

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Brand New Construction | 15-Year Lease | Across From 8,700 Unit Residential Community



10038 SW. 84th Avenue Road

OCALA FLORIDA

REPRESENTATIVE PHOTO

SRS | CAPITAL MARKETS

EXCLUSIVELY MARKETED BY



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Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739





OFFERING SUMMARY



[CLICK HERE FOR A FINANCING QUOTE](#)

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OFFERING

Pricing	\$3,900,000
Net Operating Income	\$195,000
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	10038 SW. 84th Avenue Road Ocala, Florida 34481
Rentable Area	6,979 SF
Land Area	1.04 AC
Year Built	2025
Tenant	Mavis Tires
Guaranty	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	15 Years
Increases	8% Every 5 Years
Options	5 (5-Year)
Rent Commencement	Dec. 5th, 2025
Lease Expiration	Dec. 31st, 2040

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM						RENTAL RATES		
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Mavis Tires (Corporate Guaranty)	6,979	12/5/2025	12/31/2040	Year 1	-	\$16,250	\$195,000	5 (5-Year) 8% Increases at Beg. of each Option
				12/5/2030	8%	\$17,550	\$210,600	
				12/5/2035	8%	\$18,954	\$227,448	

1) Tenant shall have a 10-Day Right of First Refusal (ROFR).

Brand New 15-Year Lease | Scheduled Rental Increases |

Established Tenant | Corporate Guaranty | Below Market Rent

- Brand new 15-year lease with 5 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 8% rental increases every 5 years throughout the initial term and 8% increases at the beginning of each option period
- Mavis Tires has 1,400 locations across 26 states

Absolute NNN | Fee Simple Ownership |

Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Excellent Visibility & Access | Signalized Hard Corner Intersection |

Interstate 75 Access & Draw

- Located near the hard signalized corner of SW 99th Street & State Hwy 200, which averages 42,000 vehicles passing by daily
- State Hwy 200 provides direct access to Interstate 75 (74,600 VPD)
- The asset benefits from excellent visibility via significant street frontage and a large pylon sign

Strong 5-Mile Demographics | Marion County

- More than 65,400 residents and an AHHI that exceeds \$84,059
- Marion County is now the 142nd largest metropolitan statistical area, up six spots in one year, surpassing the four-county Tallahassee MSA in population

On Top of The World Communities | Direct Consumer Base

- On Top of the World Communities is located directly across the road from Mavis, an award winning retirement community with 8,700 residential units
- The unique community occupies 13,000 Acres & includes unmatched amenities like tennis, pickleball, horseshoes, 17 miles of walking trails, weekly entertainments, 3 championship golf courses and much more
- With a current population of approximately 12,000 residents, OTOW has been selling 500 units per year
- [On Top of The World Communities - Ocala, FL overview](#)

Strong Anchor Tenants off State Hwy 200 | Strong Tenant Synergy

- Within 1.5 miles of Mavis is a Lowe's Home Improvement, Walmart Market, a Publix anchored center and a Bravo Supermarkets anchored center
- Less than two miles of the subject property major tenants include; Big Lots, CVS, Chase Bank, Jersey Mike's, Walgreens, Starbucks, ALDI, Jiffy Lube, McDonald's, and many other national credit tenants
- State Hwy 200 (42,000 VPD) is occupied by traffic generating national tenants

PROPERTY PHOTOS



BRAND PROFILE



MAVIS TIRE

mavis.com

Company Type: Subsidiary

Locations: 1,400+

Parent: BayPine and TSG Consumer Partners

Mavis Tire, based in Millwood, New York, is a leading tire and service provider in the United States, with more than 1,400 service centers across 26 states. In addition to its core offering of tires from over 20 major brands, Mavis offers a menu of repair and maintenance services including brakes, alignments, suspension, shocks, and battery service. Mavis, which was founded in 1972 by Marion and Victor Sorbaro and has roots dating back to 1949, has a strong reputation for delivering best-in-class customer service and quality.

Source: mavis.com

PROPERTY OVERVIEW



LOCATION



Ocala, Florida
Marion County

ACCESS



State Highway 200: 1 Access Point

TRAFFIC COUNTS



State Highway 200: 42,000 VPD

IMPROVEMENTS



There is approximately 6,979 SF of existing building area

PARKING



There are approximately 29 parking spaces on the owned parcel.
The parking ratio is approximately 4.15 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: TBD
Acres: 1.04
Square Feet: 45,302

CONSTRUCTION



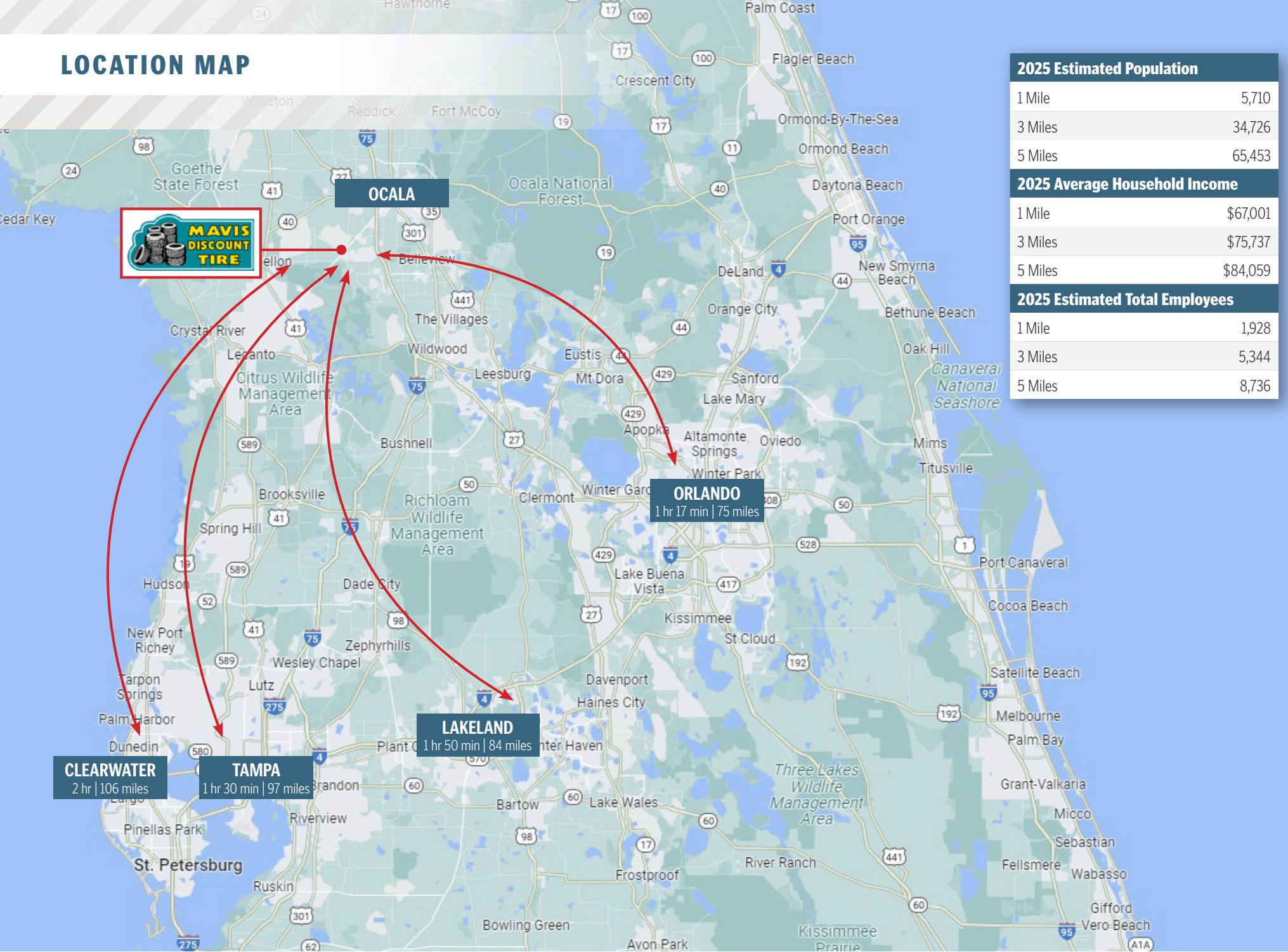
Year Built: 2025

ZONING



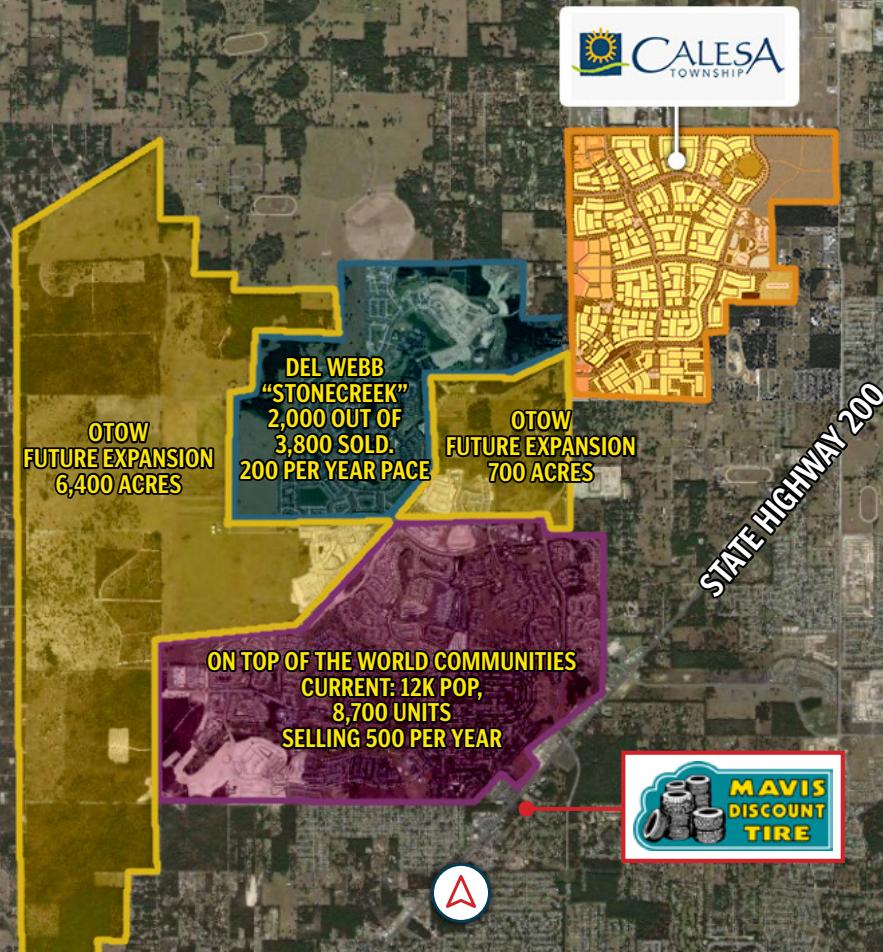
B-2: Business Commercial

LOCATION MAP



WORLD EQUESTRIAN CENTER - Ocala offers a rare combination of class and capacity. The largest equestrian complex in the United States is a world-class, multi-indoor and outdoor arena facility offering state-of-the-art amenities to accommodate numerous disciplines within the equine industry and more!

THE EQUESTRIAN HOTEL - 248-room hotel features stylishly appointed rooms and suites with stunning views of the property. In addition to the oversized accommodations, the hotel has luxury shopping, unique dining, a state-of-the art fitness center, resort spa and a salon.



CALESA TOWNSHIP - Wide open spaces, winding trails, lazy summer days and a sense of being home. Calesa Township, a master-planned community designed for families of all ages where an extensive trail system leads to onsite schools, an aquatic center and a wide array of amenities.

ON TOP OF THE WORLD COMMUNITIES
CURRENT: 12K POP,
8,700 UNITS
SELLING 500 PER YEAR

FUTURE OTOW
EXPANSION/DEVELOPMENT



tropical SMOOTHIE CAFE



42,000 VEHICLES PER DAY

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STATE HIGHWAY 200





	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	5,710	34,726	65,453
2030 Projected Population	5,965	40,975	79,216
2025 Median Age	72.2	70.9	65.9
Households & Growth			
2025 Estimated Households	3,280	18,576	31,581
2030 Projected Households	3,474	21,872	38,134
Income			
2025 Estimated Average Household Income	\$67,001	\$75,737	\$84,059
2025 Estimated Median Household Income	\$51,976	\$58,124	\$63,305
Businesses & Employees			
2025 Estimated Total Businesses	266	624	1,095
2025 Estimated Total Employees	1,928	5,344	8,736



OCALA, FLORIDA

Ocala is located in north central Florida approximately 67 miles northwest of Orlando and approximately 40 miles east of the Gulf of America. Ocala and Marion County are known as the “horse capital of the world.” The City of Ocala had a population of 65,057 as of July 1, 2024.

In recent years, Ocala has become a center for manufacturing, logistics, and distribution companies, and continues to market the Ocala International Airport Business Park. The tourist industry also has a significant impact on the economy, with the Silver Springs and Rainbow Springs attractions, and the Ocala National Forest nearby. The Ocala area is home to a equine industry and the World Equestrian Center under construction in western Ocala will continue to attract additional interest in the community. The city has also invested in a few economic development projects that focused on business expansion and the reactivation of long-term vacant structures.

Major Attractions in the city are Hundreds of thoroughbred horse farms, Crystal River Archaeological State Park is a pre-Colombian Native American site situated near a large coastal marsh area, The Appleton Museum of Art features a variety of art work and is a regional landmark, Brick City Park & Discovery Science Center, Coehadjoe Park, Silver River State Park, The Circle Square Cultural Center features well known entertainers, Don Garlit's Museum of Drag Racing and The prominent Horse Shows in the Sun. Ocala and the region's freshwater streams, rolling hills and clean air remain unspoiled and have been used for Hollywood movies. Nearby Ocala is Silver Springs, a national landmark and nature theme park on 350 acres. Silver Springs is Florida's “original attraction.” Ocala is home to Ocala National Forest, the second largest national forest in the state and the Florida Trail which cuts through forest.



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$ 5 B +

TRANSACTION
VALUE
company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2024

\$ 2.5 B +

CAPITAL MARKETS
TRANSACTION
VALUE
in 2024

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