

Retail Property
FOR SALE



TRULIEVE

3155 East Silver Springs Boulevard, Ocala, FL 34470

FLETCHER DILMORE
850.326.1463
fletcher@teampcg.com

PREMIER COMMERCIAL GROUP
4708 Capital Circle NW, Tallahassee, FL 32303
850.933.5899 | teampcg.com



TRULIEVE

3155 East Silver Springs Boulevard, Ocala, FL 34470



850.933.5899



PROPERTY DESCRIPTION

Premier Commercial Group is proud to present an exceptional net-leased investment opportunity at 3155 E Silversprings Rd, Ocala, FL. This brand-new Trulieve dispensary is strategically located in one of Florida's fastest-growing medical marijuana markets. With a corporate-backed lease and strong financials, this property offers long-term stability and attractive investment returns. This is a rare opportunity to acquire a brand-new, single-tenant net-leased asset in a booming industry with a high-demand location.

PROPERTY HIGHLIGHTS

- Long-Term Corporate Lease – 9.6 years remaining on the 10-year initial term
- Built-In Rent Growth – 3% annual rental increases ensure rising income
- Prime Location – Situated in Florida's 2nd hottest medical marijuana market
- High-Traffic Area – Surrounded by major national retailers, including McDonald's Wawa and Publix

OFFERING SUMMARY

Sale Price:	\$2,722,000
Building Size:	5,119 SF
NOI:	\$190,550.00
Cap Rate:	7.0%

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

FLETCHER DILMORE

850.326.1463

fletcher@teampcg.com

PREMIER COMMERCIAL GROUP

4708 Capital Circle NW, Tallahassee, FL 32303

850.933.5899 | teampcg.com

TRULIEVE

3155 East Silver Springs Boulevard, Ocala, FL 34470



850.933.5899



FLETCHER DILMORE
850.326.1463
fletcher@teampcg.com

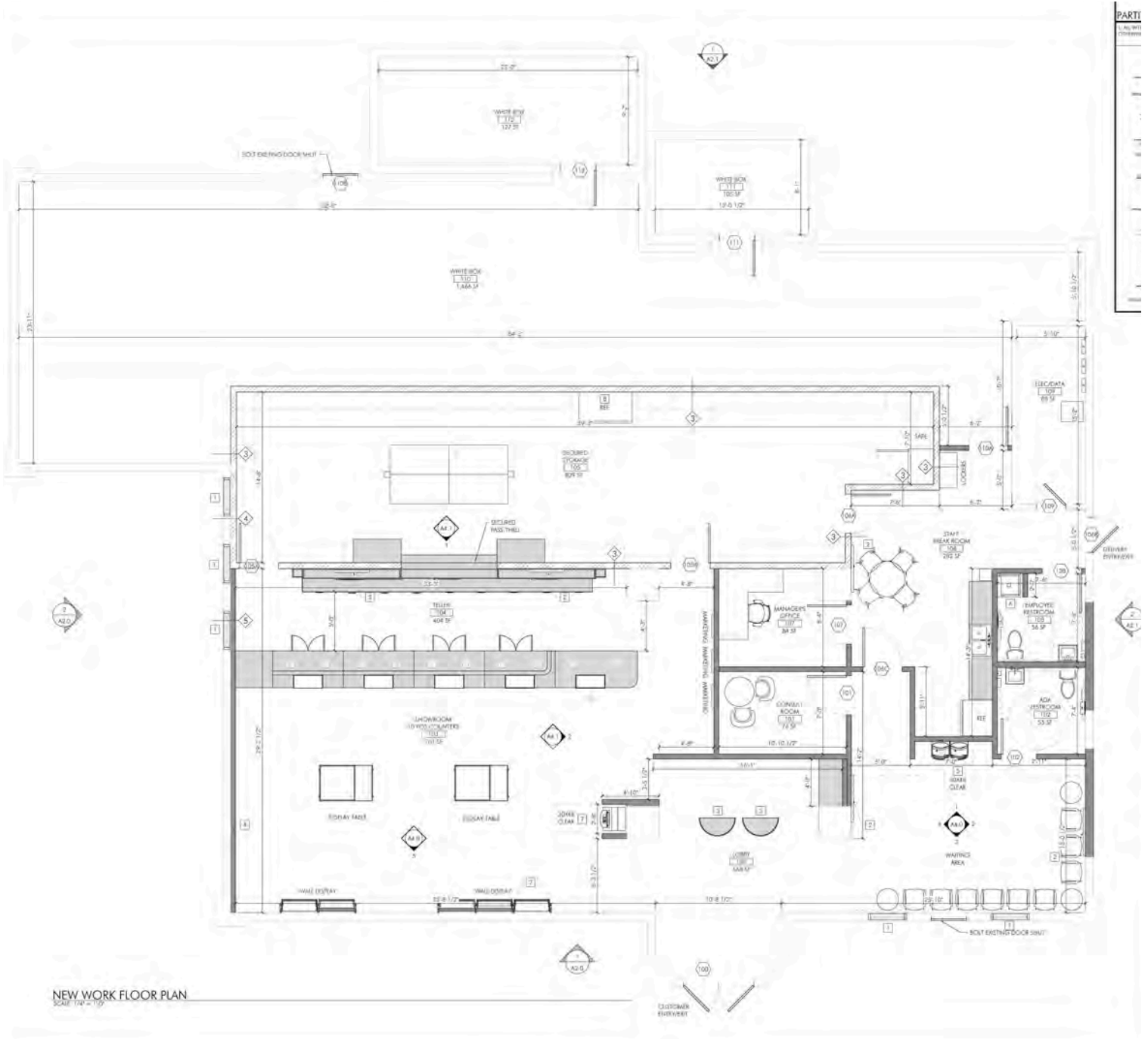
PREMIER COMMERCIAL GROUP
4708 Capital Circle NW, Tallahassee, FL 32303
850.933.5899 | teampcg.com

TRULIEVE

3155 East Silver Springs Boulevard, Ocala, FL 34470



850.933.5899



FLETCHER DILMORE
850.326.1463
fletcher@teampcg.com

PREMIER COMMERCIAL GROUP
4708 Capital Circle NW, Tallahassee, FL 32303
850.933.5899 | teampcg.com

TRULIEVE

3155 East Silver Springs Boulevard, Ocala, FL 34470



850.933.5899



Google

Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

FLETCHER DILMORE
850.326.1463
fletcher@teampcg.com

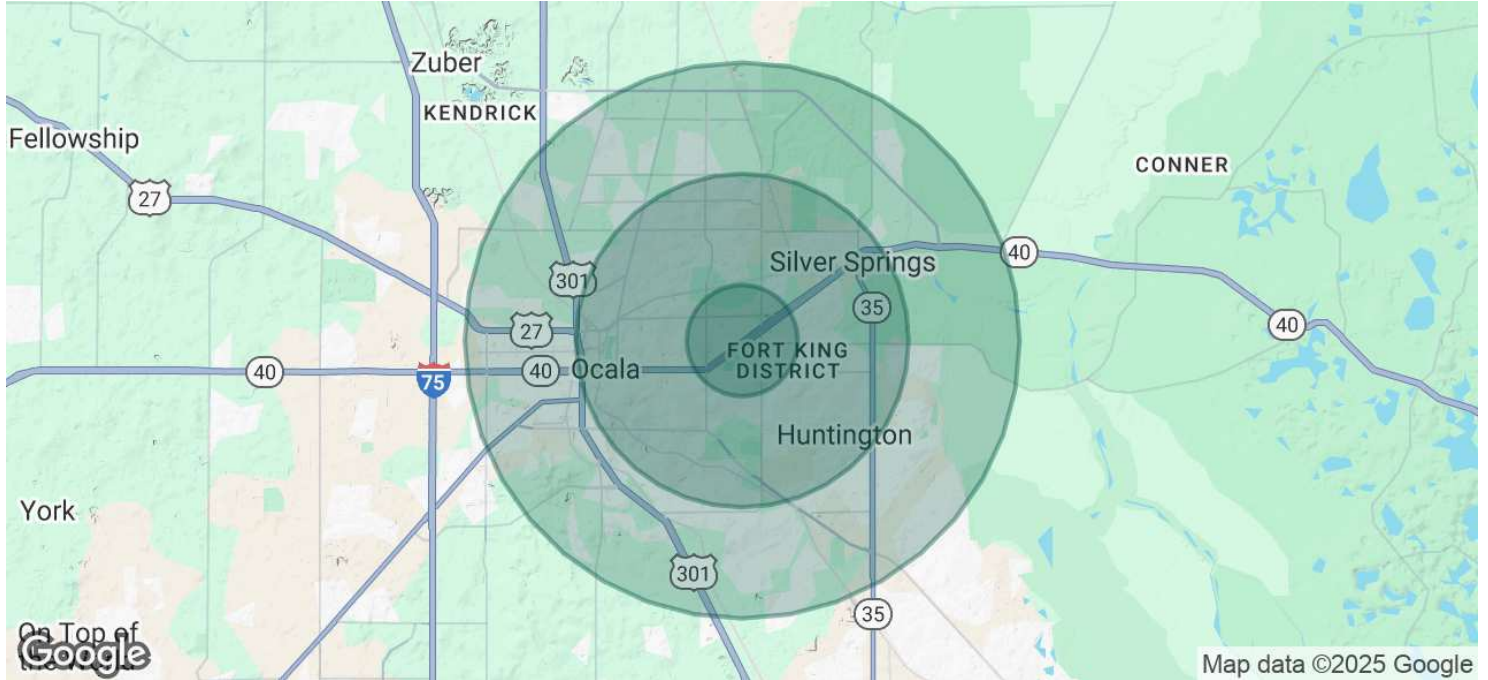
PREMIER COMMERCIAL GROUP
4708 Capital Circle NW, Tallahassee, FL 32303
850.933.5899 | teampcg.com

TRULIEVE

3155 East Silver Springs Boulevard, Ocala, FL 34470



850.933.5899



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

FLETCHER DILMORE
850.326.1463
fletcher@teampcg.com

PREMIER COMMERCIAL GROUP
4708 Capital Circle NW, Tallahassee, FL 32303
850.933.5899 | teampcg.com