



**PROPOSAL**

# Standalone Ocala Retail Building

**9737 SE MARICAMP RD**

Ocala, FL 34472

**PRESENTED BY:**

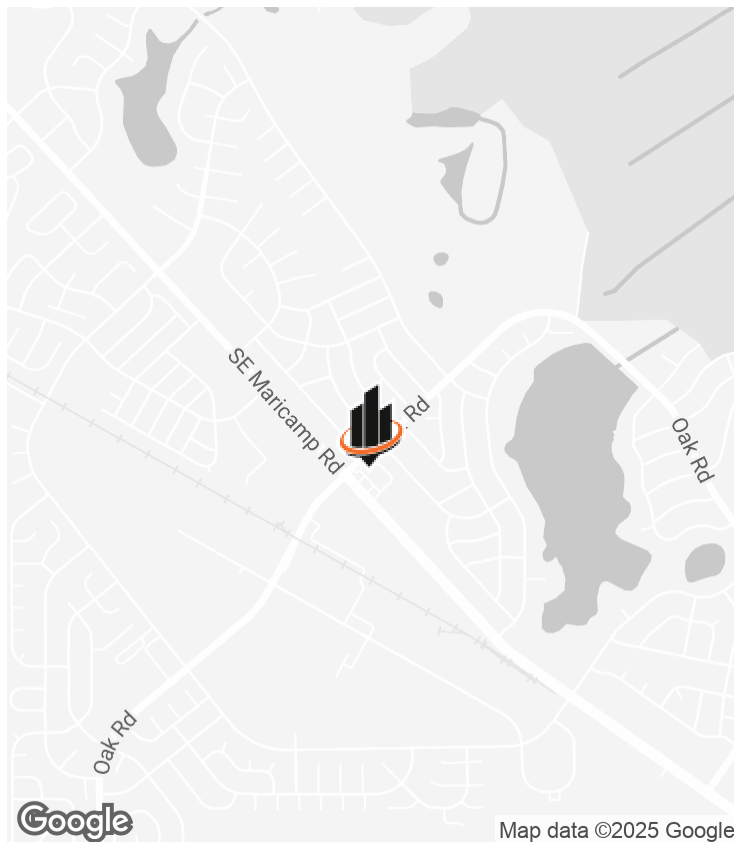
**LANCE COBB**

O: 941.387.1200

[lance.cobb@svn.com](mailto:lance.cobb@svn.com)

FL #SL3483253

## PROPERTY SUMMARY



### OFFERING SUMMARY

|                         |            |
|-------------------------|------------|
| <b>SALE PRICE:</b>      | \$850,000  |
| <b>LEASE RATE:</b>      | Negotiable |
| <b>NUMBER OF UNITS:</b> | 1          |
| <b>AVAILABLE SF:</b>    | 2,766 SF   |
| <b>LOT SIZE:</b>        | 58,303 SF  |
| <b>BUILDING SIZE:</b>   | 2,766 SF   |

### PROPERTY DESCRIPTION

Unlock the potential of this outstanding retail property in one of Ocala's most desirable locations. With a spacious 2,766 SF building, this property offers the perfect canvas for your next retail venture or free-standing business. Built in 1994 and meticulously maintained, the space offers endless possibilities for customization to fit a variety of business concepts.

Zoned B4, the property provides the flexibility needed for a wide range of commercial uses, making it a compelling opportunity for investors looking to capitalize on Ocala's growing market. Its prime positioning ensures high visibility and strong foot traffic, making it an ideal choice for those seeking a strategic and high-potential location.

With the perfect mix of size, zoning, and location, this property is an exceptional investment in a dynamic and thriving community. Don't miss out on the chance to secure a key piece of Ocala's retail landscape.

## PROPERTY DESCRIPTION



## LOCATION DESCRIPTION

**\*\*Prime Commercial Property for Sale - Former McDonald's Building\*\***

Located at 9737 SE Maricamp Rd, Ocala, FL, this 2,766 sq. ft. building sits on 1.34 acres in a high-traffic area with 14,800 AADT. Previously a McDonald's standalone location, the property is perfectly situated between a convenience store and Dollar General, offering excellent visibility and foot traffic. Directly across from Lockheed Martin's 393,000 sq. ft. Ocala Operations facility, this property is ideally positioned to cater to the more than 1,400 employees working nearby.

This space is a prime opportunity for a restaurant, bar & grill, or other retail businesses looking to serve the bustling workforce in the area. The property is part of Ocala's dynamic business landscape, with easy access to downtown, providing local residents and workers with a wide range of dining, shopping, and entertainment options.

Nestled close to popular attractions such as the Ocala National Forest, Rainbow Springs State Park, and a thriving arts scene, this location offers the perfect balance of urban convenience and natural beauty. With its proximity to a major employer and the area's growing potential, this property is an outstanding opportunity for investors and business owners looking to tap into Ocala's expanding market.

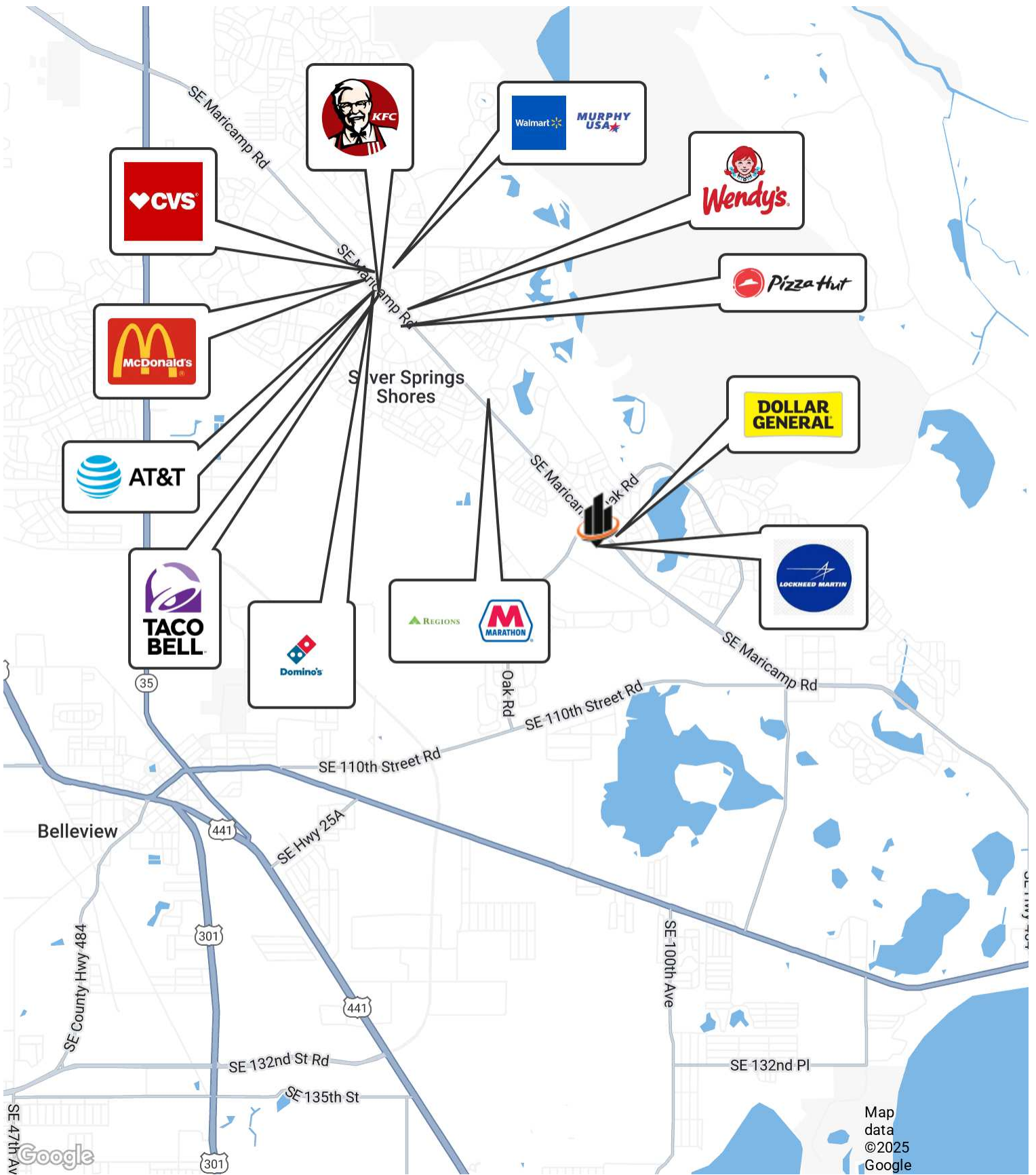
# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Spacious 2,766 SF retail building
- Versatile unit suitable for various retail concepts
- Zoned B4 for flexibility in commercial use
- Ample space for customer parking
- High visibility for maximum exposure
- Ideal for retail or free-standing business
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- Versatile unit suitable for various retail concepts
- Zoned B4 for flexibility in commercial use
- Ample space for customer parking
- High visibility for maximum exposure
- Ideal for retail or free-standing business
- Proximity to major transportation routes
- Surrounded by a mix of commercial and residential properties

# RETAILER MAP



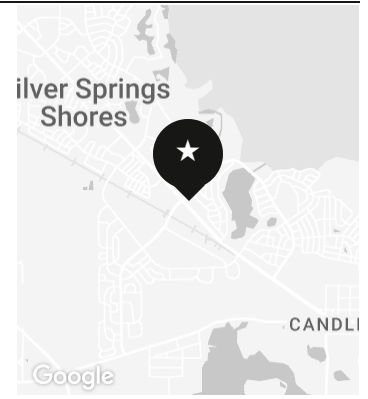
# SALE COMPS



## STANDALONE OCALA RETAIL BUILDING

9737 SE Maricamp Rd, Ocala, FL 34472

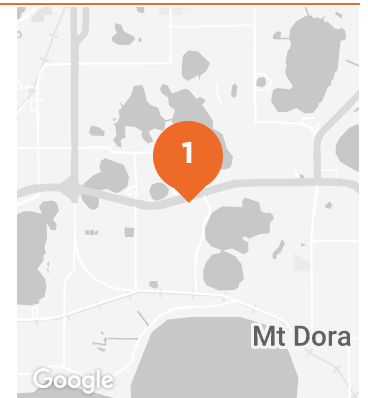
**PRICE:** \$850,000      **BLDG SIZE:** 2,766 SF  
**YEAR BUILT:** 1994      **PRICE/SF:** \$307.30



## 17560 US HIGHWAY 441

Mount Dora, FL 32757

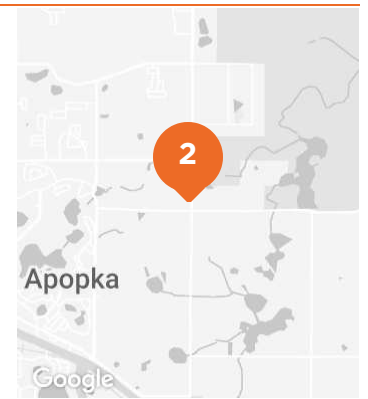
**PRICE:** \$8,280,000      **BLDG SIZE:** 16,180 SF  
**YEAR BUILT:** 1988      **PRICE/SF:** \$511.74  
**OCCUPANCY:** 100%



## 1560 ROCK SPRINGS ROAD

Apopka, FL 32712

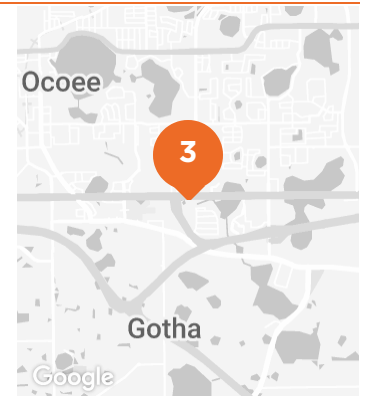
**PRICE:** \$5,600,000      **BLDG SIZE:** 6,774 SF  
**PRICE/SF:** \$826.69



## 9582 W COLONIAL DR

Ocoee, FL 34761

**PRICE:** \$3,400,000      **BLDG SIZE:** 10,018 SF  
**PRICE/SF:** \$339.39



# SALE COMPS

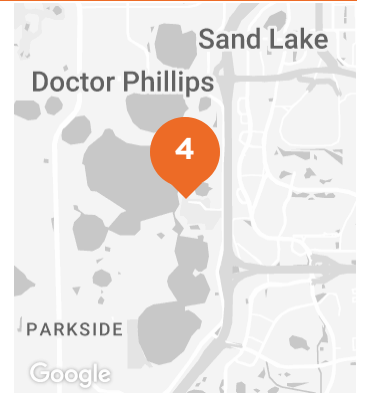


4

## 7477 SANDLAKE COMMONS BLVD

Orlando , FL 32819

|                  |             |                    |           |
|------------------|-------------|--------------------|-----------|
| <b>PRICE:</b>    | \$6,200,000 | <b>BLDG SIZE:</b>  | 16,054 SF |
| <b>CAP RATE:</b> | 7.50%       | <b>YEAR BUILT:</b> | 2007      |
| <b>PRICE/SF:</b> | \$386.20    | <b>NOI:</b>        | \$465,000 |

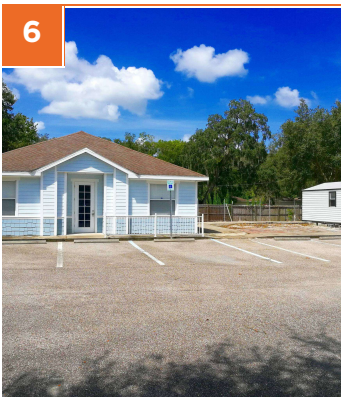
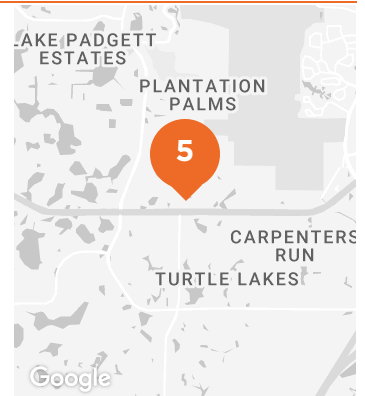


5

## MULTIUSE FACILITY

23633 Venezia Drive, Land O'Lakes, FL 34639

|                  |             |                   |           |
|------------------|-------------|-------------------|-----------|
| <b>PRICE:</b>    | \$1,950,000 | <b>BLDG SIZE:</b> | 11,420 SF |
| <b>PRICE/SF:</b> | \$170.75    |                   |           |

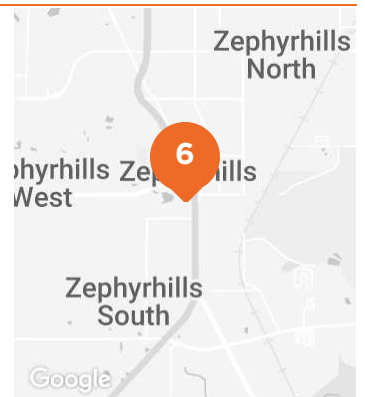


6

## 4851 6TH ST

Zephyrhills, FL 33542

|                    |           |                   |          |
|--------------------|-----------|-------------------|----------|
| <b>PRICE:</b>      | \$199,000 | <b>BLDG SIZE:</b> | 1,536 SF |
| <b>YEAR BUILT:</b> | 2006      | <b>PRICE/SF:</b>  | \$129.56 |



7

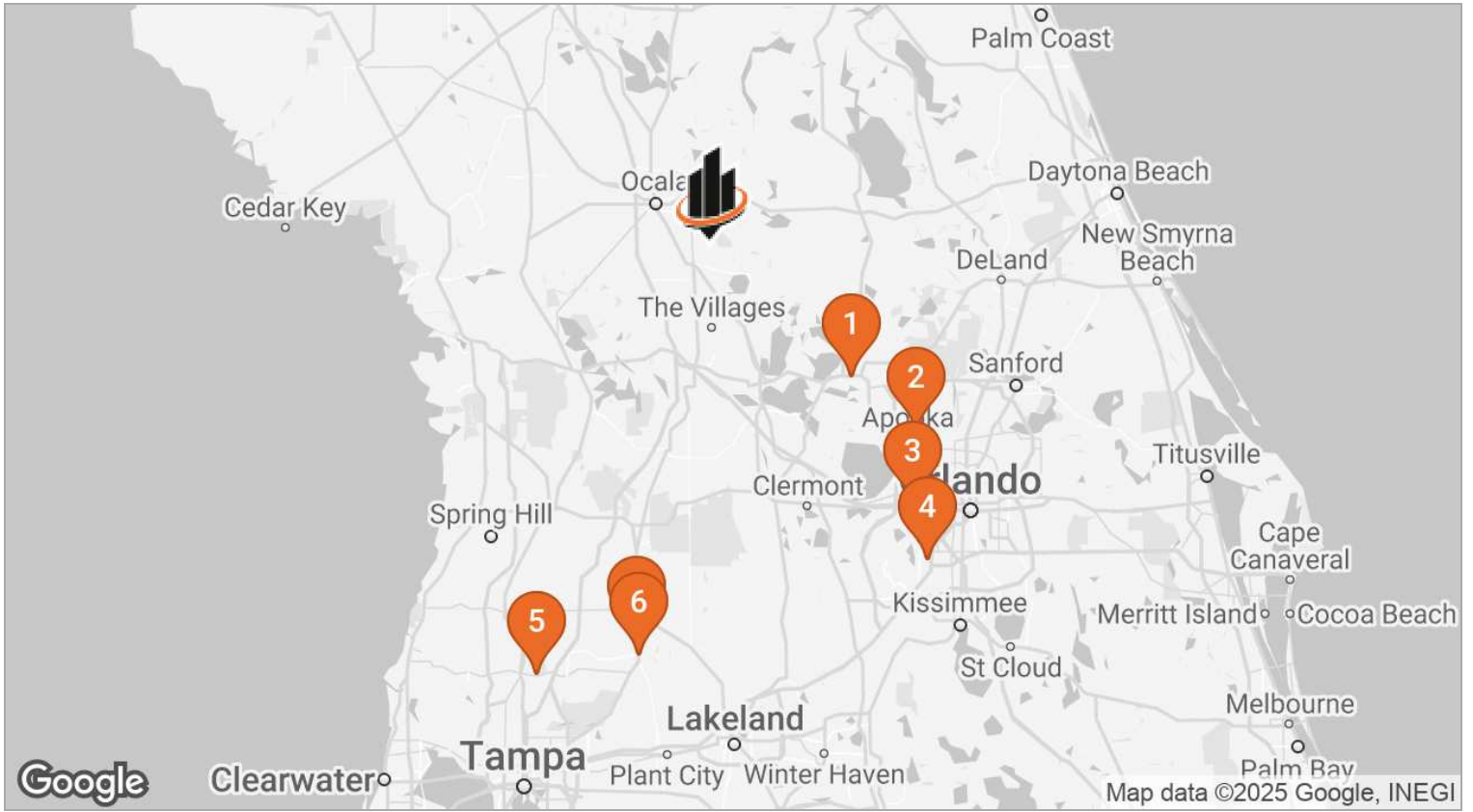
## 38192-38196 MEDICAL CENTER AVE

Zephyrhills, FL 33540

|                  |           |                    |          |
|------------------|-----------|--------------------|----------|
| <b>PRICE:</b>    | \$295,000 | <b>BLDG SIZE:</b>  | 2,160 SF |
| <b>CAP RATE:</b> | 5.63%     | <b>YEAR BUILT:</b> | 1984     |
| <b>PRICE/SF:</b> | \$136.57  | <b>OCCUPANCY:</b>  | 100%     |
| <b>NOI:</b>      | \$16,600  |                    |          |

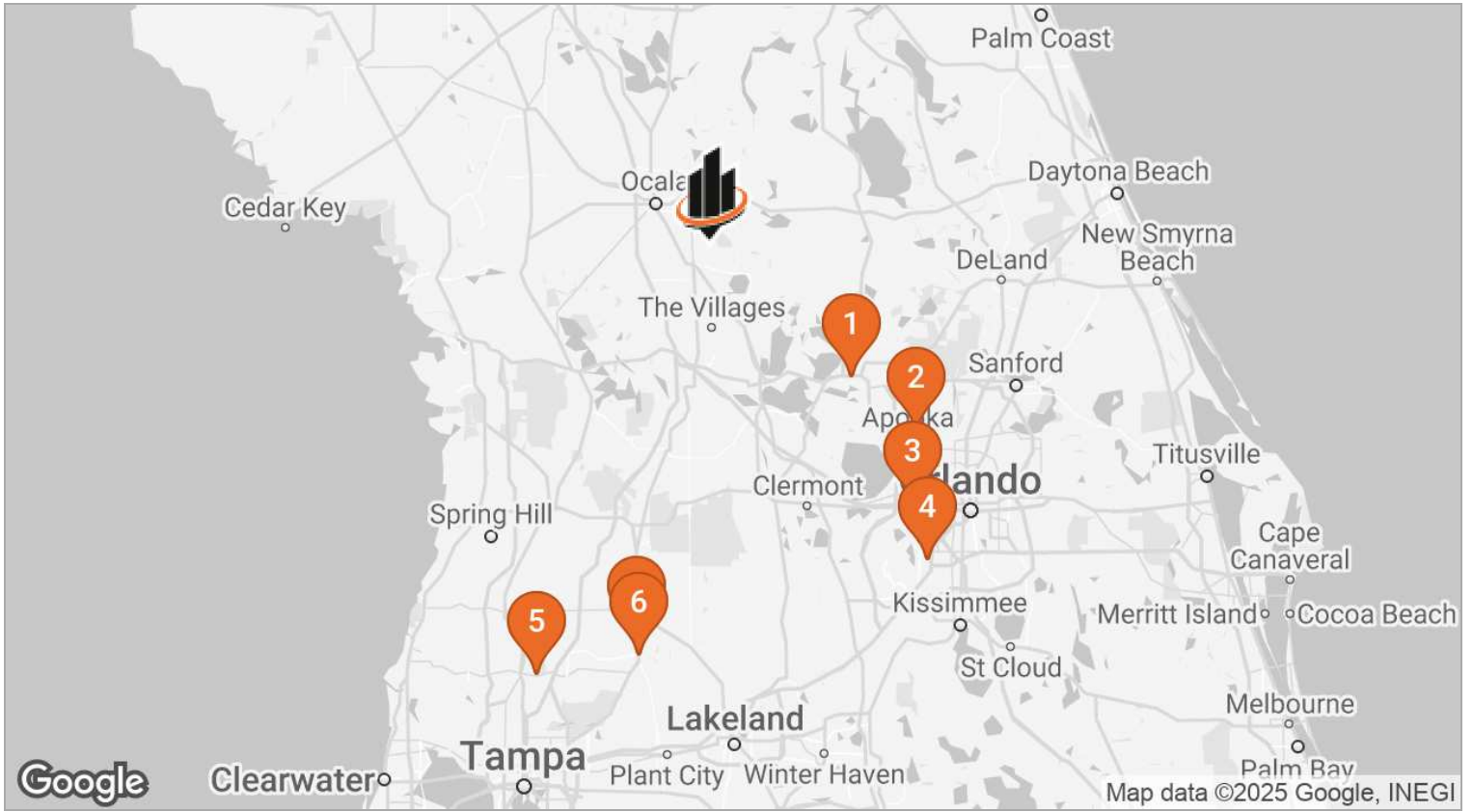


# SALE COMPS MAP & SUMMARY



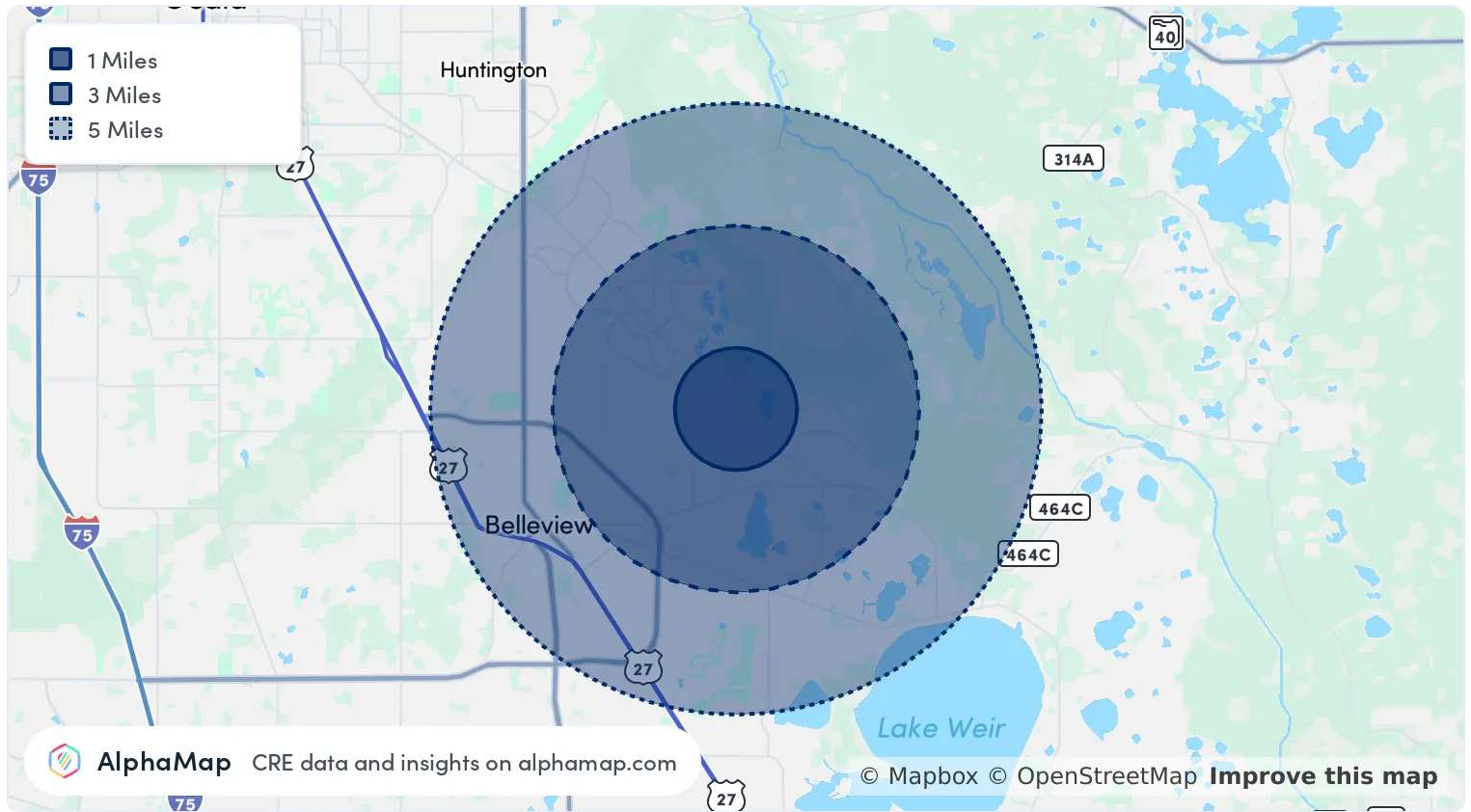
|   | NAME/ADDRESS  | PRICE       | BLDG SIZE | NO. UNITS | PRICE/SF | CAP RATE |
|---|---|-------------|-----------|-----------|----------|----------|
| ★ | <b>Standalone Ocala Retail Building</b><br>9737 SE Maricamp Rd<br>Ocala, FL | \$850,000   | 2,766 SF  | 1         | \$307.30 | -        |
| 1 | <b>17560 US Highway 441</b><br>Mount Dora, FL                               | \$8,280,000 | 16,180 SF | 1         | \$511.74 | -        |
| 2 | <b>1560 Rock Springs Road</b><br>Apopka, FL                                 | \$5,600,000 | 6,774 SF  | -         | \$826.69 | -        |
| 3 | <b>9582 W Colonial Dr</b><br>Ocoee, FL                                      | \$3,400,000 | 10,018 SF | -         | \$339.39 | -        |
| 4 | <b>7477 Sandlake Commons Blvd</b><br>Orlando, FL                            | \$6,200,000 | 16,054 SF | -         | \$386.20 | 7.50%    |
| 5 | <b>Multiuse Facility</b><br>23633 Venezia Drive<br>Land O'Lakes, FL         | \$1,950,000 | 11,420 SF | -         | \$170.75 | -        |
| 6 | <b>4851 6th St</b><br>Zephyrhills, FL                                       | \$199,000   | 1,536 SF  | 1         | \$129.56 | -        |
| 7 | <b>38192-38196 Medical Center Ave</b><br>Zephyrhills, FL                    | \$295,000   | 2,160 SF  | 2         | \$136.57 | 5.63%    |

# SALE COMPS MAP & SUMMARY



| NAME/ADDRESS    | PRICE              | BLDG SIZE       | NO. UNITS | PRICE/SF        | CAP RATE     |
|-----------------|--------------------|-----------------|-----------|-----------------|--------------|
| <b>AVERAGES</b> | <b>\$3,703,429</b> | <b>9,163 SF</b> | <b>1</b>  | <b>\$357.27</b> | <b>6.56%</b> |

# AREA ANALYTICS



| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| TOTAL POPULATION     | 4,188     | 19,630    | 54,967    |
| AVERAGE AGE          | 40        | 43        | 44        |
| AVERAGE AGE (MALE)   | 38        | 41        | 43        |
| AVERAGE AGE (FEMALE) | 41        | 44        | 45        |
| HOUSEHOLD & INCOME   | 1 MILE    | 3 MILES   | 5 MILES   |
| TOTAL HOUSEHOLDS     | 1,529     | 7,658     | 21,948    |
| PERSONS PER HH       | 2.7       | 2.6       | 2.5       |
| AVERAGE HH INCOME    | \$56,854  | \$63,593  | \$69,983  |
| AVERAGE HOUSE VALUE  | \$152,941 | \$187,066 | \$228,242 |
| PER CAPITA INCOME    | \$21,057  | \$24,458  | \$27,993  |

Map and demographics data derived from AlphaMap

## ADVISOR BIO



### LANCE COBB

Advisor

lance.cobb@svn.com

Direct: **941.387.1200** | Cell: **941.356.4781**

FL #SL3483253

## PROFESSIONAL BACKGROUND

Lance Cobb, your strategic partner in commercial real estate investments. With a stellar business track record spanning over a decade, Lance has successfully brokered transactions across diverse sectors including Retail, Medical, Land, Self Storage, and Multifamily properties. He holds an MBA and serves as a Hospitality & Urban Land Advisor at SVN Commercial Advisory Group in the vibrant city of Tampa, Florida. His unique edge stems from over a decade of personal investing in the residential real estate market, granting him unparalleled insights into evaluating business investments from multifaceted perspectives.

Renowned for his hands-on approach, Lance is dedicated to rolling up his sleeves and diving into the groundwork, offering tailored solutions, crucial information, and unwavering support to his clients as they navigate complex investment landscapes. Fueled by an unyielding spirit, he takes immense pride in delivering top-tier service to visionary individuals who dare to dream big. As a native of Louisiana, Lance earned his undergraduate degree in Computer Information Systems from Southeastern Louisiana University in Hammond, Louisiana before finding his calling in the picturesque shores of Sarasota, where he pursued his master's in Business Administration. Lance Cobb isn't just your average commercial real estate agent; he's your gateway to unparalleled success in the investment realm. With a penchant for adventure, Lance finds solace in exploring the world with his loved ones, reading and writing material at beaches, and indulging in a myriad of recreational sports, including golfing, boating, basketball, and weightlifting.

But Lance's interests don't stop there. He's also a content creator, serving as a social media influencer and brand ambassador, reaching audiences with compelling messages. Beyond the digital realm, Lance is a motivational speaker, inspiring others to reach beyond the stars and seize every opportunity that comes their way.

## EDUCATION

BS in Computer Information Systems,  
Southeastern Louisiana University – Hammond, La.  
Master of Business Administration,  
Argosy University – Sarasota, FL.

## MEMBERSHIPS

International Council of Shopping Centers (ICSC)  
REALTOR® Association of Sarasota and Manatee, Inc.  
Asian American Hotel Owners Association (AAHOA)

**SVN | Commercial Advisory Group**  
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