

# DOUBLE DRIVE-THRU EQUIPPED

Absolute NNN Ground Lease Investment Opportunity



Brand New 15-Year Lease | 10% Rental Increases | 2026 Construction



2410 SW. College Road

**OCALA** FLORIDA

ACTUAL SITE



## EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

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



**Boyd Market Center Inc**

- Walmart Supercenter
- Stein Mart
- Planet Fitness

**Shady Oaks Shopping Center**

- BEST BUY
- EARTH FARE
- Burlington
- CVS pharmacy
- Miracle-Ear
- Staples
- CITITRENDS

**Raising Cane's**  
CHICKEN FINGERS

- THE HOME DEPOT
- HUDSON'S FURNITURE + MATTRESS
- OUTBACK STEAKHOUSE
- Olive Garden
- FIRST WATCH THE DAYTIME CAFE
- verizon
- ASPEN DENTAL
- Red Robin

**Gaitway Plaza**

- TJ-maxx
- ROSS DRESS FOR LESS
- Office DEPOT
- OfficeMax
- Michaels
- five BEL'W
- Rainbow
- carter's
- DISCOUNT TIRE
- DOLLAR TREE
- FIVE GUYS
- COLD STONE



Boyd Market Center Inc  
Walmart Supercenter  
Starr Mart  
planet fitness

ALDI

LABOY

SONIC

AdventHealth

Concentra urgent care

Encompass Health

ExtraSpace Storage

HOME FURNITURE & MORE

HOBBY LOBBY

SKY ZONE

Blocker's FURNITURE

Raising Cane's CHICKEN FINGERS

kane's FURNITURE

OFMC Ocala Family MEDICAL CENTER

Panera BREAD

TACO BELL

TWISTEE TREAT

RaceWash CAR WASH



SW COLLEGE RD 35,500 VPD

SW 17TH RD

O'Reilly AUTO PARTS



CareSpot URGENT CARE

MOD PIZZA

Banfield PET HOSPITAL

tropical CAFE

iStorage



# SITE OVERVIEW



# OFFERING SUMMARY



[CLICK HERE FOR A FINANCING QUOTE](#)

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## OFFERING

<b>Pricing</b>	\$4,125,000
<b>Net Operating Income</b>	\$165,000
<b>Cap Rate</b>	4.00%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	2410 SW College Road, Ocala, Florida 34471
<b>Rentable Area</b>	2,691 SF
<b>Land Area</b>	1.30 AC
<b>Year Built</b>	2026
<b>Tenant</b>	Raising Cane's Restaurants, L.L.C. (dba Raising Cane's)
<b>Signature</b>	Corporate
<b>Lease Type</b>	Absolute NNN (Ground Lease)
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	15 Years
<b>Increases</b>	10% Every 5 Years During Primary Term & At The Beginning Of Each Option Period
<b>Options</b>	5 (5-Year)
<b>Sales Reporting</b>	No
<b>Rent Commencement</b>	2/1/2026
<b>Lease Expiration</b>	2/28/2041

# RENT ROLL



Tenant Name	SF	LEASE TERM			RENTAL RATES			
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Raising Cane's Restaurants, L.L.C. (dba Raising Cane's)	2,691	2/1/2026	2/28/2041	Current	-	\$13,750	\$165,000	5 (5-Year)
				3/1/2031	10%	\$15,125	\$181,500	
				3/1/2036	10%	\$16,638	\$199,650	

10% Rental Increases Beg. of Each Option Period





## **Brand New 15-Year Lease | Options To Extend | Corporate Entity | 10% Rental Increases | 2026 Construction**

- Brand new 15-year lease with 5 (5-year) options to extend, demonstrating strong commitment to the site
- Lease is signed by the corporate entity, Raising Cane's Restaurants, L.L.C.
- The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- Raising Cane's is an established, nationally recognized brand with over 940 locations and one of the fastest growing chains in the U.S.
- Constructed in 2026, the asset features Raising Cane's latest prototype

## **Absolute NNN (Ground Lease) | Land Ownership | Zero Landlord Responsibilities**

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Investor benefits from leased fee interest (land ownership)
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

## **Fronting SW College Road (35,500 VPD) | Double Drive-Thru Equipped**

- Strategically positioned along SW College Road (35,500 VPD), offering excellent visibility and access from this primary commercial corridor
- The asset is equipped with a double drive-thru, providing ease and convenience for customers

## **Outparcel To Ocala West | Dense Retail Corridor**

- Outparcel to Ocala West, a Hobby Lobby–anchored neighborhood center generating approximately 1.1 million annual visits
- The Hobby Lobby anchor alone generates over 599K annual visits, ranking as the #6 Hobby Lobby location in the state of Florida, per Placer.ai
- Located within a dense retail corridor alongside national brands including Target, ALDI, and Starbucks
- Additional retail destinations along the corridor include Gaitway Plaza (2.9M annual visits), Shady Oaks Shopping Center (1.8M annual visits), and Paddock Mall (3.3M annual visits)
- Strong retail presence drives consistent consumer traffic and promotes cross-shopping at the subject property

## **College of Central Florida (9,500+ Students) | Key Traffic Driver**

- Located minutes from the College of Central Florida Ocala Campus, with over 9,500 enrolled students
- Proximity to this educational anchor supports steady daytime traffic and consumer activity

## **Direct Residential Consumer Base | Strong 5-Mile Demographics**

- Surrounded by established residential communities, including Pointe Grand Ocala Apartments (360 units), Timber Pines Apartment Homes (85 units), College Square Residential Center (48 units), and others
- More than 85,800 residents and 70,900 employees support the trade area
- \$87,132 average household income

# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS





## RAISING CANE'S

[raisingcanes.com](https://raisingcanes.com)

**Company Type:** Private

**Locations:** 940+

**2025 Revenue:** \$5.1 Billion

Raising Cane's Chicken Fingers is a rapidly growing, privately held fast-food chain founded by Todd Graves in 1996 and headquartered in Baton Rouge, Louisiana. The brand is famous for its "One Love" philosophy, focusing exclusively on a limited menu of high-quality chicken finger meals, crinkle-cut fries, and its proprietary Cane's Sauce. As of early 2026, the company has expanded to over 940 locations and is targeting a massive goal of \$10 billion in annual sales by the end of the decade. Unlike many competitors, Raising Cane's maintains a company-owned model for the majority of its U.S. stores, which helped drive a 2025 revenue estimated at approximately \$5.1 billion.

- In a 2024-2025 industry-wide secret shopper study, Raising Cane's ranked #2 in the nation for drive-thru satisfaction, trailing only Chick-fil-A.
- Their signature dipping sauce was once again named the #1 most craveable sauce in the restaurant industry by Technomic.
- Raising Cane's climbed to #18 in the list of the largest restaurant chains in America by sales volume, moving up from previous years as its revenue surged toward the \$5.1 billion mark.
- The brand saw a 31% increase in consumer spending throughout the year, the second-highest growth rate among all fast-food counterparts.

Source: prnewswire.com

# PROPERTY OVERVIEW



## LOCATION



Ocala, Florida  
Marion County

## ACCESS



Multiple access points to the property are available via the shopping center parking lot, which is accessible from both SW College Road/State Highway 200 and Easy Street

## TRAFFIC COUNTS



SW College Road/State Highway 200: 35,500 VPD  
Interstate 75/State Highway 93: 140,500 VPD

## IMPROVEMENTS



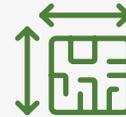
There is approximately 2,691 SF of existing building area

## PARKING



There are approximately 44 parking spaces on the owned parcel.  
The parking ratio is approximately 16.4 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 23560-002-22  
Acres: 1.30  
Square Feet: 56,192

## CONSTRUCTION



Year Built: 2026

## ZONING



Shopping Center (SC)

# LOCATION MAP



**GAINESVILLE**  
40 miles

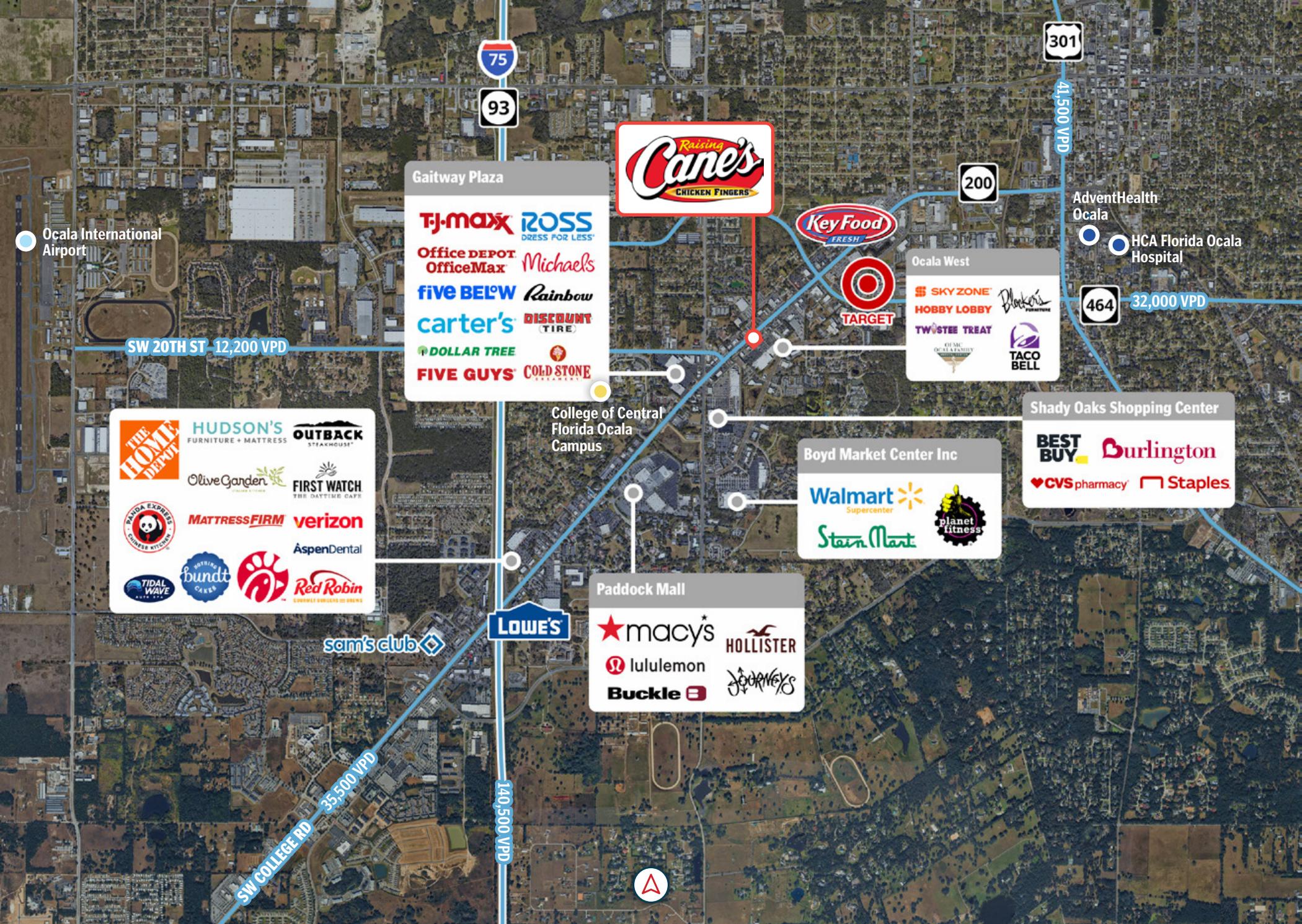
**DAYTONA BEACH**  
80 miles

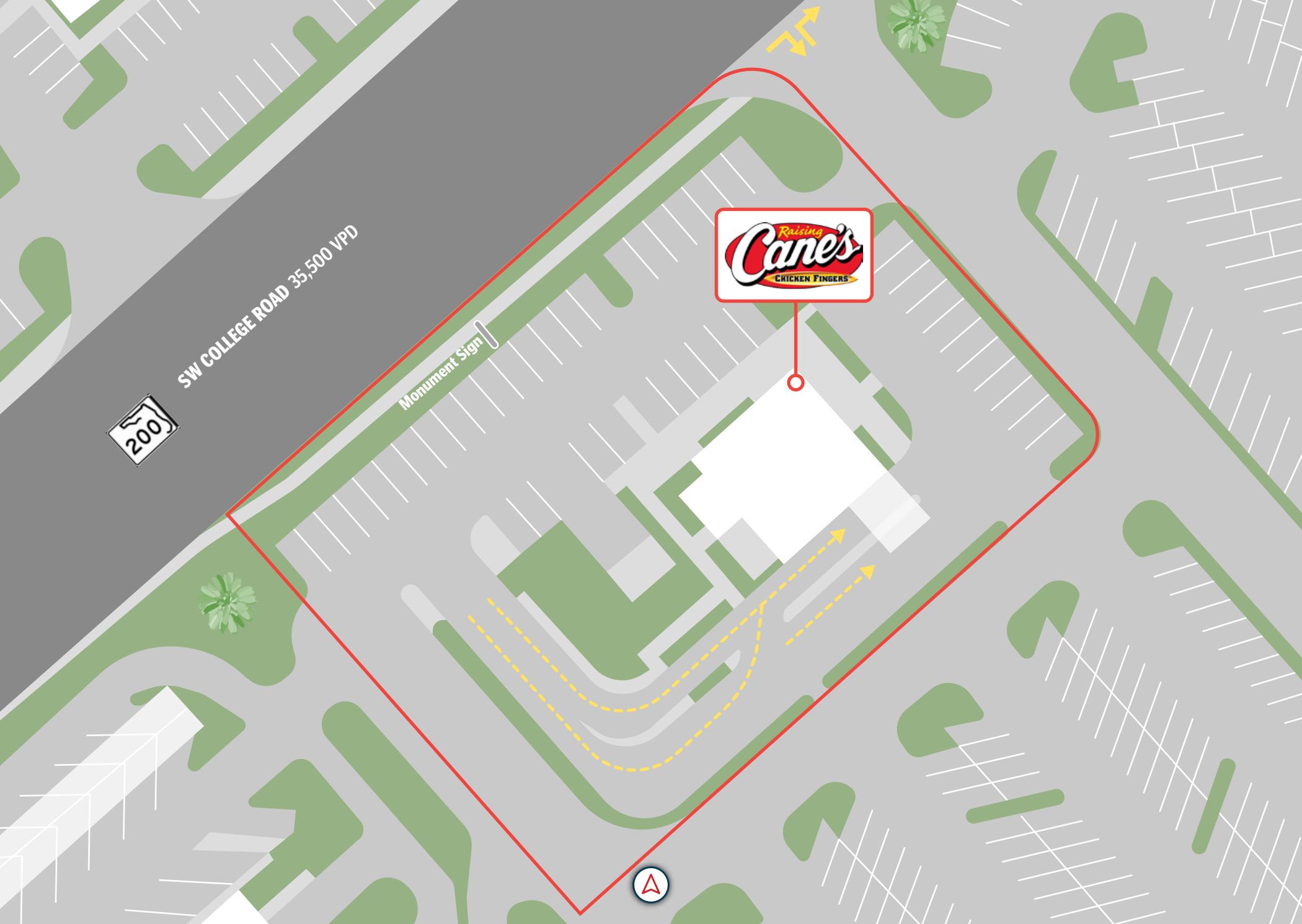
**THE VILLAGES**  
26 miles

**ORLANDO**  
75 miles

2025 Estimated Population	
1 Mile	5,971
3 Miles	35,388
5 Miles	85,883
2025 Average Household Income	
1 Mile	\$65,018
3 Miles	\$78,055
5 Miles	\$87,132
2025 Estimated Total Employees	
1 Mile	14,239
3 Miles	48,041
5 Miles	70,980









	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	5,971	35,388	85,883
2030 Projected Population	6,333	37,889	93,548
2025 Median Age	38.3	39.6	42.2
<b>Households &amp; Growth</b>			
2025 Estimated Households	2,672	14,181	35,615
2030 Projected Households	2,877	15,420	39,321
<b>Income</b>			
2025 Estimated Average Household Income	\$65,018	\$78,055	\$87,132
2025 Estimated Median Household Income	\$44,602	\$52,606	\$58,653
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	835	3,583	6,136
2025 Estimated Total Employees	14,239	48,041	70,980



## OCALA, FLORIDA

Ocala is located in north-central Florida, approximately 67 miles northwest of Orlando and 40 miles east of the Gulf of Mexico. The city sits near the historic site of Ocale, a major Timucua village and chiefdom during the 16th century. Known as the “Horse Capital of the World,” Ocala and Marion County have a 2026 population of 73,434.

In recent years, Ocala has emerged as a hub for manufacturing, logistics, and distribution, supported in part by the continued development of the Ocala International Airport Business Park. Tourism remains a significant contributor to the local economy, driven by attractions such as Silver Springs, Rainbow Springs, and the Ocala National Forest. The region’s equine industry is a major economic pillar, and the World Equestrian Center in western Ocala continues to attract national and international attention. The city has also invested in smaller-scale economic development initiatives focused on business expansion and revitalizing long-vacant properties.

Ocala offers a wide range of attractions and cultural amenities. The area is home to hundreds of thoroughbred horse farms, reinforcing its global equestrian reputation. Cultural and recreational destinations include the Appleton Museum of Art, Brick City Park & Discovery Science Center, Coehadjoe Park, Silver River State Park, the Circle Square Cultural Center, Don Garlits Museum of Drag Racing, and the prominent “Horse Shows in the Sun.” Nearby Silver Springs, a 350-acre national landmark and nature theme park known as Florida’s “original attraction,” remains a major draw. The region’s freshwater springs, rolling hills, and unspoiled natural landscapes have also served as filming locations for Hollywood productions.



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE  
company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025



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