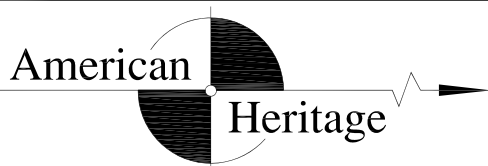


Project: S.W. 80th Ave. & S.W. 103rd Street Road

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

<u>SITE LOCATION:</u>	Northeast corner SW 103 Street and SW 80 th Avenue, Ocala, Marion County, Florida
<u>SITE SIZE:</u>	29.16 Acres, more or less
<u>SITE TOPO:</u>	Flat and level - at grade
<u>ZONED:</u>	B2 – Community Business (Retail Sales, Personal Service, Offices and all B1 Uses). Note that the Marion County Comprehensive Land Use compliments current zoning.
<u>MAX FAR:</u>	0.70
<u>UTILITIES:</u>	Water and sewer force main is available to site (fronts SW 80 th Ave)
<u>AREA POPULATION:</u>	(Est. 2007) 8,931 (1-mile) 24,496 (3-mile) 32,860 (5-mile) (Proj.2012) 10,689 (1-mile) 29,516 (3-mile) 39,645 (5-mile)
<u>TRAFFIC COUNTS:</u> (State Road #200)	33,000 (Location-WAL-MART at SW 95 Place) 44,000 (Location-Heathbrook Publix at SW 60 th St.)
<u>SITE FEATURES:</u>	The subject site(s) fronts both SW 103 Street and SW 80 th Avenue and is in a fast developing growth area of southwest Ocala.
<u>MAJOR AREA RETAILERS:</u>	<p><u>NORTHEAST OF THE SITE</u></p> Publix at SR 200 & SW 54 th Avenue Walgreens at SR 200 & SW 60 th Avenue CVS Drugs at SR 200 & SW 60 th Avenue Proposed Lowes at SR 200 & SW 95 th Street Publix at SR 200 & SW 85 th Avenue Walgreens at SR 200 & SW 103 rd Street CVS Drugs at SR 200 & SW 103 rd Street
	<p><u>SOUTHWEST OF THE SITE</u></p> Major Shopping Center on SR 200 at SW 95 th Avenue, includes: Banks, WalMart Super Center, Bealls Dept Store, Murphy Oil, Bob Evans Rest. and misc. in-line out parcel tenants such as Subway, Starbucks, etc.
<u>PURCHASE TERMS:</u>	Contact Broker.

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