

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Corporate Guarantee - \$1.01B in Revenue | Annual Rent Increases | Open For Business With Stellar Reviews
Ocala, FL - 6th Fastest-Growing Places in US (US News & World Report) & 4th Fastest-Growing MSA (US Census Bureau)



9268 SE Maricamp 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

SITE OVERVIEW



PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$2,473,000*
Net Operating Income	\$164,487
Cap Rate	6.65%

*Price based off 2025 rent bump. Seller to credit the difference if closing occurs before bump.

PROPERTY SPECIFICATIONS

Property Address	9268 SE. Maricamp Road Ocala, Florida 34472
Rentable Area	4,621 SF
Land Area	0.82 AC
Year Built / Remodeled	1990 / 2022
Tenant	Curaleaf Florida, LLC
Guaranty	Curaleaf Holdings, Inc. (CNSX: CURA)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	7+ Years
Increases	2% Annually in Initial Term & 3% Annually in Options
Options	2 (5-Year)
Rent Commencement	May 2022
Lease Expiration	May 2032

RENT ROLL



TENANT NAME	SQUARE FEET	LEASE TERM				RENTAL RATES			
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	CAP RATE	OPTIONS
Curaleaf Florida, LLC	4,621	May 2022	May 2032	May 2025	-	\$13,707	\$164,487	6.50%	2 (5-Year)
				May 2026	2%	\$13,981	\$167,777	6.63%	
				May 2027	2%	\$14,261	\$171,133	6.76%	
				May 2028	2%	\$14,546	\$174,555	6.90%	
				May 2029	2%	\$14,837	\$178,046	7.03%	
				May 2030	2%	\$15,134	\$181,607	7.18%	
				May 2031	2%	\$15,437	\$185,239	7.32%	

Blended Cap Rate: 6.90%

3% Annual Increases Throughout Options to Extend

INVESTMENT HIGHLIGHTS



7+ Years Remaining | Corporate Guaranteed | Scheduled Rental Increases | Options to Extend

- The lease is corporate guaranteed by Curaleaf Holdings, Inc., the world's largest cannabis company by revenue
- 7+ years remain on this lease with 2 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 2% annual rent increases in the base term, and 3% annual increases in each option, growing NOI and hedging against inflation

Absolute NNN Lease | Fee-Simple Ownership | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- No landlord responsibilities
- Investor benefits from fee-simple ownership of the building and land
- Ideal, low-management investment for a passive investor in a state with no state income tax

Third Quarter 2024 Operational Highlights

- In New York, opened two new dispensaries in Rochester and Syracuse and expanded adult-use sales in two existing stores.
- Commenced adult-use sales in Ohio to wholesale customers and at our two retail dispensaries in Newark and Cuyahoga Falls.
- In Florida, opened two new dispensaries in Pensacola and Destin, bringing the total to 150 U.S. retail stores at quarter end.
- Launched JAMS Remix, a new line of flavor-forward jellies in New York, Arizona, Illinois, Connecticut, and Massachusetts.

Post Third Quarter 2024 Operational Highlights

- In Florida, opened two new dispensaries in Port St. Lucie and Miami, bringing the state total to 66 retail stores and the U.S. total to 151 U.S. retail stores.
- Successfully introduced Curaleaf flower into the German market.
- Rebranded our three Nevada stores to Curaleaf stores.
- Secured a \$40 million revolving credit facility with a major commercial regional bank at a 7.99% interest rate that matures December 15, 2026, a milestone for a cannabis company.

Fronting SE Maricamp Road | Shores Landing Outparcel | Strong Retail Corridor | Near Heather Island Plaza

- Curaleaf is strategically fronting SE Maricamp Road
- Outparcel to Shores Landing, a 300,000+ SF Family Dollar and Save A Lot shopping center
- Maricamp Road is a primary retail corridor serving the city of Ocala that includes several national/credit tenants such as ALDI, Walmart Supercenter, CVS, Dollar Tree, Walgreens, and more
- The asset is half a mile from Heather Island Plaza, a 400,000+ SF Publix anchored shopping center that includes AutoZone, McDonald's, Taco Bell, and more
- The Publix is ranked in the 77th percentile of all grocery stores nationwide (9,184 out of 41,160)

Drive-Thru Equipped | 2022 Building Renovations | Excellent Visibility & Access

- The property is equipped with a multi-lane drive-thru, allowing for ease of access and convenience for customers
- The site also benefits from renovations completed in 2022
- The asset benefits from significant street frontage, promoting excellent visibility and ease of access

Demographics in 5-Mile Trade Area

- Over 65,700 residents and 10,300 employees support the trade area
- Average household income of \$81,155



BRAND PROFILE



CURALEAF

curaleaf.com

Locations: 150+

2024 Employees: 5,000+

2024 Revenue: \$1.01 Billion

2024 Assets: \$3.07 Billion

2024 Equity: \$959 Million

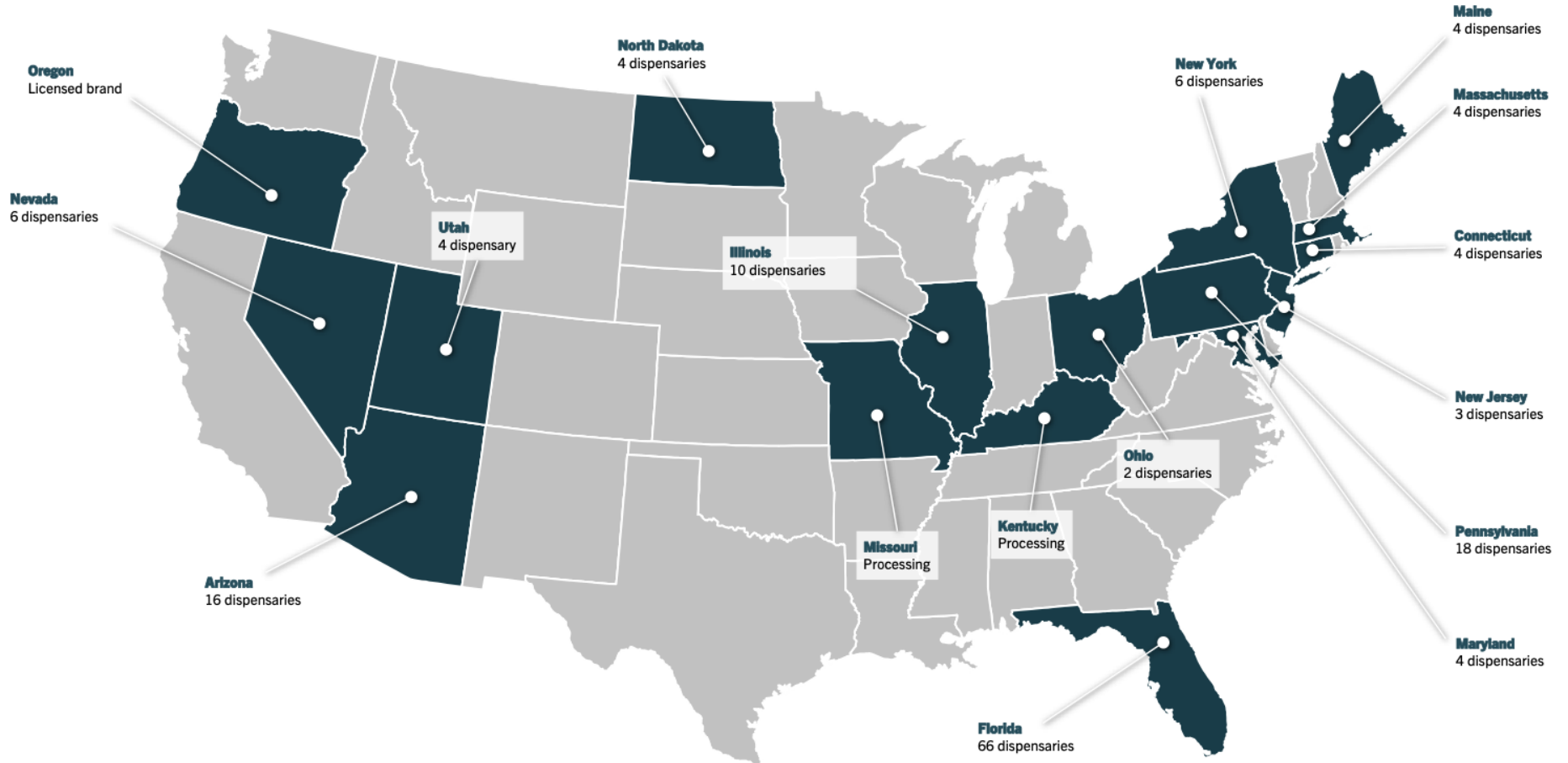
Curaleaf Holdings, Inc. (TSX: CURA) (OTCQX: CURLF) («Curaleaf») is a leading U.S. provider of consumer cannabis products, operating as a vertically integrated company. As of October 2024, Curaleaf has a presence in 17 states, owning and operating 151 dispensaries and 19 cultivation sites, with a focus on highly populated states including Arizona, Florida, Illinois, Massachusetts, New Jersey, New York, and Pennsylvania. Curaleaf International is the largest vertically integrated cannabis company in Europe with a unique supply and distribution network throughout the European market, bringing together pioneering science and research with cutting-edge cultivation, extraction and production. Curaleaf is listed on the Toronto Stock Exchange under the symbol CURA and trades on the OTCQX market under the symbol CURLF.

Source: ir.curaleaf.com, finance.yahoo.com

UNRIVALED COAST-TO-COAST FOOTPRINT



UNPARALLELED REACH ACROSS THE UNITED STATES, WITH A PRESENCE IN 17 STATES & 151 RETAIL LOCATIONS



[Click Here for Full Investor Presentation](#)



US Agency Recommends Reclassifying Marijuana as Less Dangerous Drug

By Josh Wingrove and Tiffany Kary | April 30, 2024

The US Drug Enforcement Administration is recommending cannabis be reclassified as less risky, people familiar with the matter said — a move that could help the legal marijuana industry benefit from tax breaks.

Several steps remain in the process of rescheduling marijuana to Schedule III from Schedule I, said the people, who asked not to be named because the information hasn't yet been made public.

A majority of Americans believe marijuana should be decriminalized for recreational or medical use, a policy that Biden said he would pursue while in office, but still lacks widespread support in Congress. Biden's favorability has waned among key voting blocs that favor legalization that he needs to win reelection, including young voters and Black Americans.

The move, if ultimately enacted, would represent a boon to the legal cannabis industry that is estimated to have generated around \$35 billion in sales last year, according to New Frontier Data, a market research firm. It responds to growing cries to reclassify the drug in order to make medical use easier, and bring in more tax dollars through regulated sales. The decision would push back against concerns that reclassifying the drug could make it harder to prosecute drug cartels, and that new high-potency forms of cannabis are addictive.

If marijuana is reclassified as Schedule III it will be treated like substances such as ketamine and anabolic steroids, which require prescriptions but aren't federally prohibited. Marijuana is currently classified as Schedule I, which means it's seen as equally risky to drugs such as heroin. A spokeswoman for the DEA declined to comment, and referred calls to the DOJ.

Source: Bloomberg
Read Full Article [HERE](#)

PROPERTY OVERVIEW



LOCATION



Ocala, Florida
Marion County

ACCESS



SE. Maricamp Road: 1 Access Point
Bahia Road: 1 Access Point

TRAFFIC COUNTS



SE. Maricamp Road: 14,300 VPD
Baseline Road/State Highway 35: 26,500 VPD

IMPROVEMENTS



There is approximately 4,621 SF of existing building area

PARKING



There are approximately 30 parking spaces on the owned parcel.
The parking ratio is approximately 6.49 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 9009-0000-09
Acres: 0.82
Square Feet: 35,719

CONSTRUCTION



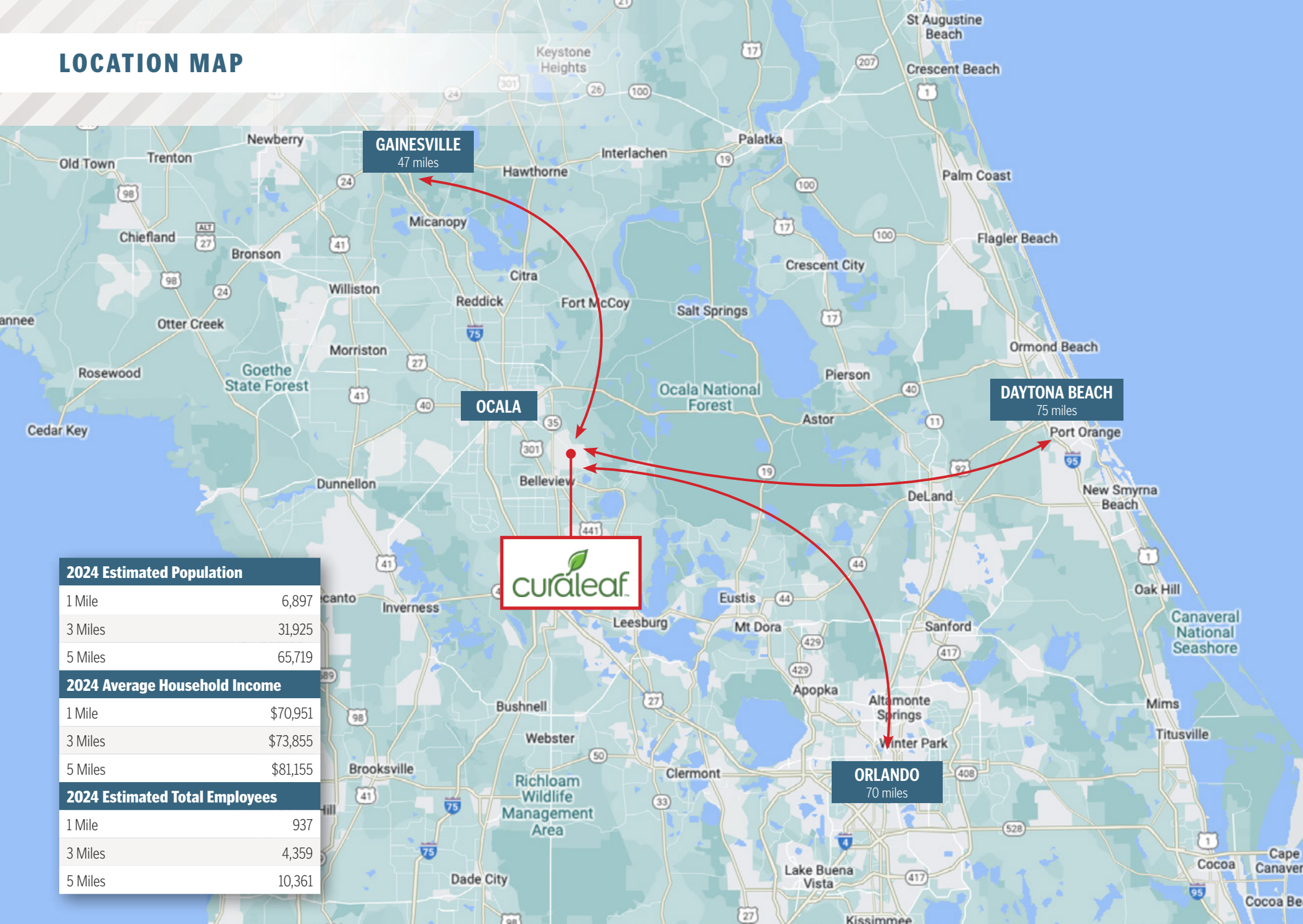
Year Built: 1990
Year Renovated: 2022

ZONING



Commercial

LOCATION MAP



2024 Estimated Population

1 Mile	6,897
3 Miles	31,925
5 Miles	65,719

2024 Average Household Income

1 Mile	\$70,951
3 Miles	\$73,855
5 Miles	\$81,155

2024 Estimated Total Employees

1 Mile	937
3 Miles	4,359
5 Miles	10,361



Melilli Moto

R.G.S. COMMUNICATIONS LLC

CARRY DAILY.

Cedar College Adult

MARION CHARTER SCHOOL

HEATHER ISLAND
Publix.
at&t
H&R BLOCK
McDonald's
Domino's Pizza

CRYSTAL SQUARE
BIG LOTS! metro
enterprise
SUBWAY

O'Reilly AUTO PARTS

FAMILY DOLLAR

DOLLAR GENERAL

Public Storage

Little Caesars

WALTON PRICE ENGINEERS

W

Walmart Supercenter

DOLLAR TREE

AutoZone

TACO BELL

boost mobile

CVS pharmacy

Florida Credit Union

save a lot

Pizza Hut

TAKE 5

Advance Auto Parts

7 ELEVEN

MURPHY USA

14,300 VEHICLES PER DAY

SE. MARICAMP RD.

Spin City LAUNDRY

FAMILY DOLLAR

Aaron's

SHORES LANDING

CALIBER CAR WASH

ALDI

curaleaf

BAHIA RD.



HEATHER ISLAND

Publix.
at&t
H&R BLOCK
McDonald's
Domino's Pizza

O'Reilly AUTO PARTS
FAMILY DOLLAR
Little Caesars

DOLLAR GENERAL

BIG LOTS!
metro
SUBWAY

CVS pharmacy



Walmart
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MARION
CHARTER SCHOOL

DOLLAR TREE

boost
mobile

AutoZone



MURPHY
USA

Florida
Credit Union



Advance
Auto Parts



CALIBER
CAR WASH

SHORES LANDING

Aaron's

FAMILY DOLLAR

curaleaf

SE. MARICAMP RD.

14,300
VEHICLES PER DAY



City
LAUNDRY

BAHIA RD.





EMERALD SHORES
ELEMENTARY SCHOOL

ESD

REGIONS

curaleaf

Captain City
LAUNDRY

Aaron's

save
a lot

FAMILY DOLLAR

Pizza
Hut

BAHIA RD.

14,300
VEHICLES PER DAY

SHORES LANDING

SE. MARICAMP RD.

CALIBER
CAR WASH

Advance
Auto Parts

EXIGE MAS

TAKE
5

TAKE
5



33,300
VEHICLES PER DAY

CIRCLE K

WAFFLE HOUSE

NEIGHBORHOOD STORAGE

STATE HIGHWAY 464
FOREST HIGH SCHOOL

14,300
VEHICLES PER DAY

USPS.COM

DOLLAR GENERAL

C'Reality AUTO PARTS

FAMILY DOLLAR

CRYSTAL SQUARE
BIG LOTS! metro by T-Mobile
enterprise
SUBWAY

LAKE DIAMOND GOLF & COUNTRY CLUB

STATE HIGHWAY 35

26,500
VEHICLES PER DAY

Walmart Supercenter

GREENWAY ELEMENTARY SCHOOL

TIBBETTS LUMBER CO. LLC

CVS pharmacy
McDonald's
Publix
at&t
Domino's Pizza

TACO BELL

Curaleaf

HEATHER ISLAND

DOLLAR TREE

ALDI

American Panel

FAMILY DOLLAR
save a lot
Pizza Hut
Advance Auto Parts
Aaron's

SHORES LANDING

curaleaf

REGIONS





curaleaf

Spin City
LAUNDRY

14,300
VEHICLES PER DAY

SE. MARICAMP RD.

PYLON SIGN

BAHIA RD.



AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	6,897	31,925	65,719
2029 Projected Population	7,070	32,986	67,040
2024 Median Age	37.3	38.5	41.4
Households & Growth			
2024 Estimated Households	2,456	11,829	25,457
2029 Projected Households	2,545	12,380	26,303
Income			
2024 Estimated Average Household Income	\$70,951	\$73,855	\$81,155
2024 Estimated Median Household Income	\$60,016	\$59,566	\$63,333
Businesses & Employees			
2024 Estimated Total Businesses	123	485	1,487
2024 Estimated Total Employees	937	4,359	10,361



OCALA, FLORIDA

Ocala is located in north central Florida approximately 67 miles northwest of Orlando and approximately 40 miles east of the Gulf of Mexico. 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 smaller scale 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

2K+

RETAIL
TRANSACTIONS

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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