

FOR SALE
\$1,250,000



Property Highlights

- Modern 569 SF Drive Thru with outdoor seating on OUTPARCEL
- Currently OLA Coffee with drive thru FULLY-EQUIPPED with Fixtures, Furniture and Equipment of an operating coffee business.
- Outparcel developed/Built in 2023 with drainage, ample parking, and cooler.
- Grow operations or repurpose to other quick serve drive thru food and beverage
- Leasehold rights to Outparcel with extensions, and rights to PURCHASE outparcel land.
- Zoned SC Parcel ID 29793-002008. Traffic Counts 2023: 35,500 cars/day
- Strategically located in Ocala area
- Contact Broker for CA and Financials

Randy Buss, CCIM, SIOR
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Demographics	0.5 Miles	1 Mile	3 Miles
Total Households	310	1,916	20,231
Total Population	747	4,852	49,733
Average HH Income	\$107,236	\$113,161	\$101,935



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Property Description

Positioned as an exceptional opportunity owner-operator to take over operations of an existing drive thru and outdoor seating Ola Coffee location and rebrand to its own. The 569 SF modular building is located on an outparcel with leasehold rights to the land, and is FULLY-EQUIPPED with all fixtures, furniture and equipment of an operating coffee shop. 4 years remain in initial Lease term with Five 5 year options to extend, and rights to purchase the outparcel. Or buyer may repurpose to other drive thru quick serve food and beverage. The site/building was completed in 2023, is Zoned SC and surrounded by busy name brand retailers, making it an attractive investment prospect. The property's prime location and leasehold rights set the stage for innovative and profitable ventures, making it an enticing prospect for those seeking a strategic investment.

Location Description

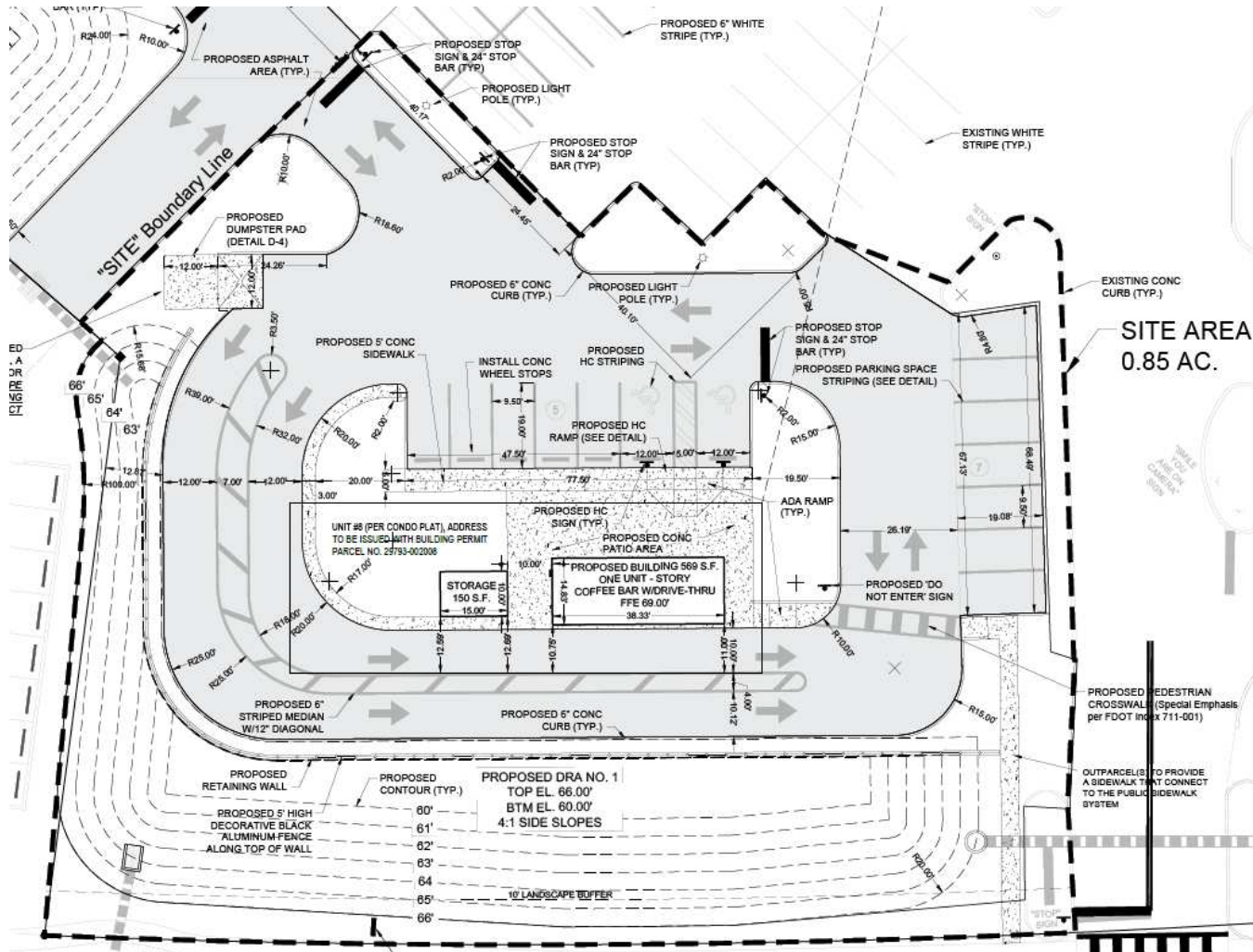
From SR200 travel east on SE 17th Street to the property outparcel on Maricamp Square located on the hard corner at SE 24th Street. Cotenants at Maricamp Square include Planet Fitness, Scrambles, Church of Hope, 5 Star Pizza and more.

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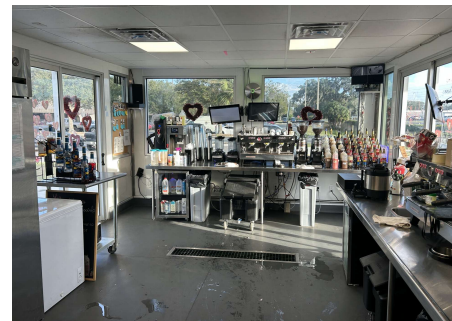
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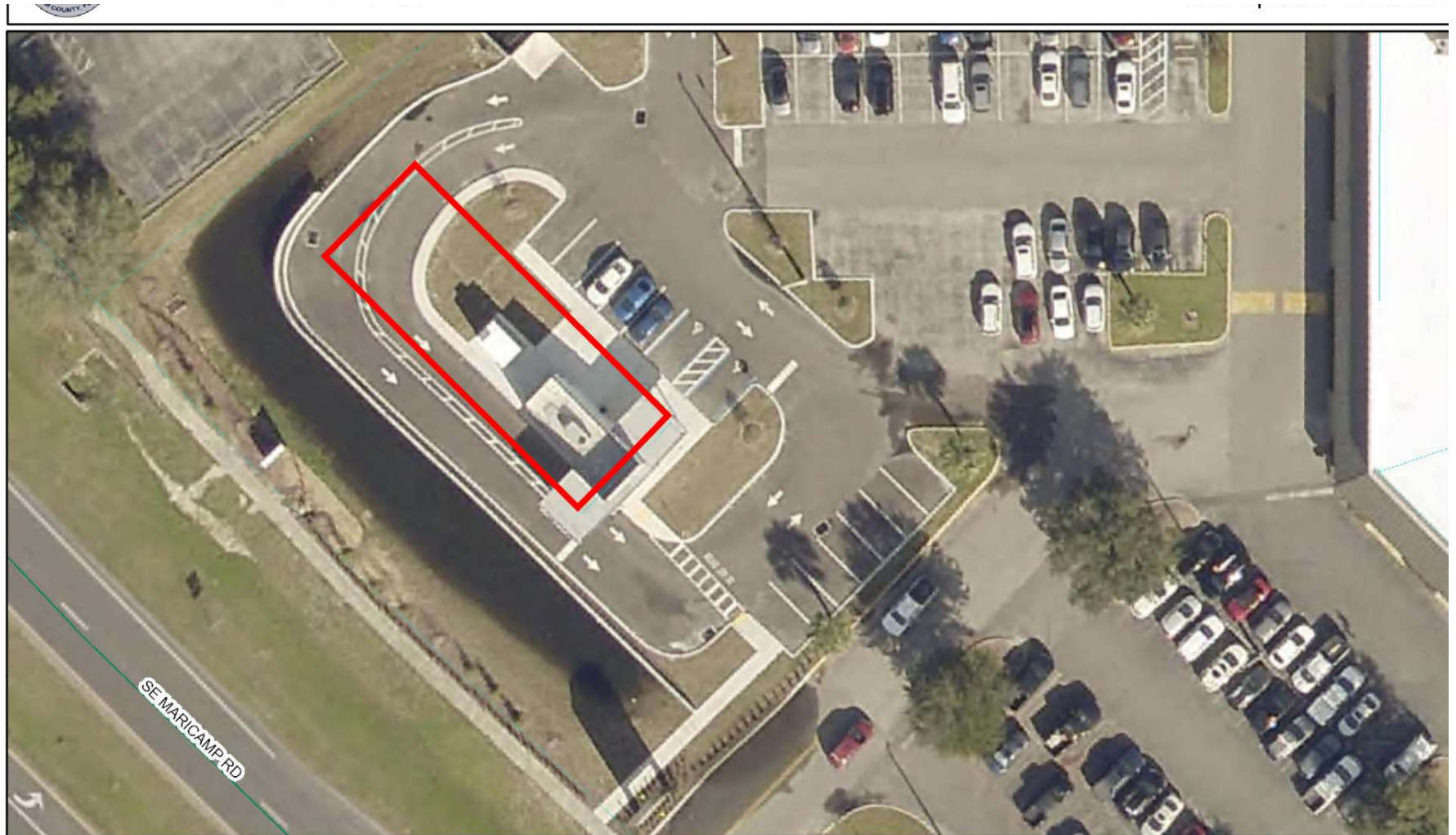
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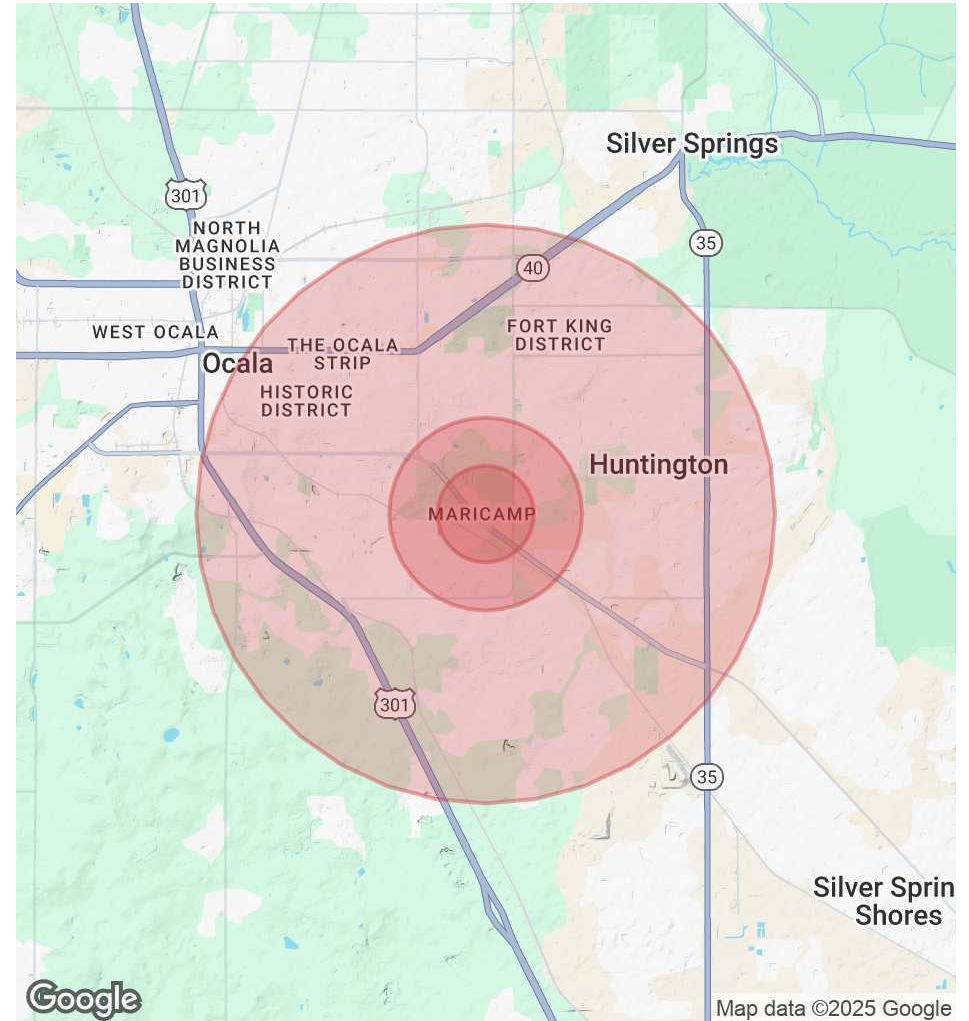
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Population	0.5 Miles	1 Mile	3 Miles
Total Population	747	4,852	49,733
Average Age	47	44	43
Average Age (Male)	45	43	42
Average Age (Female)	48	46	45

Households & Income	0.5 Miles	1 Mile	3 Miles
Total Households	310	1,916	20,231
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$107,236	\$113,161	\$101,935
Average House Value	\$353,254	\$328,062	\$298,111

Demographics data derived from AlphaMap



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Professional Background

Scope of Service Experience

Landlord / Seller Representation Tenant / Buyer Representation Investment Services, Commercial Property Management via alliance provider Heritage Management LLC, Construction Management, Receivership & Special Asset Disposition.

Background & Experience

Procter & Gamble Products Company 1991 - 2004 in Georgia, Manchester England, and Pennsylvania: Engineering and Manufacturing Management including capacity increases, domestic & international plant start-up leadership and expansions, management of site construction contractors, and converting/packaging technology and personnel. Plants ranged in size from 350 to 3,000 ppl and ran 24hrs/day 7 days per week. Heritage Management LLC 2004 - Present: The leading and largest commercial property management company in Ocala, FL and surrounding counties since 1979. During this time I have managed a portfolio of commercial income producing properties of all types including office, industrial and retail. Conducted all lease administration and negotiations. Over the years increased company market share by forming a department for non-managed Seller/Landlord Lease & Sale Representation. This evolved into Tenant/Buyer Representation. As the Client base grew more diverse and the market changed, it became necessary to keep the management capabilities within Heritage Management LLC and create a separate entity with new tools, reach and capability named NAI Heritage. NAI Heritage 1/1/11 - Present. NAI Heritage provides brokerage services to the public and is the alliance brokerage service provider for properties managed by Heritage Management LLC.

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