

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Second Ellianos in Ocala | Off I-75 (140,500 VPD) | Just East of World Equestrian Center



101 SW. 60th Avenue

**OCALA** FLORIDA

ACTUAL SITE





**EXCLUSIVELY MARKETING BY**



**PATRICK NUTT**

**Senior Managing Principal &  
Co-Head of National Net Lease**

patrick.nutt@srsre.com

D: 954.302.7365 | M: 703.434.2599

200 SW First Avenue, Suite 970

Fort Lauderdale, FL 33301

FL License No. BK3120739

**WILLIAM WAMBLE**

**EVP & Principal  
National Net Lease**

william.wamble@srsre.com

D: 813.371.1079 | M: 813.434.8278

1501 W. Cleveland Street, Suite 300

Tampa, FL 33606

FL License No. SL3257920



**NATIONAL NET LEASE**

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



PROPERTY PHOTOS







OFFERING

Pricing	\$1,733,000
Net Operating Income	\$103,997
Cap Rate	6.00%

PROPERTY SPECIFICATIONS

Property Address	101 SW. 60th Avenue Ocala, Florida 34474
Rentable Area	820 SF
Land Area	0.8 AC
Year Built	2025 (Grand Opening August 12, 2025)
Tenant	Ellianos Coffee
Lease Signature	Franchisee
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Every 5 Years
Options	3 (5-Year)
Rent Commencement	August 2025
Lease Expiration	August 2040

LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Ellianos Coffee	820	August 2025	August 2040	Year 1	-	\$8,667	\$103,997	3 (5-Year)
				Year 6	10%	\$9,533	\$114,396	
				Year 11	10%	\$10,486	\$125,836	
				10% Rental Increases Beg. of Each Option				

## Brand New 15-Year Lease | Strong & Growing Tenant | Scheduled Rental Increases | Options to Extend

- The tenant signed a brand-new 15-year lease with 3 (5-year) options to extend, demonstrating their commitment to the site
- Ellianos Coffee was founded in Lake City, FL, and currently has 69 operating locations with over 180 additional locations planned
- The lease features a 10% rental increases every five years throughout the initial term and in the options to extend, steadily growing the NOI and providing a hedge against inflation

## Absolute NNN | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for taxes, insurance, CAM, and maintains all aspects of the premises
- Zero landlord responsibilities
- Ideal, management-free investment for a passive investor in a state with no state income tax

## Demographics in 5-mile Trade Area

- More than 52,000 residents and 48,000 employees support the trade area
- Features an average household income of \$84,041

## Off I-75 | Off Signalized, Hard Corner Intersection | Silver Springs Road | Second Ellianos in Ocala

- Ideally positioned off I-75 (140,500) VPD, allowing for on/off ramp access to the site and surrounding trade area
- Just off the signalized, hard corner intersection of W Silver Springs Rd and SW 60th Ave averaging a combined 47,300 VPD
- This will be the second Ellianos location in Ocala; the first location is 7.5 miles away from the subject site, limiting competition in the area
- More info on this Ellianos site [HERE](#) and [HERE](#)

## Ideal Demographics in Local Trade Area | Marion County | Ocala, FL - 6th Fastest-Growing City in US | World Equestrian Center

- Property value in Marion County has hit a record high of \$24 billion
- The average household income exceeds \$86,400 within 1-mile radius
- More than 57,000 individuals residing within 5-miles of the subject property
- **Ocala ranks 6th in the fastest-growing places in the US according to US News & World Report (full article [HERE](#))**
- **Ocala also ranks 4th in the fastest-growing MSAs according to United States Census Bureau**
- 2 miles from the World Equestrian Center, the largest equestrian complex in the United States, which holds 300 events and attracts 1.2M people a year

## BRAND PROFILE



## ELLIANOS COFFEE

**ellianos.com**

**Company Type:** Private

**Locations:** 69

Ellianos Coffee, established in 2002 by entrepreneurs Scott and Pam Stewart, is committed to delivering Italian Quality at America's Pace. Throughout its 20-year history, Ellianos has expanded to 69 stores, with over 180 more in various stages of development. Franchise Business Review (FBR) recognized Ellianos as a 2025 Top Franchise and a 2024 Top Food Franchise. Entrepreneur magazine included Ellianos in its 2025 Franchise 500 list, highlighting it among the nation's top franchises. Additionally, Ellianos was celebrated as a Top 10 Coffee Franchise by Entrepreneur Magazine in 2024 and was featured in QSR Magazine's 16 Best Restaurant Franchising Deals for 2024.

Source: ellianos.com



## Retailers Embrace Efficiency with Smaller, Drive-Thru Only Formats

**Starbucks, Take 5 Oil Change, 7 Brew, Wawa are just a few examples.**

By Will Wamble | December 02, 2024

Recently there has been a proliferation of smaller prototype and drive-thru only format tenants in retail real estate. There are a wide range of retailers involved in this heightened trend including oil change companies, quick service restaurants (QSRs), and multiple coffee concepts, among others. Some specific brands include Starbucks, Take 5 Oil Change, 7 Brew, Wawa, Caribou Coffee, Scooter's, Salad and Go, Smalls Sliders, Jimmy John's, Checkers, Elliano's, Greenlane, Tim Hortons, and The Human Bean. Other QSRs like Chick-Fil-A, McDonald's, Chipotle, Taco Bell, and Portillo's have also recently experimented with drive-thru only models and buildings. Typically, the building size for this format is about 1,500 square feet (sf) or less.

Drive-thru only buildings enable retailers to maximize operational efficiencies by reducing facilities management expenses and labor costs. They also allow for increased customer convenience and accommodate shifting consumer preferences by streamlining digital and mobile ordering. Building construction is less capital intensive for both landlords and tenants with a lot of these users starting to incorporate prefabricated buildings in their designs. The smaller building footprints allow operators to establish a presence in denser, infill markets which otherwise have high barriers to entry.

In addition to the above efficiencies, smaller building footprints help landowners maximize value of smaller parcels. For example, most traditional QSRs typically



require 1.25 to 1.50 acres while, a majority of the newer drive-thru only concepts can utilize three-fourths of an acre or less. This allows developers or landowners to optimize smaller parcels and, in some cases, they can accommodate an additional tenant. Landowners aren't sacrificing much on annual rents since retailers are willing to pay higher rents for smaller buildings in order to be in prime locations that might have otherwise been unattainable. These tenants are typically creditworthy and willing to sign long-term absolute net leases or ground leases. If the property owner intends to sell the property, this helps them to attain attractive cap rates when selling the stabilized properties to investors seeking passive income.

Source: GLOBE STREET  
Read Full Article [HERE](#)

# PROPERTY OVERVIEW

## LOCATION



Ocala, Florida  
Marion County

## ACCESS



SW. 60th Avenue: 1 Access Point  
SW. 1st Lane: 1 Access Point

## TRAFFIC COUNTS



SW. 60th Avenue: 17,800 VPD  
W. Silver Spring Boulevard/State Highway 40: 29,500 VPD  
Interstate 75 & State Highway 93: 140,500 VPD

## IMPROVEMENTS



There is approximately 820 SF of existing building area

## PARKING



There are approximately 9 parking spaces on the owned parcel.  
The parking ratio is approximately 10.97 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 2318-001-002  
Acres: 0.8  
Square Feet: 34,848

## CONSTRUCTION



Year Built: 2025  
Grand Opening: August 12, 2025

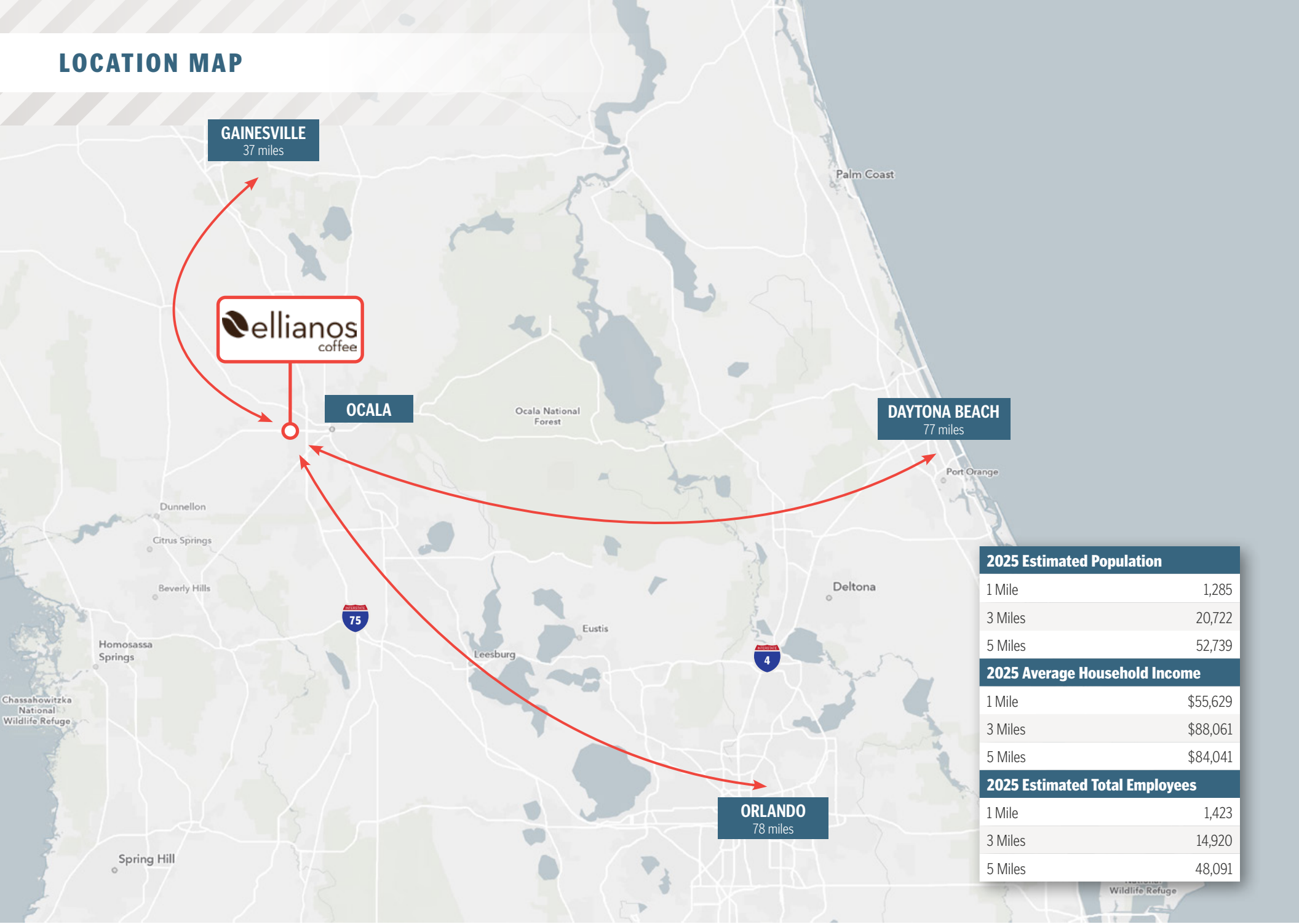
## ZONING



Commercial



LOCATION MAP



2025 Estimated Population	
1 Mile	1,285
3 Miles	20,722
5 Miles	52,739
2025 Average Household Income	
1 Mile	\$55,629
3 Miles	\$88,061
5 Miles	\$84,041
2025 Estimated Total Employees	
1 Mile	1,423
3 Miles	14,920
5 Miles	48,091



**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.



OTOW  
FUTURE EXPANSION  
6,400 ACRES

DEL WEBB  
"STONECREEK"  
2,000 OUT OF  
3,800 SOLD.  
200 PER YEAR PACE

OTOW  
FUTURE EXPANSION  
700 ACRES

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

STATE HIGHWAY 200

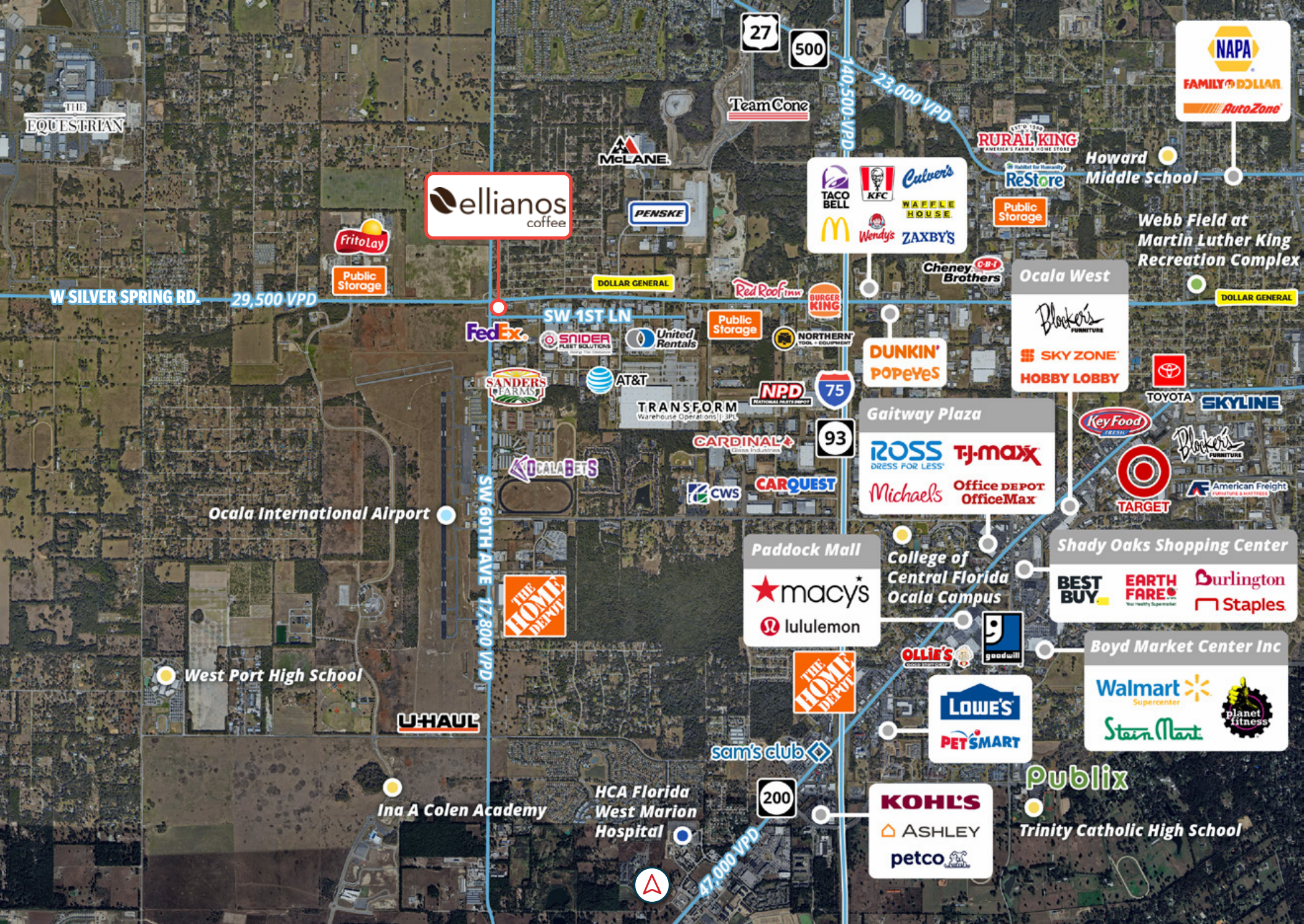
INTERSTATE 75













SW. 60TH AVE. 17,800 VPD

PYLON SIGN



SW. 1ST LN.



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	1,285	20,722	52,739
2030 Projected Population	1,335	22,125	59,943
2025 Median Age	34.7	45.5	44.2
<b>Households &amp; Growth</b>			
2025 Estimated Households	443	8,461	22,180
2030 Projected Households	469	9,203	25,584
<b>Income</b>			
2025 Estimated Average Household Income	\$55,629	\$88,061	\$84,041
2025 Estimated Median Household Income	\$43,479	\$66,926	\$59,269
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	111	943	3,623
2025 Estimated Total Employees	1,423	14,920	48,091



## OCALA, FLORIDA

Ocala is located in Marion County in north central Florida approximately 67 miles northwest of Orlando and approximately 40 miles east of the Gulf of Mexico. Ocala and Marion County are known as the “horse capital of the world.” Ocala has a 2025 population of 71,504.

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.”

The closest major airport to Ocala, Florida is Gainesville Regional Airport.





## THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$5B+**

TRANSACTION  
VALUE

company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2024

**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

© 2025 SRS Real Estate Partners, LLC. All rights reserved.

All information in this document and related marketing materials is confidential and intended solely for the recipient and their authorized representatives. This document was prepared by SRS Real Estate Partners, LLC ("SRS") and approved for distribution. While reasonable efforts were made to ensure accuracy, SRS and those represented by SRS make no guarantees, representations, or warranties—express or implied—regarding the completeness or accuracy of the information provided, whether in this document or any other form of communication. Documents have been referred to in summary and should not be considered legal analysis. This material is not all-inclusive and may not contain all the information you require. Any financial projections are provided for reference only and reflect assumptions as of the date of preparation. They may not account for changes in economic performance, market conditions, or future activities related to the property. These materials were created for marketing purposes only and no recipient should make any investment decision predicated on the information contained within. Recipients are strongly encouraged to conduct their own independent evaluation and analysis of any received information and of the subject property.

**SRSRE.COM/CapitalMarkets**