING ORDINANCES AND THE DENVER SUBDIVISION ACT.
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AREA CALCULATIONS:

PROPOSED BUILDING	=	12,000.00 SQ. FT.
PROPOSED WALKWAY	=	1,889.05 SQ. FT.
TOTAL LOT COVERAGE	=	13,889.05 SQ. FT.
TOTAL AREA OF PLOT	=	48,399.44 SQ. FT.
UNUSED AREA OF PLOT	=	34,700.38 SQ. FT.
PERCENTAGE LOT COVERAGE	=	27.8%

ZONING REQUIREMENTS:

CURRENT ZONING	=	B-1
MINIMUM FRONT YARD DEPTH	=	20'
SIDE SETBACK	=	25'
REAR SETBACK	=	5'
MAX. COVERAGE	=	41%
MAX. BUILDING HEIGHT	=	35 FT.



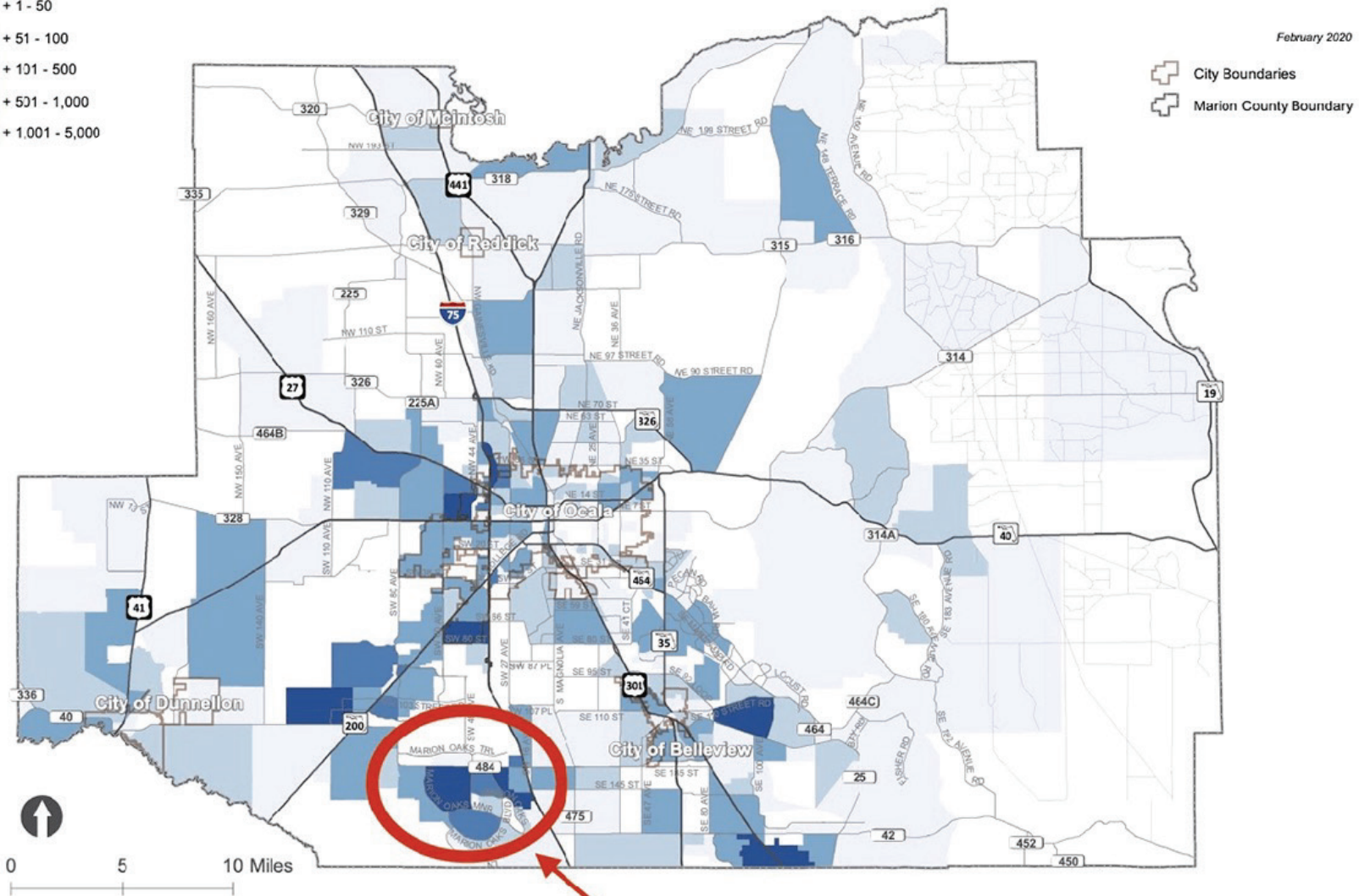
ARCHITECTURAL SITE PLAN
1" = 20'-0"

LOCATION

Located in the growing Marion Oaks development area of Ocala. Marion County is located in Central Florida and has a population of approximately 365,000. The Ocala-Marion County Commerce Park houses distribution centers for FedEx, Auto Zone, Chewy, along with an Amazon Fulfillment Center and a Dollar Tree Distribution Center.

Expected Employment Growth (2015 to ~)

- + 1 - 50
- + 51 - 100
- + 101 - 500
- + 501 - 1,000
- + 1,001 - 5,000



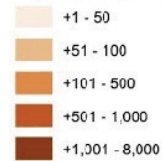
Marion Oaks

LOCATION DESCRIPTION POPULATION GROWTH



Ocala's growth trajectory is leading to a greater need for housing and services for local residents. The total population in the Ocala Metropolitan area has grown significantly in the last decade, with total unemployment at an all-time low for Marion County. Vacancy is hovering around a 25 year low, with a positive annual rent growth since 2015. These market conditions create a favorable market for commercial and retail developers as they continue looking for opportunity in Ocala Metro.

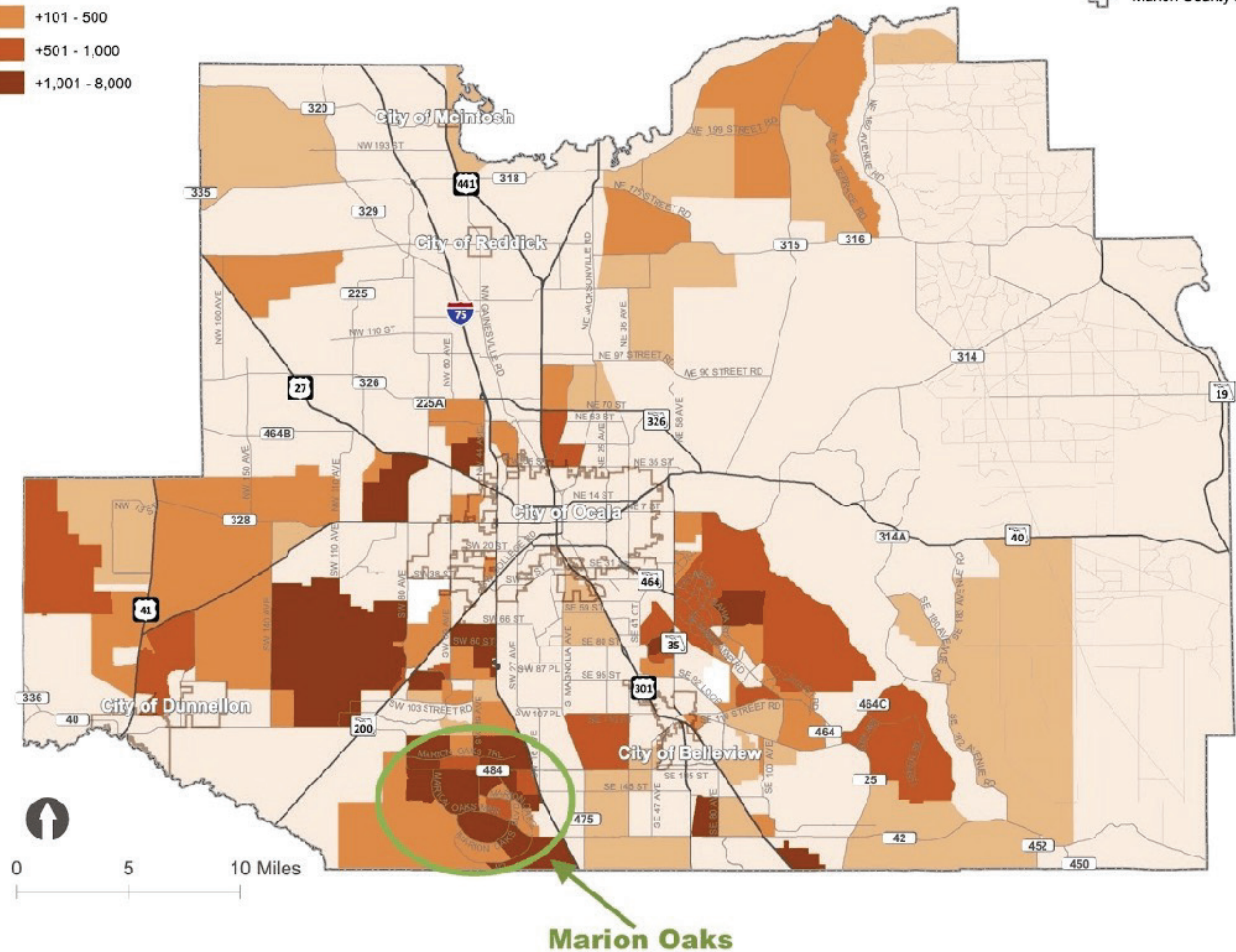
The Ocala Metropolitan area is seeing a significant increase in household growth as it is found attractive to younger people looking for the right place to call home. These markets have more affordable housing opportunities, making them perfect for the people who are looking for a SAFE place to settle down after college or gaining employment.

Expected Population Growth (2015 to 2045)

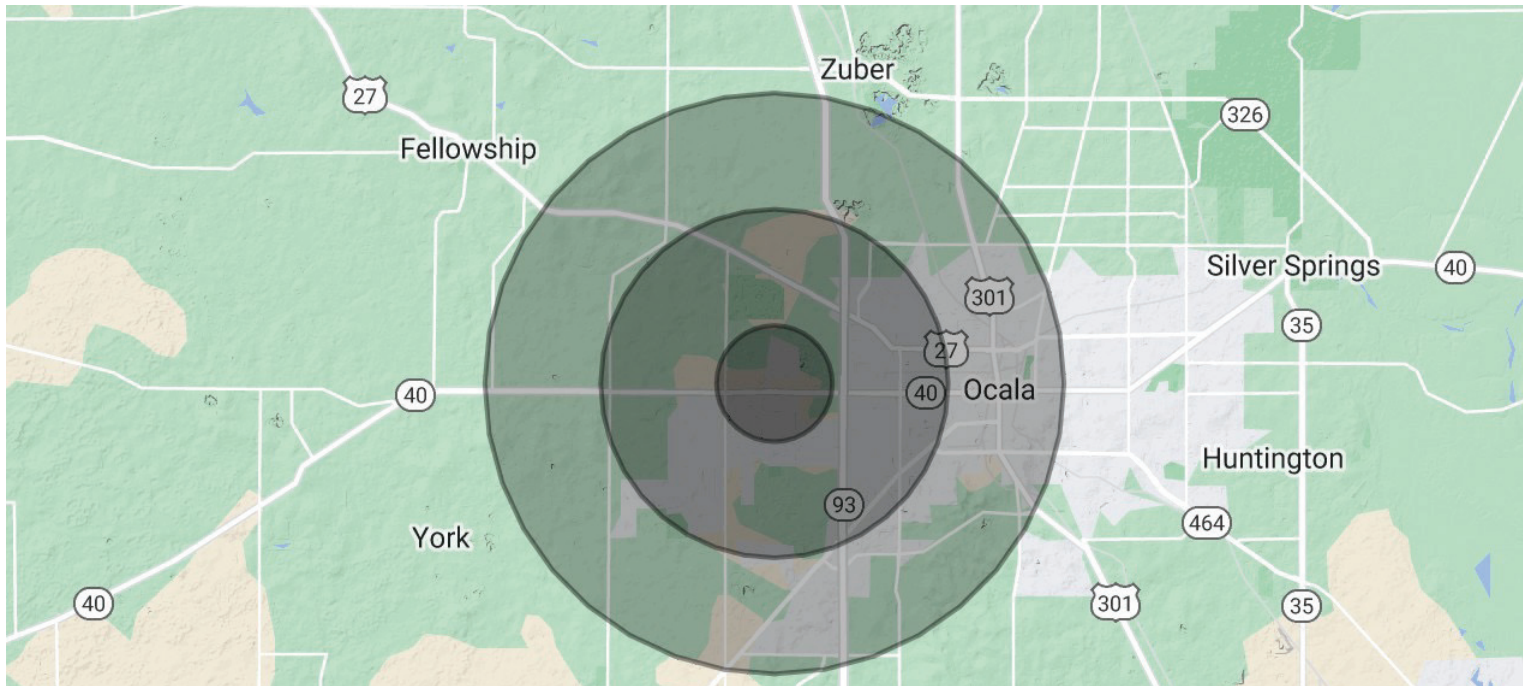


February 2020

 City Boundaries
 Marion County Boundary



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,777	20,686	50,166
Average Age	33.4	42.6	43.1
Average Age (Male)	25.7	40.3	40.6
Average Age (Female)	36.5	44.3	44.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,047	9,613	23,434
# of Persons per HH	1.7	2.2	2.1
Average HH Income	\$30,005	\$50,593	\$55,302
Average House Value	\$48,217	\$105,143	\$143,560

PROPERTY ADDRESS

OFFERING MEMORANDUM

Exclusively Presented by

EDUARDO AZOFRA

REALTOR ASSOCIATE, ICPS

TOP PRODUCER DIAMOND CIRCLE 2022

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