

2145 E SILVER SPRINGS BLVD

OCALA, FL 34470

VERO

CAPITAL GROUP

NET LEASE INVESTMENT OPPORTUNITY

NEW 20 YEAR LEASE

CVS
DUNKIN'
Pop Days
Auto Service & Tires
EST. 1961

Advance
Auto Parts



verizon

BANK OF AMERICA

ZAXBY'S

DOLLAR GENERAL



WH
WINGHOUSE.
BAR + GRILL



LISTING AGENTS



VERO

CAPITAL GROUP



MICHAEL TALBERT

Managing Partner
D: (973) 294-8249
michael@verocapitalgroup.com
FL License No. SL3418448



CHARLES MOODY

Managing Partner
D: (772) 539-1153
charles@verocapitalgroup.com
Broker of Record
FL License No. BK340449



JARETT ZACKMAN

Managing Partner
D: (917) 232-7868
jarett@verocapitalgroup.com
FL License No. SL3595288

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EXECUTIVE SUMMARY

Vero Capital Group Group is pleased to offer an exclusive opportunity to acquire a single-tenant, absolute NNN property located at 2145 E Silver Springs Boulevard in Ocala, Florida.

The property consists of a 5,490-square-foot freestanding building situated on 1.1 acres along one of Ocala's most active commercial corridors. WingHouse Bar & Grill has operated at this location since 2000 and, in June 2024, executed a 20-year lease extension, reflecting its continued long-term commitment to the site.



INVESTMENT HIGHLIGHTS

ESTABLISHED TENANT WITH LONG-TERM COMMITMENT

WingHouse has operated at this location since 2000, demonstrating more than two decades of consistent occupancy and operational success.

LONG TERM LEASE

In June 2024, WingHouse extended its lease for an additional 20 years, with 10% rent increases scheduled every five years. The renewal underscores the tenant's ongoing commitment to this established location and provides stable, predictable income growth for ownership.

STRONG LOCATION

Positioned on a prominent 1.1-acre site, the property features ample surface parking and strong visibility along E Silver Springs Boulevard, enhancing accessibility and customer convenience.

DENSE RETAIL CORRIDOR

The property is positioned along E Silver Springs Boulevard (State Road 40), one of Ocala's busiest commercial corridors. The surrounding area features a strong lineup of national retailers and service tenants, including Chase Bank, Bank of America, CVS, Verizon, Pet Supermarket, Dollar General, Advance Auto Parts, Pep Boys, Take 5 Oil Change, Zaxby's, Burger King, and Dunkin'. This concentration of established brands drives consistent daily traffic and reinforces the corridor's role as a key retail destination within the Ocala market.



PROPERTY DATA



PRICE
\$1,637,143

CAP RATE
7.00%

NOI
\$114,600

ASSET OVERVIEW

ADDRESS	2145 E Silver Springs Blvd, Ocala, FL 34470
TENANT	WingHouse Bar & Grill
OWNERSHIP TYPE	Fee Simple
LEASE TYPE	Absolute NNN
BUILDING SIZE	5,490 SF
PARCEL SIZE (AC)	1.1 Acres
YEAR BUILT	1992/2003

YEAR	START	END	NOI	INCREASE FROM PRIOR PERIOD
1-5	6/1/2024	5/31/2029	\$ 114,600	-
6-10	6/1/2029	5/31/2034	\$ 126,060	10%
10-15	6/1/2034	5/31/2039	\$ 138,666	10%
16-20	6/1/2039	5/31/2044	\$ 152,532	10%

TENANT OVERVIEW

COMPANY OVERVIEW

Founded in Largo, Florida, by former NFL player Crawford Ker, WingHouse Bar & Grill is a full-service sports restaurant concept known for its casual atmosphere, signature wings, and friendly service. Since opening its first location in the 1990s, the brand has grown into a well-established regional operator with more than 20 locations across Florida.

WingHouse combines classic American fare with a lively bar and sports-viewing environment, appealing to a broad customer base. The company was acquired by ARC Group, Inc. in 2019, reinforcing its strong market position and long-term growth outlook.



LOCATION OVERVIEW

Ocala, Florida

Located in north-central Florida, is a vibrant and fast-growing regional center known for its economic diversity, strong infrastructure, and exceptional quality of life. The city serves as the commercial and cultural anchor for the broader Marion County area and continues to attract residents, employers, and investment from across the state.

The local economy is driven by a balanced mix of healthcare, logistics, manufacturing, equine, retail, and education sectors, supported by workforce training programs and a business-friendly environment. Major employers and distribution centers have strengthened Ocala's role as a regional hub for commerce and job creation.

Strategically positioned along Interstate 75, Ocala offers direct access to Florida's major metros, including Orlando, Tampa, and Gainesville, as well as key north-south freight routes that connect the Gulf and Atlantic coasts. The city's airport and growing logistics network further enhance its accessibility and long-term growth potential.

Commercial corridors such as State Road 200, Silver Springs Boulevard, and Pine Avenue feature a mix of established national retailers, healthcare campuses, and ongoing redevelopment. A revitalized downtown Ocala—with restaurants, boutiques, cultural venues, and public gathering spaces—has evolved into a walkable, mixed-use district attracting residents, professionals, and visitors alike.

With continued infrastructure investment, population growth, and a stable, diversified economy, Ocala represents a strong opportunity for real estate investment, retail expansion, and long-term business development.

DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2024 Estimate	6,197	50,039	108,730
2029 Projection	7,831	56,652	119,436

Households	1 Mile	3 Miles	5 Miles
2024 Estimate	2,638	22,490	41,876
2029 Projection	2,980	25,809	47,092

Income	1 Mile	3 Miles	5 Miles
Average HH Income	\$81,980	\$75,704	\$789,205





8 / 2145 E Silver Springs Blvd, Ocala, FL



9 / 2145 E Silver Springs Blvd, Ocala, FL



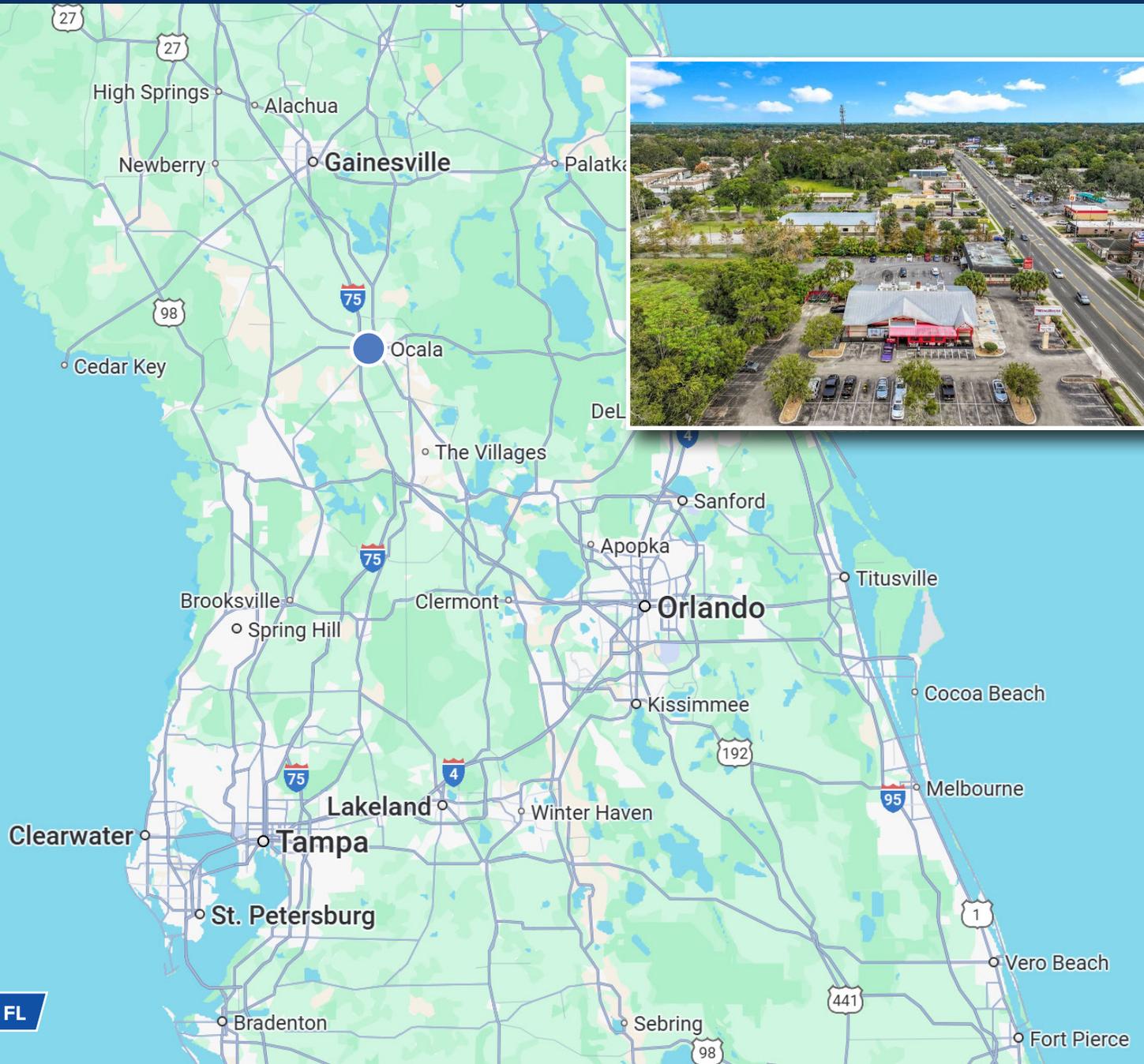
10 / 2145 E Silver Springs Blvd, Ocala, FL

AERIAL OVERVIEW



REGIONAL MAP

*Big Bend
Seagrasses
Aquatic
Preserve*



12 / 2145 E Silver Springs Blvd, Ocala, FL

