

# Project: SR 200 & S.W. 73rd Street

Prepared For: American Heritage Land & Investment Corp. of Florida, Inc.

**SITE LOCATION:** NW corner of intersection of SW 73rd Street and State Road 200, Ocala, Marion County, Florida

**SITE SIZE:** 10 Acres, more or less

**SITE TOPO:** Flat and level - at grade

**ZONED:** B2 – Community Business (Retail Sales, Personal Service, Offices and all B1 Uses). Note that the Marion County Comprehensive Land Use compliments current zoning.

**MAX FAR:** 0.70

**UTILITIES:** Water and sewer is scheduled to be available to site January 2008

**AREA POULATION:** (Est. 2007) 1,985 (1-mile) 10,775 (3-mile) 42,222 (5-mile)  
(Proj.2012) 2,411 (1-mile) 13,116 (3-mile) 50,079 (5-mile)

**TRAFFIC COUNTS:** 33,000 (Location-WAL-MART at SW 95 Place)  
**(State Road #200)** 44,000 (Location-Heathbrook Publix at SW 60<sup>th</sup> St.)

**SITE FEATURES:** This corner parcel fronts SR 200 (600'+/-) and lies in the geographic center of a major transportation corridor in a major growth area of southwest Ocala.

**MAJOR AREA RETAILERS:**

**NORTHEAST OF THE SITE**

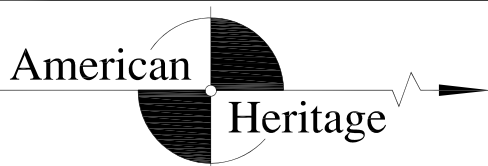
Publix at SR 200 & SW 54<sup>th</sup> Avenue  
Walgreens at SR 200 & SW 60<sup>th</sup> Avenue  
CVS Drugs at SR 200 & SW 60<sup>th</sup> Avenue

**SOUTHWEST OF THE SITE**

Proposed Lowes at SR 200 & SW 95<sup>th</sup> Street  
Publix at SR 200 & SW 85<sup>th</sup> Avenue  
Walgreens at SR 200 & SW 103<sup>rd</sup> Street  
CVS Drugs at SR 200 & SW 103<sup>rd</sup> Street

**LEASE TERMS:** Long term land lease available at \$1.20/SF/YR. NNN

**Contact: David Harden, Lic. Real Estate Broker**  
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**SITE PROSPECTUS - FAST FACTS**