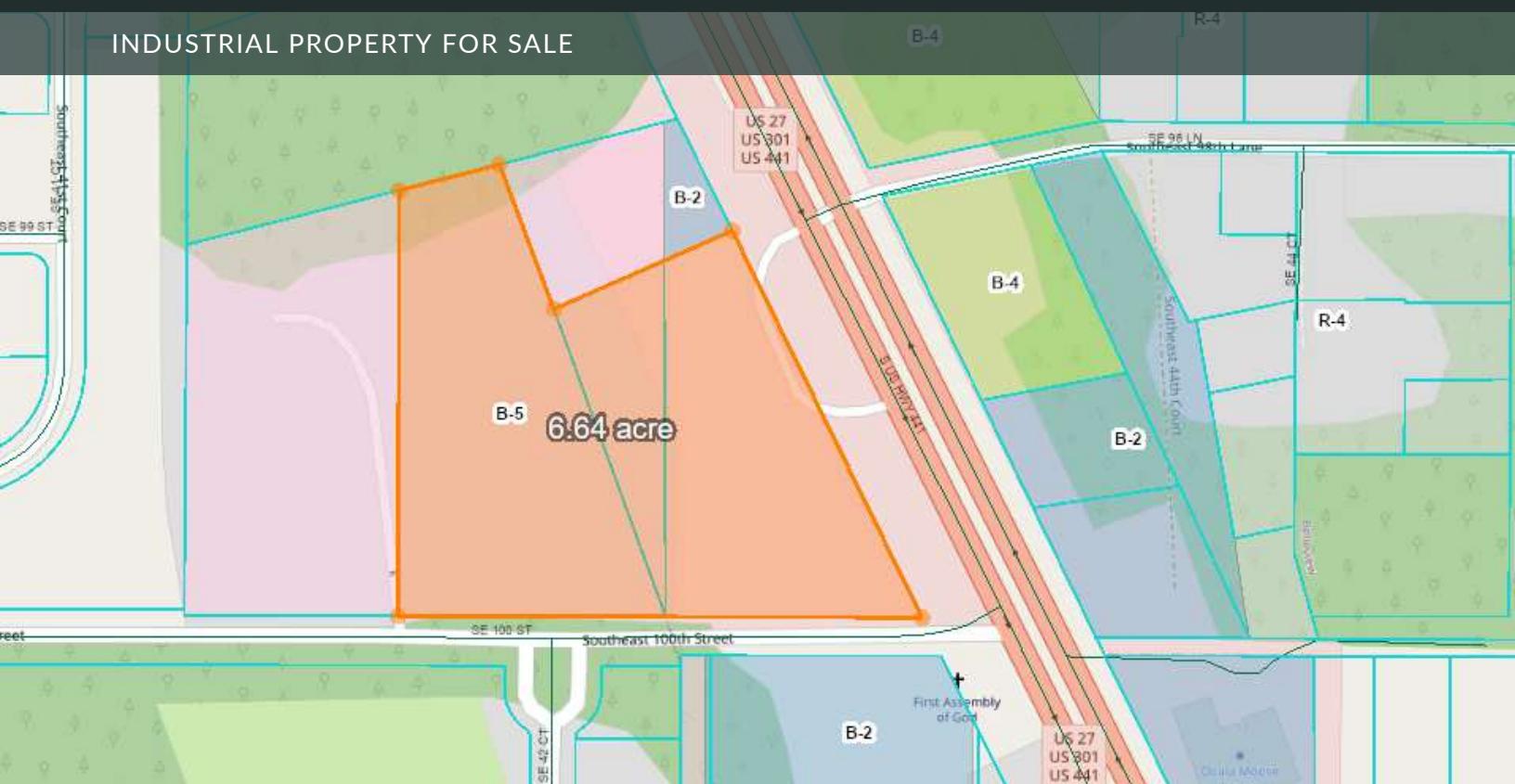


INDUSTRIAL PROPERTY FOR SALE



Property Description

Great location on the ever-expanding US Hwy 441 in Belleview. 6.64 acres of B-5 zoning; the seller has just completed the process of having the property annexed into the City of Belleview. There is over 500 ft of road frontage with already established ingress/egress. The property was previously used for the sale of heavy equipment. There are three parcels in total, which include a mobile home, an older motel both currently planned for demolition, and an existing billboard w/ lease. All three parcels in the sale span the full corner of SE 100th St, which is the secondary entrance to Cobblestone North and Cobblestone Phase II Subdivision (400+ Homes).

Multiple uses exist for this site and location, ranging from RV and Boat Storage, Flex warehouse space, personal storage, construction equipment sales, cold storage, moving firms.

Property Highlights

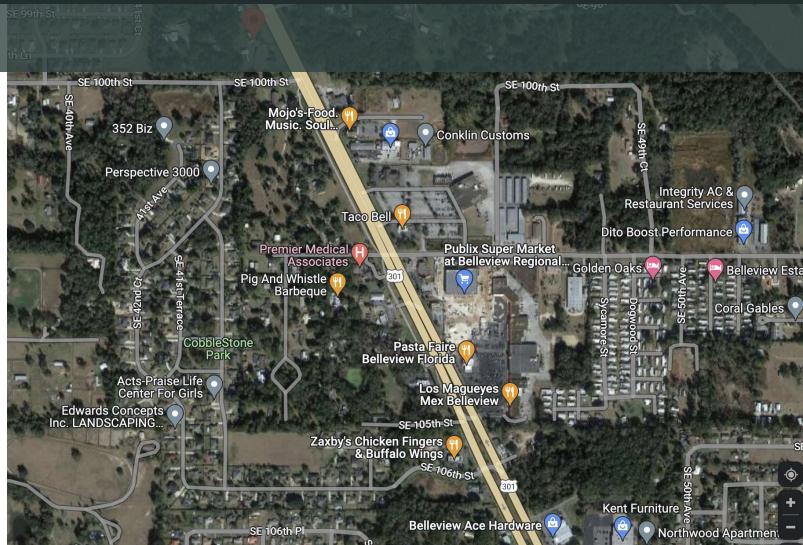
- 500+ft of US Hwy 441
- Annexed into the City of Belleview

OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	6.64 Acres
Building Size:	3,975 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	67	253	1,058
Total Population	173	659	2,607
Average HH Income	\$89,485	\$89,971	\$88,830

INDUSTRIAL PROPERTY FOR SALE

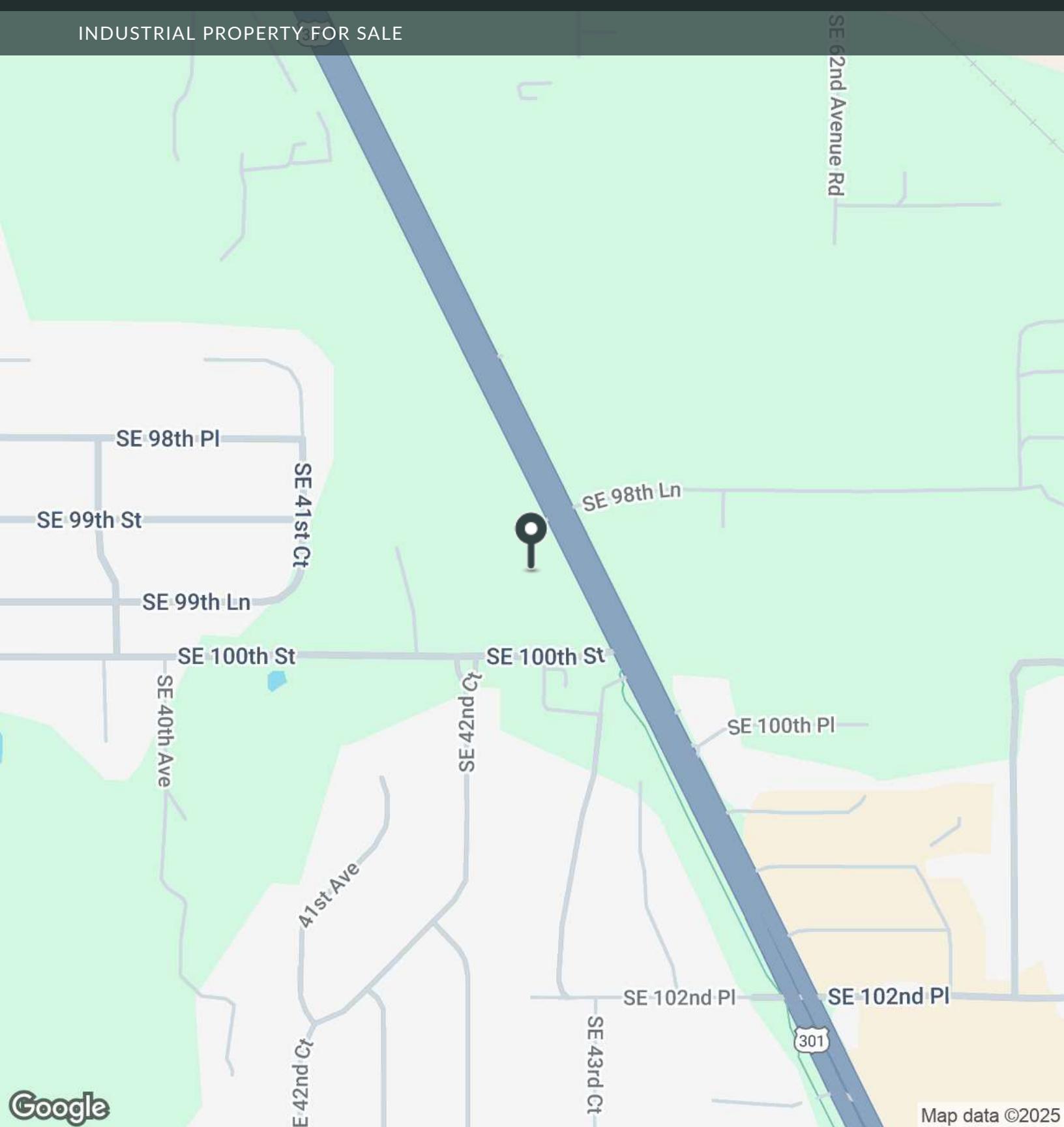


THOMAS OLDENBORG
Commercial Real Estate Broker
845.416.0732
thomas@thomasoldenborg.com

1910 SW 18th Court Building 100
Ocala, FL 34471
352.732.3222

Thomas Oldenborg
RE/MAX
COMMERCIAL

INDUSTRIAL PROPERTY FOR SALE

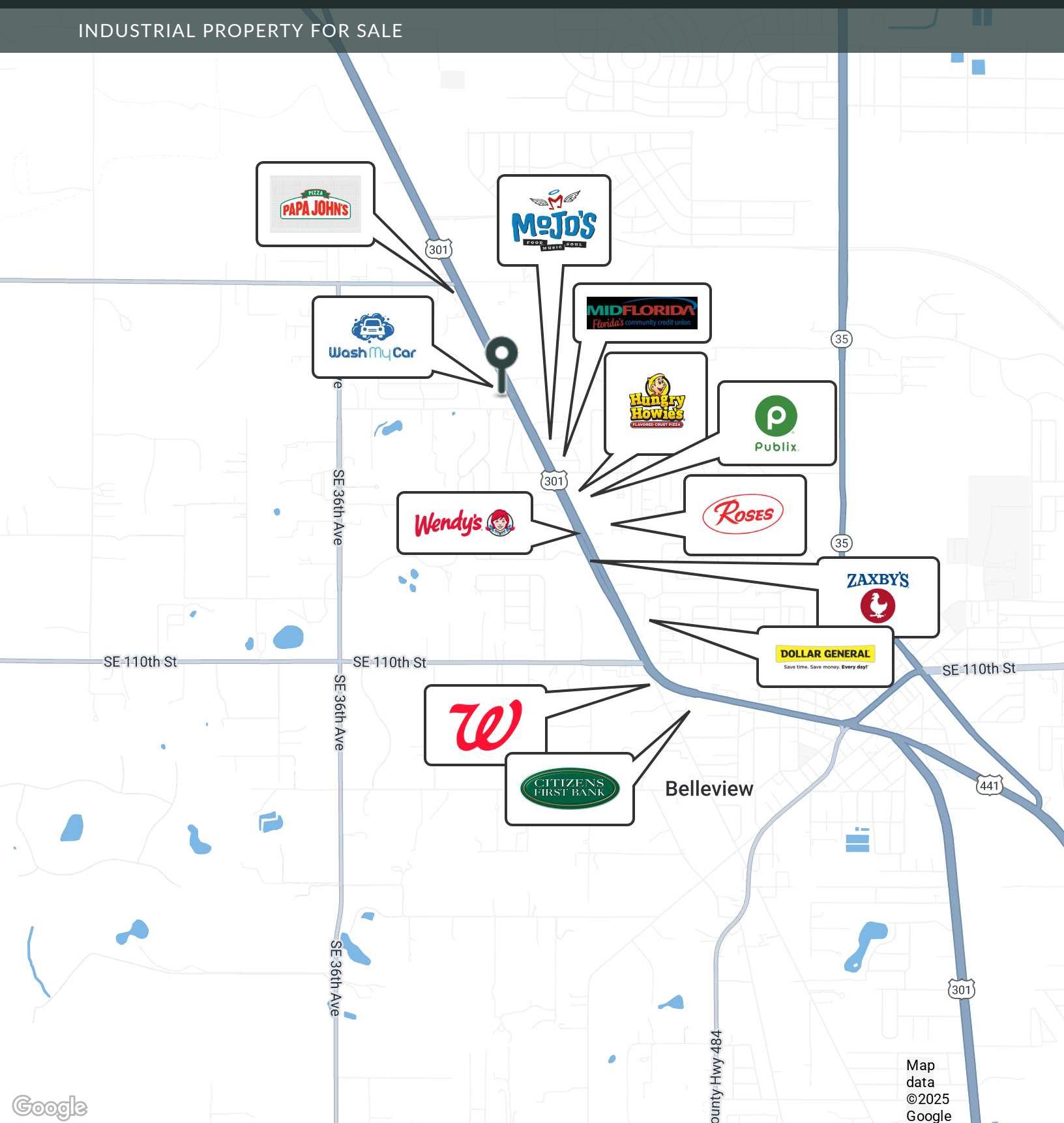


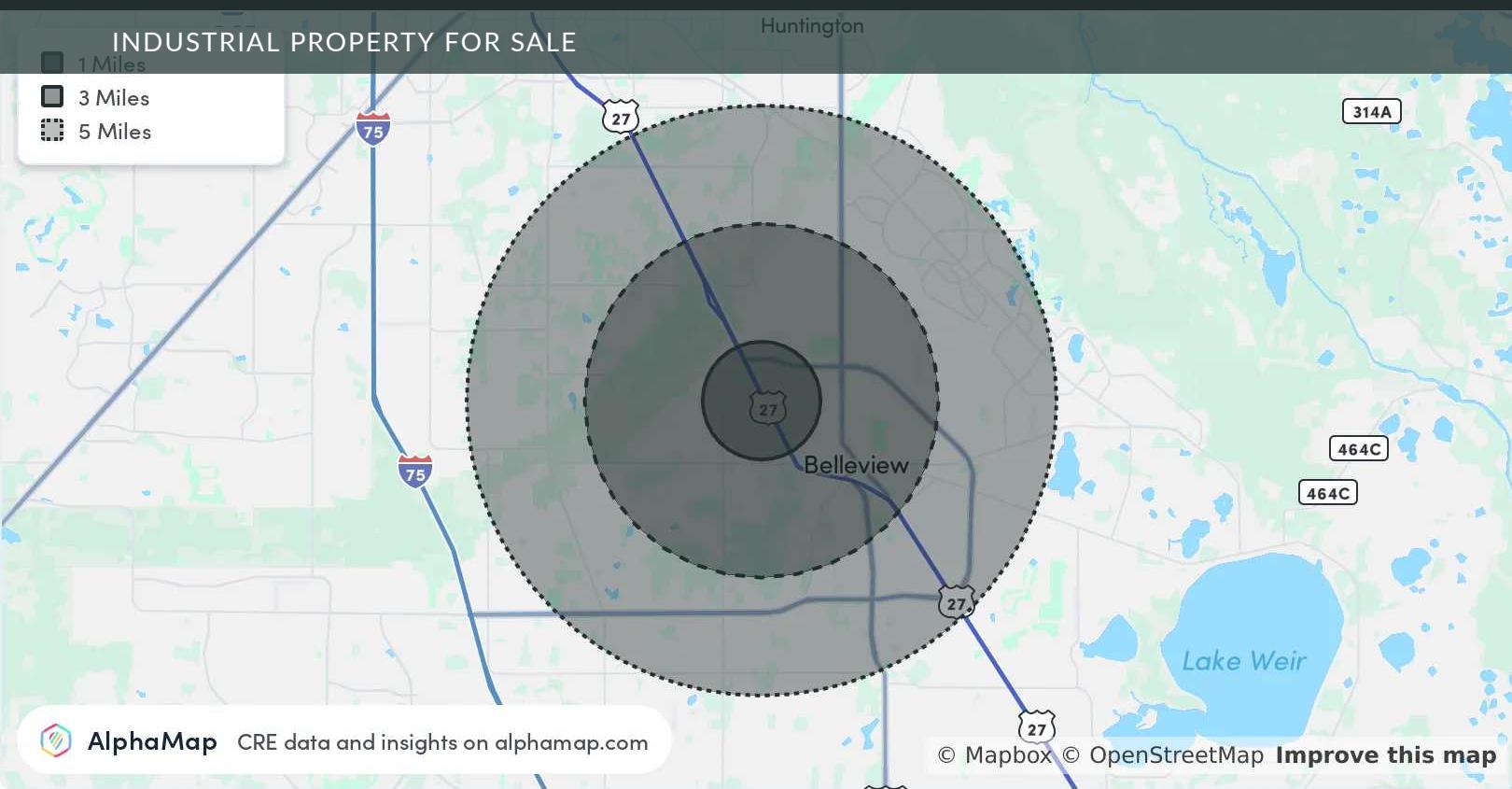
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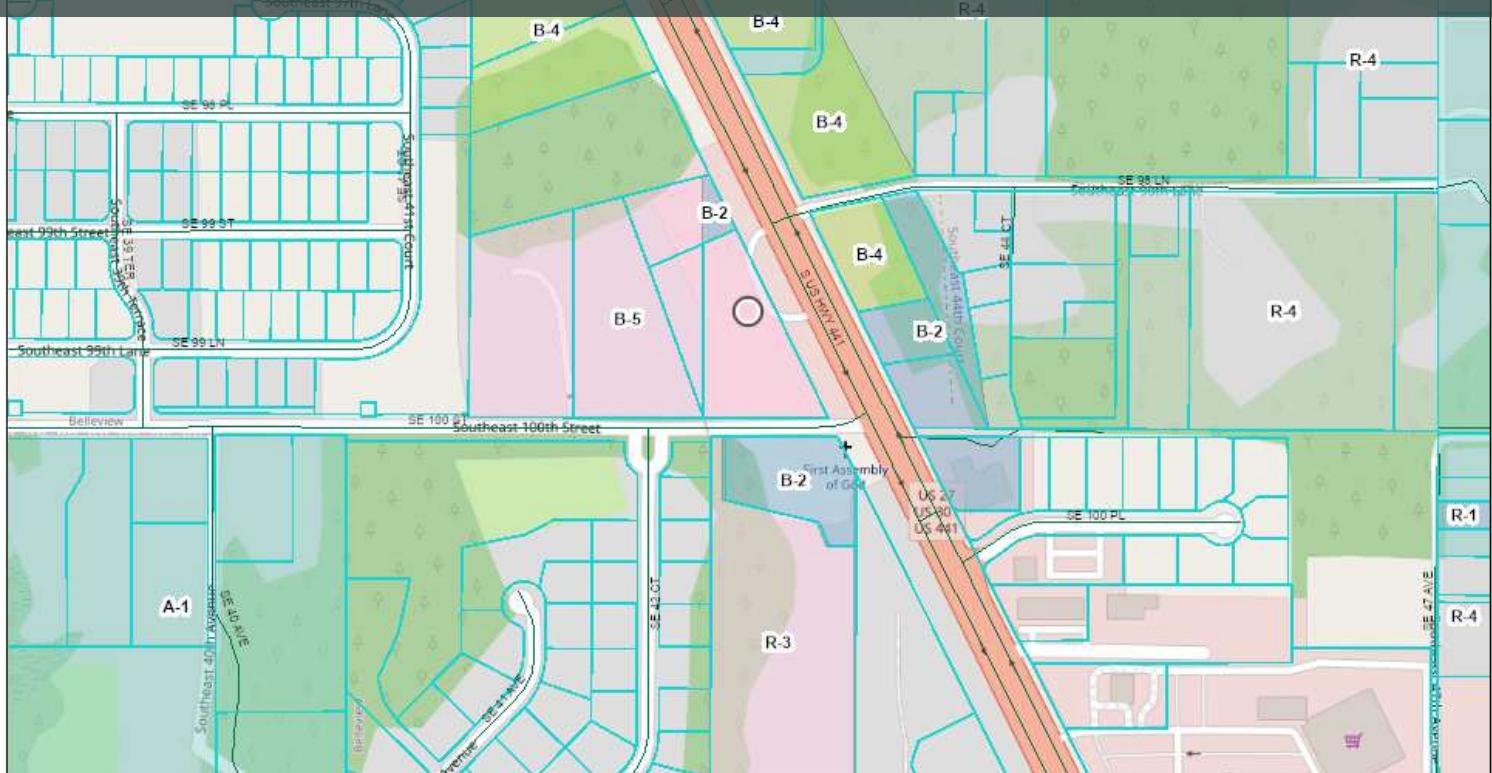




POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,607	18,181	64,377
Average Age	44	43	42
Average Age (Male)	42	42	41
Average Age (Female)	45	44	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,058	7,301	24,845
Persons per HH	2.5	2.5	2.6
Average HH Income	\$88,830	\$84,420	\$80,216
Average House Value	\$292,294	\$280,343	\$262,650
Per Capita Income	\$35,532	\$33,768	\$30,852

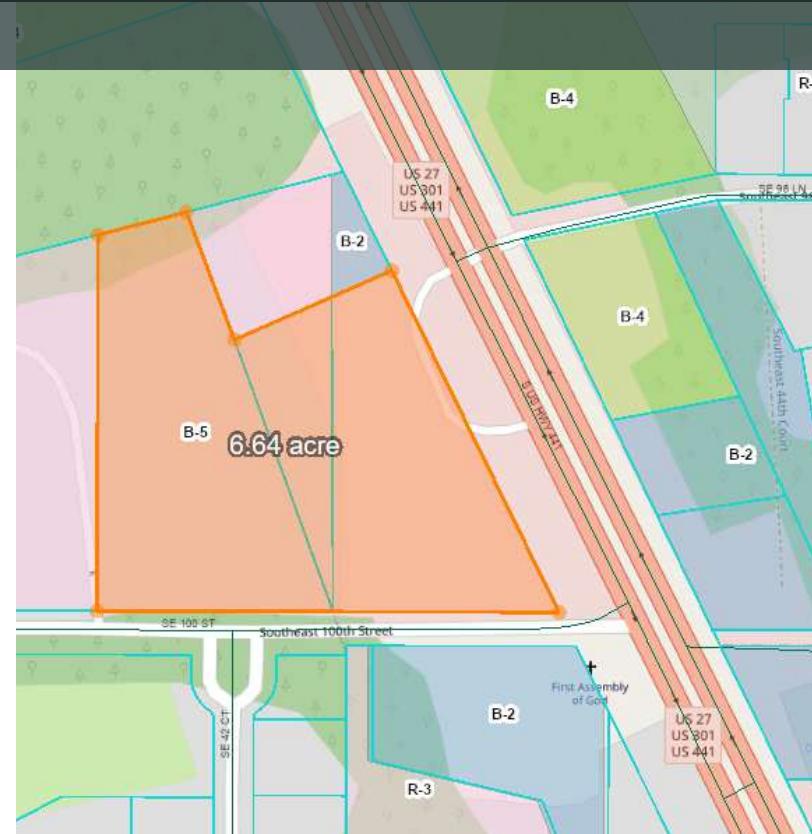
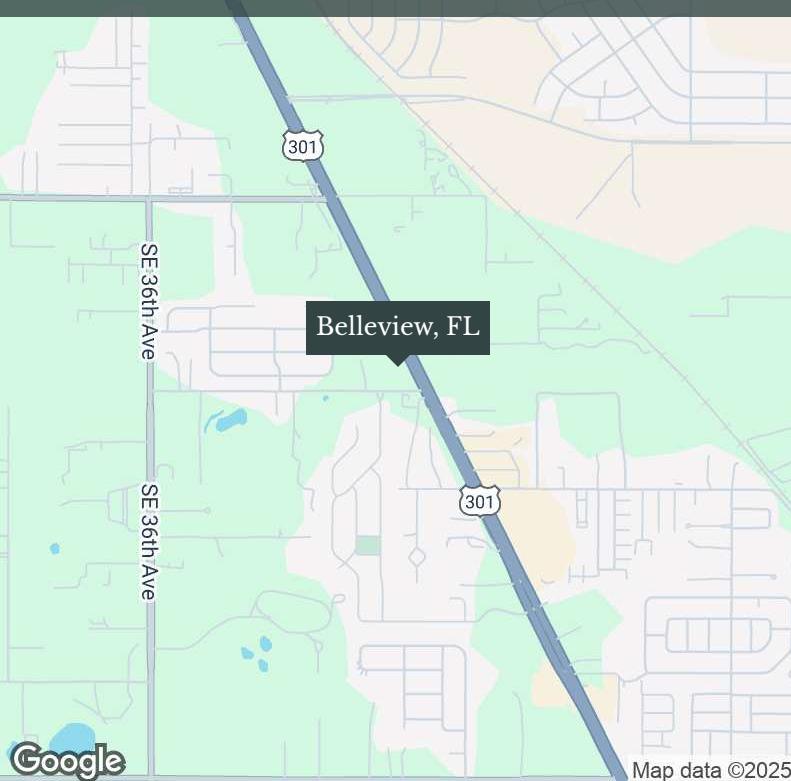
INDUSTRIAL PROPERTY FOR SALE



INDUSTRIAL PROPERTY FOR SALE

Sale Price	\$2,000,000	PROPERTY INFORMATION	
LOCATION INFORMATION			
Building Name	McGahans Estate	Property Type	Industrial
Street Address	9946 SE Us Highway 441	Property Subtype	Self Storage
City, State, Zip	Belleview, FL 34420	Zoning	B5
County	Marion	Lot Size	6.64 Acres
Market	Outer Ocala Metro	APN #	36862-000-00 , 36872-001-03 , 36872-001-01
Sub-market	Belleview	Lot Frontage	500 ft
Township	16	Lot Depth	3,300 ft
Range	22	Corner Property	Yes
Section	23	Traffic Count	35000
Signal Intersection	No	Traffic Count Street	US Hwy 441
Road Type	Highway	Traffic Count Frontage	500
Market Type	Medium	Power	Yes
Nearest Highway	US Highway 441	PARKING & TRANSPORTATION	
Nearest Airport	Ocala International Airport	Street Parking	No
BUILDING INFORMATION			
Building Size	3,975 SF	UTILITIES & AMENITIES	
Occupancy %	100.0%	Restrooms	7
Tenancy	Multiple		
Number of Floors	1		
Year Built	1958		
Construction Status	Existing		
Free Standing	Yes		
Number of Buildings	1		

INDUSTRIAL PROPERTY FOR SALE



Location Description

Prime location on busy S US Hwy 441 in Belleview. 500ft of prime road frontage.

LOCATION DETAILS

Market	Outer Ocala Metro
Sub Market	Belleview
County	Marion
Township	16
Range	22
Section	23
Street Parking	No
Signal Intersection	No
Road Type	Highway
Market Type	Medium
Nearest Highway	US Highway 441
Nearest Airport	Ocala International Airport

INDUSTRIAL PROPERTY FOR SALE



Thomas Oldenborg

Commercial Real Estate Broker

thomas@thomasoldenborg.com

Direct: 845.416.0732

FL #SL3383087

Professional Background

Thomas is a Commercial Real Estate Broker whose current deal flow includes; Large Land Transactions, Warehouse and Industrial Development, Multi-Family Apartment Entitlement and Development, RV/MH and Truck Storage Facilities, Risk Management & Real Estate solutions for generational funds and family offices as well as raising Capital for future projects. Thomas is the person who people go to when they need creative solutions and someone with a very large bandwidth to solve problems and give options quickly. Our tag line of "Changing the Game in Real Estate" is for specific reason. As a former strategic consultant and serial entrepreneur. His lifestyle has been curated in order to be the most efficient, effective and resourceful member of his field. Thomas absolutely loves what he does for a living and in one conversation you will see effort put forth and the track record he brings to the table. Thomas has strategically built a network of principals, real estate investment trusts and PE funds in order to maximize the calories that he burns. Thomas tends to connect people at the highest level just for sole excitement of creating opportunities that did not exist before.

Memberships

Ocala Business Leaders, Ocala Chamber of Commerce, Belleview Chamber of Commerce, Lake 100, Realtors Association, Oxford Commercial Exchange,

Thomas Oldenborg - RE/MAX Commercial - Premier Realty
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Ocala, FL 34471
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