

# TROPICAL SMOOTHIE CAFE

8300 SR STATE ROAD 200 EAST OCALA, FL 34481



*Representative Photo*



NEW 15-YEAR ABSOLUTE NNN  
LEASE WITH ZERO LANDLORD  
RESPONSIBILITIES



65,115 RESIDENTS IN GROWING  
TRADE AREA, POPULATION  
INCREASED OVER 70% SINCE 2010



EXCELLENT ACCESS AND VISIBILITY  
TO 42,000 VPD ALONG SR-200



CLICK TO VIEW DRONE FOOTAGE



TOP OF THE WORLD COMMUNITIES  
12,000 POPULATION  
WITH 8,700 UNITS

CANOPY OAK CENTER

ALDI Lowe's jiffylube

HEATH BROOK COMMONS

Publix TIRE KINGDOM  
SERVICE • BRAKES • BATTERIES • MORE

O'Reilly AUTO PARTS ZAXBY'S  
Hardee's Walgreens

Walmart Neighborhood Market Walgreens  
TACO BELL verizon STARBUCKS BURGER KING

TAKE 5 Public Storage

CVS pharmacy FAMILY DOLLAR  
my family, my family dollar

CANOPY OAK CENTER

Publix WELLS FARGO CHASE  
DUNKIN'

CIRCLE K

WEST SHIRE VILLAGE

Bank of America

HCA Healthcare

McDonald's

42,000 VPD

Wawa

FRIENDSHIP CENTER

H&R BLOCK Pizza Hut  
HOME HARDWARE

MAVIS TIRES & BRAKES  
DISCOUNT PRICES

SR 200 ACCESS POINT

AT&T Suncoast Credit Union  
SUNCOAST BAR & GRILL

SPROUTS FARMERS MARKET







**Walmart**  
Neighborhood Market



**SHERWIN  
WILLIAMS**

**Bob Evans**  
FARMHOUSE KITCHEN

**Advance  
Auto Parts**

**DOLLAR TREE**

**chili's**  
**AspenDental**

**Advent Health**  
TimberRidge ER

**DOLLAR GENERAL**

**CVS**  
pharmacy

**CANOPY OAK CENTER**

**ACE Hardware**  
**BEALLS**

**TRIPLE CROWN PLAZA**

**IHOP** **AT&T**

**UPCOMING MULTI-FAMILY  
DEVELOPMENT**

**SPROUTS**  
FARMERS MARKET

**CHIPOTLE**  
MEXICAN GRILL

**MATTRESS  
Warehouse**

**Auto  
Zone**

**42,000 VPD**

**AT&T**

**Suncoast  
Credit Union**

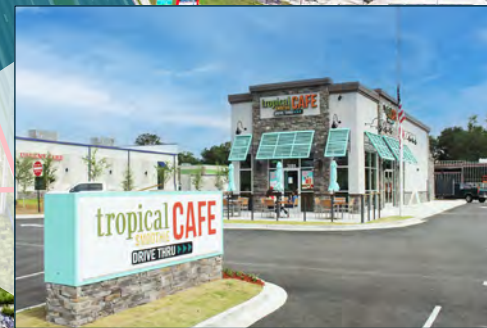


**MAVIS**  
TIRES, BRAKES  
WAX & FLUIDS

**FRIENDSHIP CENTER**

**H&R BLOCK** **Pizza Hut**

**HOME HARDWARE**







UPCOMING MULTI-FAMILY DEVELOPMENT



42,000 VPD

ROUTE 200

FRIENDSHIP CENTER





# OFFERING SUMMARY



Representative Photo

PROPERTY DETAILS	
ADDRESS	8300 SW State Rd 200, Ocala, FL 34481
TENANT	Florida Dyne, LLC
GUARANTOR	DYNE Operating, LLC (120+ Locations)
BUILDING SIZE	1,600 SF
LOT SIZE	0.79 Acres
YEAR BUILT	2025
RENT COMMENCEMENT	Est. 12/1/2025
RENT EXPIRATION	Est. 11/30/2040
LEASE TERM	15 Years
OPTIONS	Three, 5-Year
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
NOI	\$143,500
INCREASES	10% Every 5 Years

**\$2,609,000**

PRICE

**5.50%**

CAP RATE

RENT SUMMARY		
TERM	MONTHLY	ANNUAL
YEAR 1 - 5	\$11,958	\$143,500
YEAR 6 - 10	\$13,154	\$157,850
YEAR 11 - 15	\$14,470	\$173,635
OPTION 1	\$15,917	\$190,998
OPTION 2	\$17,508	\$210,098
OPTION 3	\$19,259	\$231,108

**tropical CAFE**  
SMOOTHIE



Representative Photo

## SECURE STREAM OF INCOME

- **New 15-Year Absolute NNN Lease with Zero Landlord Responsibilities**  
*10% increases every 5 years and renewal options*
- **Brand New 2025 Construction**  
*Latest prototype design with drive-thru*
- **DYNE Hospitality Group is the Largest Tropical Smoothie Operator in the U.S.**  
*Over 120 locations across 13 states*
- **DYNE Named as Brand's 'Franchise of the Year' and 'Developer of the Year'**  
*On several occasions by Tropical Smoothie Cafe*
- **Tropical Smoothie Acquired by Blackstone for \$2 Billion in 2024**  
*Adding to their portfolio of \$150 billion in managed assets*
- **Tropical Smoothie Reported 13 Consecutive Years of Positive Same-Store Sales**  
*Opened 161 new restaurants in 2024, signed 247 new franchise agreements, currently have over 1,500 locations*





Representative Photo

## PROXIMITY

- **65,115 Residents in Growing Trade Area**  
*Population increased over 70% since 2010*
- **Excellent Access and Visibility to 42,000 VPD Along SR-200**  
*7.5 miles to Interstate 75*
- **Serves the 'On Top of the World' 55+ Gated Community**  
*With 10,000 residential units and 3 golf courses on 13,000 acres*
- **Brand New Shopping Center Anchored by Sprouts**  
*National tenants include Chipotle, Tropical Smoothie, AT&T, Buffalo Wild Wings and Suncoast Credit Union*
- **1.5 Miles to Point Grand Timber Ridge**  
*A brand new 360-unit apartment community*
- **Ocala was the Fastest Growing Metro Area in the U.S. between July, 2023 and July, 2024**  
*According to the U.S. Census Bureau, it was also the fourth fastest growing area nationwide from 2022 to 2023*



# ADDITIONAL PHOTOS

TAKEN SEPTEMBER 16TH, 2025





# TENANT OVERVIEW

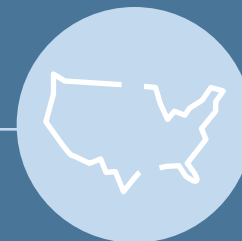
## TROPICAL SMOOTHIE CAFE

Tropical Smoothie Cafe is a leading fast-casual restaurant brand headquartered in Atlanta, Georgia, with over 1,500 locations across 44 states. Founded in 1997, the company has consistently demonstrated strong growth and innovation, culminating in the opening of its 1,500th cafe in Cumming, Georgia, in November 2024. In 2024, the brand achieved 161 new cafe openings, with over 70% driven by existing franchisees, showcasing robust franchisee confidence and a proven business model. Additionally, Tropical Smoothie Cafe signed 247 new franchise agreements, further solidifying its position as a leader in the fast-casual sector.

The company has been recognized for its consistent performance, achieving 13 consecutive years of positive same-store sales and ranking #1 in the Smoothie/Juice category on Entrepreneur's Franchise 500 list for five consecutive years. Tropical Smoothie Cafe's commitment to quality, innovation, and community involvement is evident through its partnership with No Kid Hungry, raising over \$2.2 million to support the cause. With a focus on strategic growth and franchisee success, the brand continues to inspire better in the communities it serves.



[WWW.TROPICALSMOOTHIECAFE.COM](http://WWW.TROPICALSMOOTHIECAFE.COM)



TOTAL LOCATIONS

**1,500**

IN 44 STATES



HEADQUARTERS

**ATLANTA**

GEORGIA



**#1 IN SMOOTHIE/JUICE  
CATEGORY**

(ENTREPRENEUR'S FRANCHISE 500)



# TENANT OVERVIEW



TOTAL LOCATIONS  
**120+**  
ACROSS 13 STATES



HEADQUARTERS  
**LITTLE ROCK**  
ARKANSAS



AWARDED  
**'DEVELOPER OF THE YEAR'**  
IN 2024

## DYNE HOSPITALITY GROUP

DYNE Hospitality Group is the largest Tropical Smoothie Cafe operator in the United States, with more than 120 locations across 13 states. Headquartered in Little Rock, Arkansas, DYNE has built its success on a mission to “create opportunities using our God-given gifts” and has earned a reputation for operational excellence, strategic growth, and a people-first culture. The company is committed to creating meaningful career opportunities, supporting local communities, and delivering best-in-class guest experiences, all while treating team members and guests like family.

Recognized as a leader within the Tropical Smoothie Cafe system, DYNE has been honored with the brand’s highest accolades, including Franchisee of the Year and Developer of the Year. With its proven track record of success and rapid expansion, DYNE continues to set the standard in the restaurant franchise space, combining strong values with innovative growth to create lasting impact for employees, guests, and the communities it serves.

[WWW.DYNEHG.COM](http://WWW.DYNEHG.COM)

**DYNE**  
HOSPITALITY GROUP





## OCALA METRO AREA IS NO. 1 IN THIS LATEST CENSUS BUREAU GROWTH RANKING

When the U.S. Census Bureau releases information about population and growth, The Villages usually is mentioned near or at the top of the list. But for the latest measuring period, Ocala/Marion County has taken a top spot.

Here's what we know:

### What Census report are we talking about?

On March 13, the U.S. Census Bureau released statistics about population growth between July 1, 2023 and July 1, 2024.

"Population growth in U.S. metro areas as a whole was faster between 2023 and 2024 than in the previous year and outpaced that of the nation," the bureau wrote in a press release announcing the new data. "Additionally, some metro areas that experienced population declines during the COVID-19 pandemic are now observing population gains, according to Vintage 2024 estimates of population totals and components of change."

### In what area did Ocala/Marion County shine?

According to the Census Bureau, in percentage terms, the Ocala metro area — which is all of Marion County — ranked No. 1 for growth among metro areas nationwide between July 1, 2023, and July 1, 2024.

Ocala's population on July 1, 2023 was 412,338. It rose 4% to 428,905 by July 1, 2024.

The Panama City-Panama City Beach metro area (3.8% population growth) ranked second nationwide. Also in the Top 10 were Lakeland-Winter Haven (No. 4 at 3.5% growth) and Port St. Lucie (No. 7 at 2.9%).



### KEY POINTS



**THE OCALA, FLORIDA METRO AREA WAS THE FASTEST-GROWING METRO AREA IN THE U.S. BETWEEN JULY 2023 AND JULY 2024.**



**OCALA'S POPULATION GREW BY 4% DURING THIS PERIOD, REACHING 428,905 RESIDENTS.**



**THIS CONTINUES A TREND OF RAPID GROWTH FOR THE AREA, WHICH WAS THE FOURTH-FASTEST-GROWING METRO AREA NATIONWIDE FROM 2022 TO 2023.**

### Is this kind of ranking new?

Not really. From 2022 to 2023, the Ocala metro area grew 3.4%, according to the Census Bureau. That was No. 4 nationwide in terms of percentage growth among metros. For that period, The Villages (4.7%) ranked No. 1 among metros in terms of percentage growth.

### Didn't Ocala score the top spot in another recent report?

Yes. U-Haul said Ocala was the top city nationwide, outside the leading growth metros, in terms of the greatest net number of in-migrations.

More information about this latest Census report can be found [HERE](https://www.ocala.com/story/news/local/2025/03/19/ocala-florida-metro-is-no-1-on-this-u-s-census-bureau-list/82512997007/).



# DEMOGRAPHICS OCALA

POPULATION	1 MI	3 MI	5 MI
<b>2025 Total</b>	6,211	<b>33,577</b>	<b>65,115</b>
2010 Total	5,630	22,852	38,080
2000 Total	5,418	17,907	23,851
Total Daytime Population	6,751	32,562	58,024
HOUSEHOLDS	1 MI	3 MI	5 MI
<b>2025 Total Households</b>	3,679	18,108	31,532
INCOME	1 MI	3 MI	5 MI
2025 Median Household Income	\$52,079	\$57,692	\$63,324
<b>2025 Average Household Income</b>	<b>\$67,644</b>	<b>\$74,999</b>	<b>\$84,126</b>

## HIGHLIGHTS

**65,115** Total Population within 5 Miles

**\$84,126** Average Income within 5 Miles

**31,532** Total Households within 5 Miles



# DRONE FOOTAGE





# SITE OVERVIEW

LOT SIZE

0.79±

ACRES

VPD

42,000

ALONG SW ROAD 200

PARKING

38

SPACES

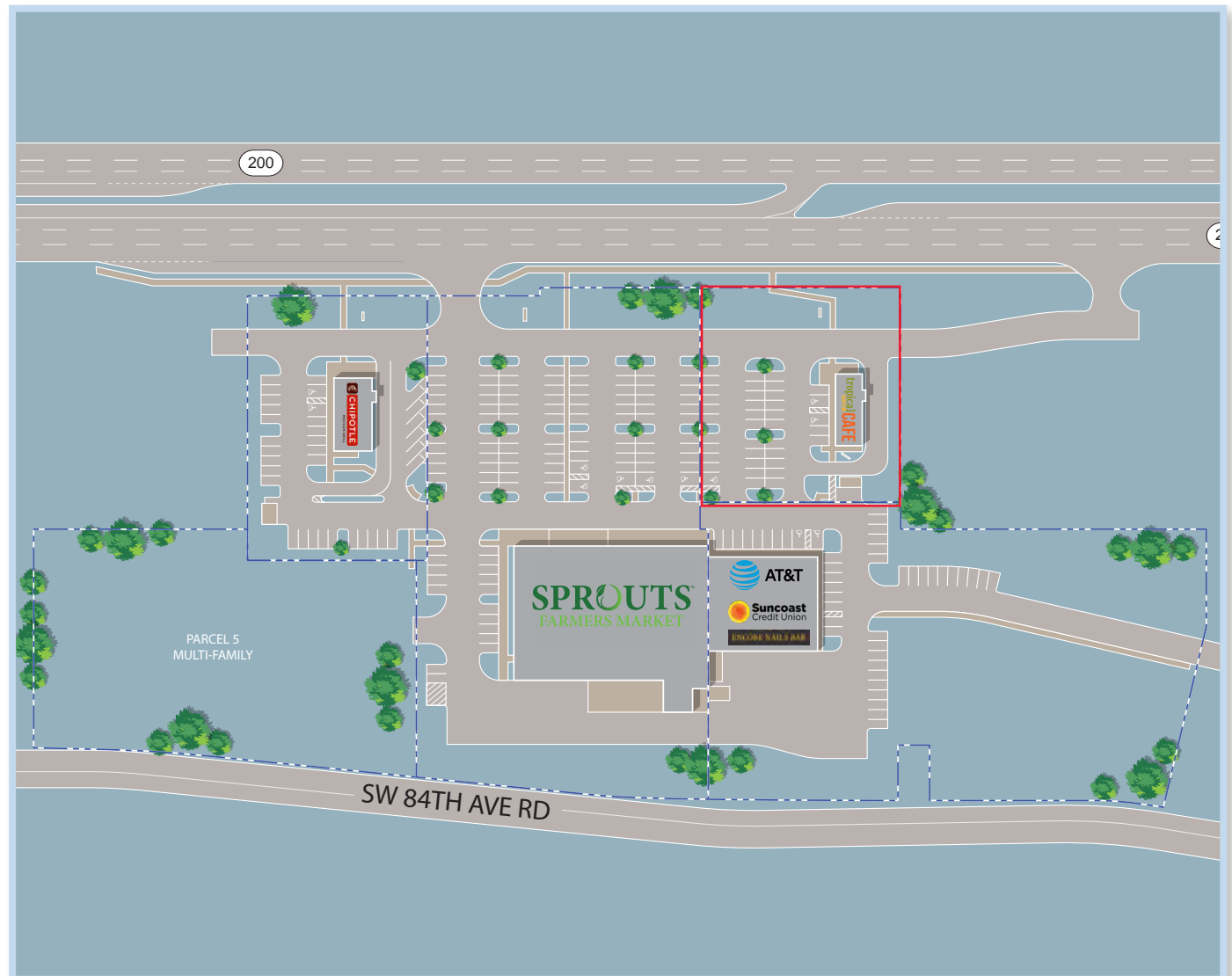
## NEARBY TENANTS

LOWE'S, WAWA, CVS, ALDI,  
PUBLIX, BIG LOTS, AUTO ZONE,  
WALMART NEIGHBORHOOD  
MARKET AND MORE

## DAYTIME POPULATION

58,024

TOTAL WITHIN 5 MILES





# OCALA, FLORIDA



## ABOUT OCALA

Ocala, Florida, is a city in north-central Florida known for its rich equestrian culture, scenic natural beauty, and growing economy. Often referred to as the "Horse Capital of the World," Ocala is home to numerous thoroughbred farms, training centers, and world-class equestrian events. Beyond its horse industry, the city boasts stunning outdoor attractions, including Silver Springs State Park, where visitors can enjoy crystal-clear springs, kayaking, and wildlife viewing. Ocala's historic downtown features charming shops, restaurants, and cultural attractions, while its proximity to major highways makes it an accessible and desirable place to live. With a blend of small-town charm and modern development, Ocala continues to attract residents and businesses looking for a balance of nature, community, and economic opportunity.



### ATTRACTIONS

Ocala offers a variety of tourist attractions that highlight its natural beauty, equestrian heritage, and historical charm. One of its most famous destinations is Silver Springs State Park, known for its crystal-clear springs and iconic glass-bottom boat tours. Outdoor enthusiasts can explore the Ocala National Forest, which offers hiking, kayaking, and camping amid scenic landscapes. As the "Horse Capital of the World," Ocala is home to the World Equestrian Center, a premier venue for horse shows and events. History lovers can visit the Appleton Museum of Art, featuring an impressive collection of European, American, and contemporary artwork, or take a stroll through Historic Downtown Ocala, filled with unique shops, restaurants, and cultural landmarks.



### ECONOMY

This city has a diverse and growing economy driven by its strong equestrian industry, healthcare sector, manufacturing, and retail trade. As the Horse Capital of the World, Ocala is home to over 600 thoroughbred farms and the World Equestrian Center, contributing significantly to local employment and tourism. The city also has a robust healthcare industry, with major employers like AdventHealth Ocala and HCA Florida Ocala Hospital providing medical services and jobs. Manufacturing plays a key role, with companies in logistics, aerospace, and automotive industries establishing operations in the area due to its strategic location along Interstate 75. Additionally, Ocala's retail and hospitality sectors continue to expand, fueled by population growth and increasing tourism.



### EDUCATION

Ocala, Florida, offers diverse education options through Marion County Public Schools, private institutions, and higher education centers. The College of Central Florida (CF) provides degree programs and workforce training, while vocational schools support industries like healthcare and equine management. With a focus on academic excellence and career readiness, Ocala's education system prepares students for future success.



### TRANSPORTATION

Ocala, has a well-connected transportation system that supports residents, businesses, and visitors. Interstate 75 runs through the city, providing easy access to major hubs like Orlando, Tampa, and Atlanta. Ocala International Airport (OCF) serves private and corporate aviation, while nearby airports in Orlando and Gainesville offer commercial flights. Public transportation is available through SunTran, the city's bus system, which connects key areas. Additionally, Ocala is a growing logistics hub, with rail services and a strong trucking industry supporting commerce and distribution.

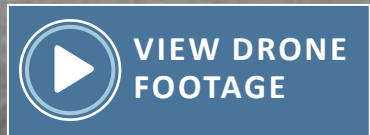


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*Representative Photo  
of Actual Site*

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