

Retail Property
FOR SALE



TRULIEVE

3155 East Silver Springs Boulevard, Ocala, FL 34470

FLETCHER DILMORE
850.326.1463
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PREMIER COMMERCIAL GROUP
4708 Capital Circle NW, Tallahassee, FL 32303
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PROPERTY DESCRIPTION

Premier Commercial Group is pleased to present a premier net-leased investment opportunity at 3155 E Silver Springs Rd, Ocala, FL. This brand-new Trulieve dispensary is strategically positioned in one of Florida's fastest-growing and most active medical marijuana markets.

Trulieve stands apart as one of the only publicly traded cannabis companies in the United States, demonstrating continued strength through aggressive store expansion and a stock price that has doubled over the past 12 months. Backed by a corporate-guaranteed lease and strong operating fundamentals, this offering provides investors with long-term stability, built-in income growth, and exposure to a high-performing national tenant.

This is a rare opportunity to acquire a new-construction, single-tenant net-leased asset in a rapidly expanding industry, anchored by a market-leading operator in a high-demand Ocala location.

PROPERTY HIGHLIGHTS

- Long-Term Corporate Lease – 9 years remaining on the initial 10-year term
- Publicly Traded, Market-Leading Tenant – Trulieve is one of the only publicly traded cannabis operators in the U.S., with continued store expansion and strong financial momentum
- Built-In Rent Growth – 3% annual rent escalations provide consistent income growth
- Prime Ocala Location – Positioned in Florida's 2nd hottest medical marijuana market
- High-Traffic Retail Corridor – Surrounded by major national retailers including McDonald's, Wawa, and Publix

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OFFERING SUMMARY

Sale Price:	\$2,685,000		
Building Size:	5,119 SF		
NOI:	\$196,266.50 (Based on Feb 2027)		
Cap Rate:	7.31%		
DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Total Households	3,326	22,200	40,944
Total Population	7,402	53,426	102,284
Average HH Income	\$72,072	\$84,704	\$86,285

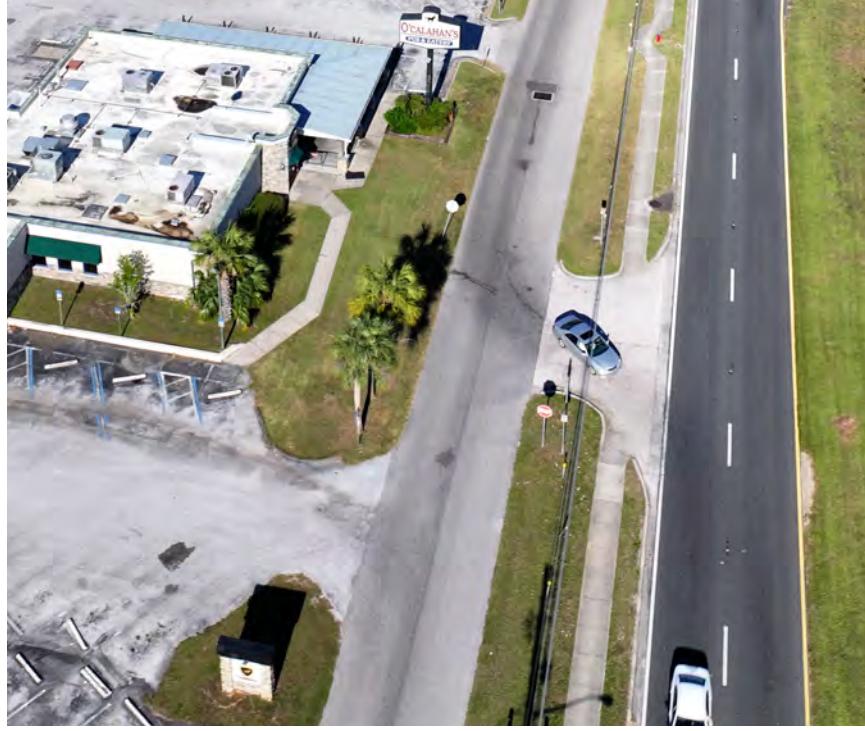
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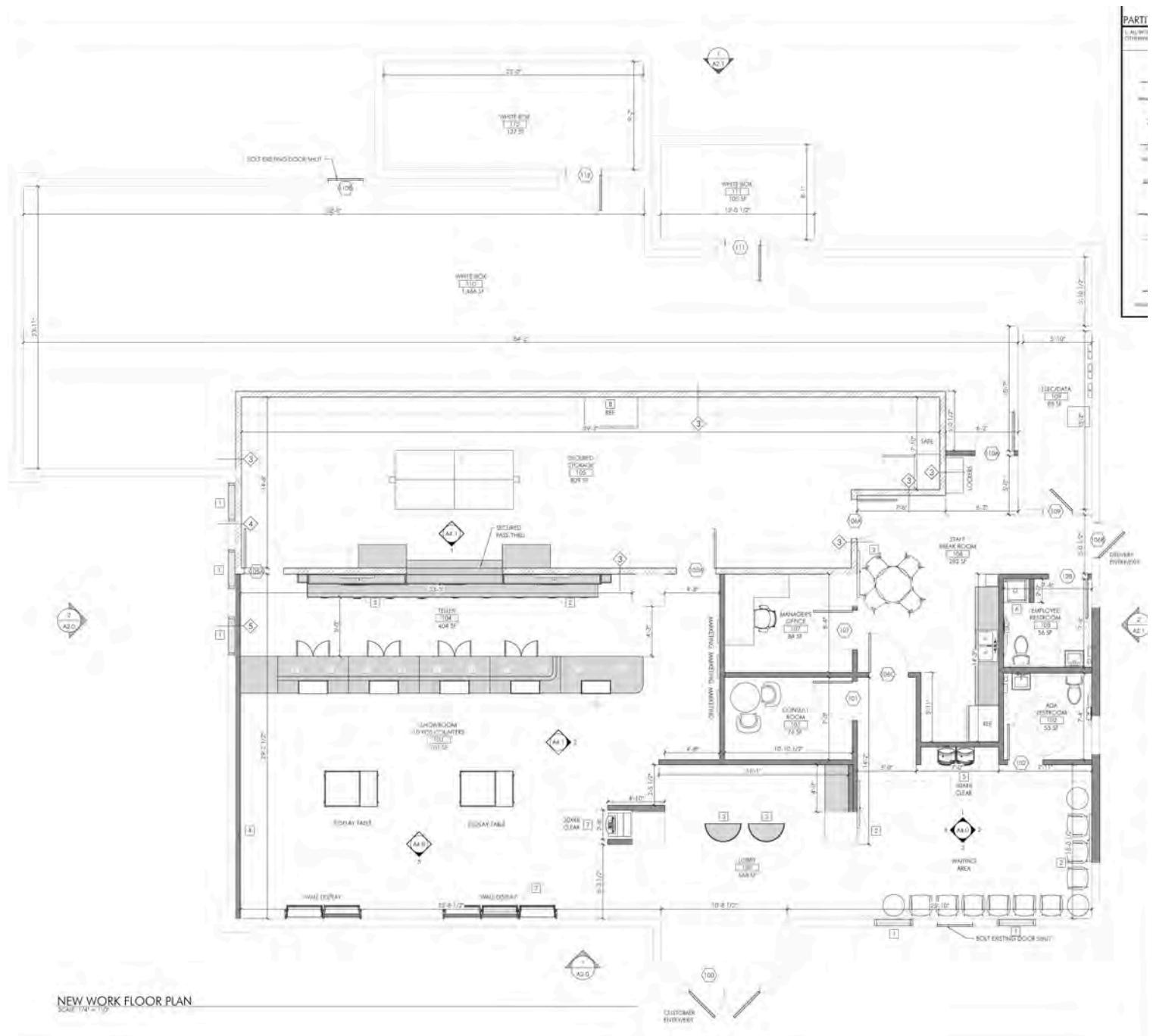
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NEW WORK FLOOR PLAN

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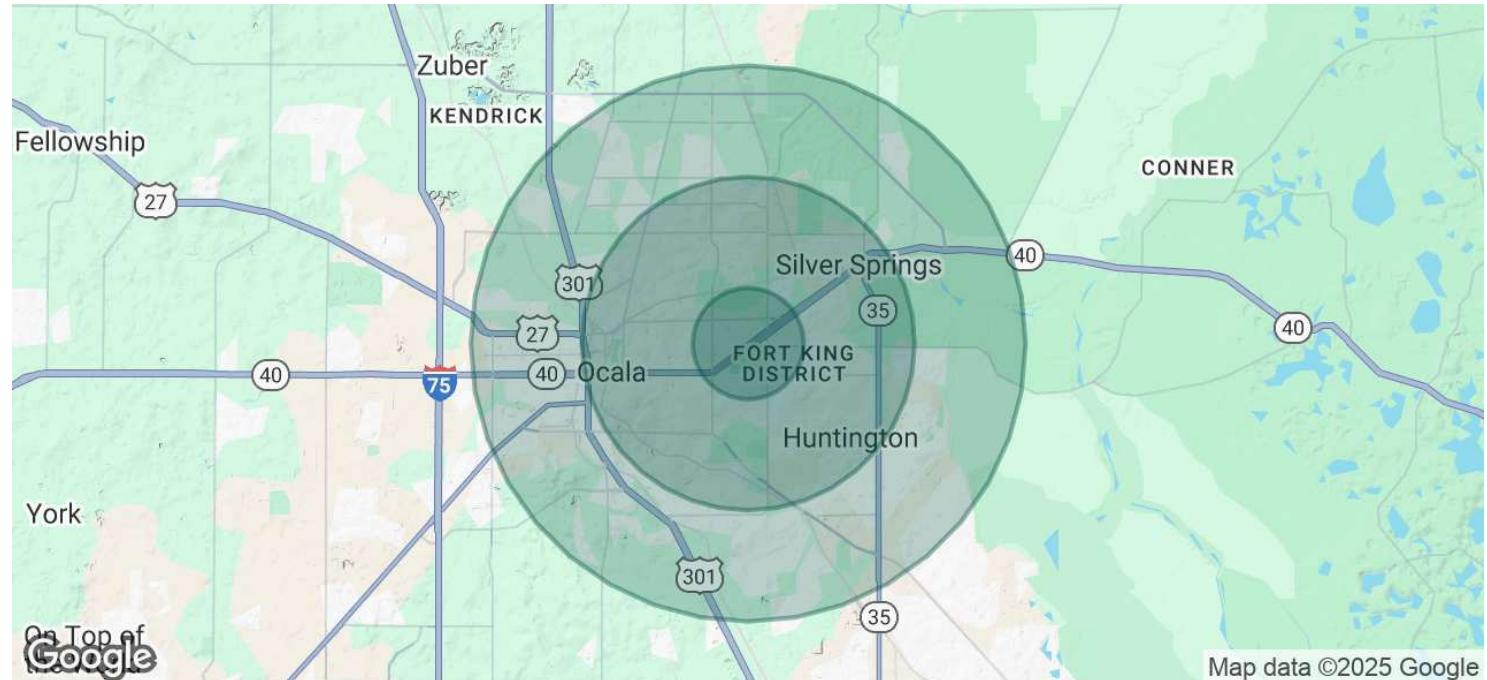
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,402	53,426	102,284
Average Age	43	43	43
Average Age (Male)	40	42	41
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,326	22,200	40,944
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$72,072	\$84,704	\$86,285
Average House Value	\$215,185	\$244,280	\$250,284

Demographics data derived from AlphaMap

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