

**2800 SW COLLEGE RD,  
OCALA, FL  
INVESTMENT OPPORTUNITY**



- **SALE PRICE \$5,985,000**
- **CAP RATE: 6%**
- **NOI \$358,871**



**D.C.I.**

**Development Consultants Inc.**

[www.dcire.com](http://www.dcire.com)

**Jack Baugh**

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# RENT ROLL

Unit	Tenant	Sq Ft.	%	Rent/SF	NNN/SF	Monthly Base Rent	Annual Base Rent	Monthly NNN	Annual NNN	Monthly Total	Annual Total	Next Adj	Adj Rent	Term	CD/Delivery	RCD	Lease Expiration	Option	Option Rent
101	CAVA	2,500	33.39%	\$59.75	\$8.10	\$12,447.92	\$149,375.04	\$1,687.50	\$20,250.00	\$14,135.42	\$169,625.04	12/1/2029	10%/5yr	10 years	8/27/2024	12/1/2024	11/30/2034	3-5 yr	Year 11-15: \$72.30 Year 16-20: \$79.53 Year 21-25: \$87.48
102	Avecina Medical	2,494	33.31%	\$42.00	\$8.25	\$8,729.00	\$104,748.00	\$1,715.13	\$20,581.56	\$10,444.13	\$125,329.56	12/1/2025	3% annually	10 years	8/27/2024	12/1/2024	11/30/2034	2-5 yr	FMV but not less than 3% above current rate
103	Stanton Optical	2,494	33.31%	\$42.00	\$8.25	\$8,729.00	\$104,748.00	\$1,715.13	\$20,581.56	\$10,444.13	\$125,329.56	12/1/2029	12.5%/5yr	10 years	8/27/2024	12/1/2024	11/30/2034	2-5 yr	Year 11-15: \$53.16 Year 16-20: \$59.81
		7,488				\$29,905.92	\$358,871.04	\$5,117.76	\$61,413.12	\$35,023.68	\$420,284.16								
<b>Total Occupied</b>		<b>7,488</b>	<b>100.00%</b>																
<b>Total Vacant</b>		<b>-</b>	<b>0.00%</b>																



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# MASTER SITE PLAN



**SITE**

CAVA

Avecina  
MEDICAL

Stanton  
OPTICAL

ROOMS  
TO GO

COMING SOON  
LOT 3

CAPTAIN D'S  
SEAFOOD RESTAURANT

HEARTLAND

WYNDHAM  
HOTELS & RESORTS

PROPOSED BUILDING FOOTPRINT  
(157,000 S.F.)

EXISTING BUILDING  
(100,000 S.F.)

INGRESS/EGRESS CASEMENT

INGRESS/EGRESS CASEMENT

SW 27TH AVE



# PROPERTY OVERVIEW

- Monument Sign on SW College Rd and SW 27th Ave
- 1.61 Acres Available
- Direct access from both SW College Rd and SW 27th Ave
- Brand New Rooms To Go Expansion Next Door
- New Hotel on Adjacent Property

Demographics	2 Miles	5 Miles	10 Miles
Population	7,980	40,391	143,676
Daytime Employees	5,915	27,307	101,087
Average Income	\$108,154	\$144,098	\$115,670
Median Age	35.9	33.0	35.6

# BUSINESS OVERVIEW



## CONTACT US

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