

Project: U.S. Hwy 441 & S.E. 92nd Pl. Rd. Ocala, Florida (Marion County)

SITE PROSPECTUS

<u>SITE LOCATION:</u>	East side of U.S. Highway 441, North side of S.E. 92 nd Place Road, Marion County, Florida 34480
<u>SITE SIZE:</u>	28.19 acres, more or less
<u>SITE TOPO:</u>	Flat and level - at grade
<u>ZONED:</u>	Currently zoned PUD – Commercial.
<u>MAX FAR:</u>	0.70
<u>UTILITIES:</u>	Water and sewer is available to site
<u>AREA POULATION:</u>	(Est. 2007) 12,068 (3-mile) 44,909 (5-mile) (Proj.2012) 13,219 (3-mile) 49,672 (5-mile)
<u>TRAFFIC COUNTS:</u>	ADDT 30,000 (Count Station at Site, #0012) ADDT 33,500 (Count Station 2 Miles North of Site, #0040) ADDT 33,500 (Count Station 1 Mile South of Site, #0136)
<u>SITE FEATURES:</u>	This spectacularly located parcel fronts a major transportation corridor (2,400' +/- along U.S. Highway 441 and S.E. 92 nd Place Road)
<u>MAJOR AREA COMMERCIAL:</u>	<p><u>BELLEVIEW COMMONS SHOPPING CENTER</u> – Tenants include Publix Market, Movie Gallery, Little Caesars, Community Bank & Trust & more...</p> <p><u>BELLEVIEW REGIONAL CENTER</u> – Tenants include Big K-Mart, Winn–Dixie Marketplace, Bealls, Blockbuster Video, Radio Shack, Dollar Tree & more ...</p> <p><u>BELLEVIEW SQUARE CENTER</u> – Tenants include Regions Bank, Babcock Furniture, Save a Lot Food and Grocery & more ...</p> <p>Stand alone Retailers: Ford of Ocala (Automotive Dealership), Walgreen's (with drive thru), Advance Auto, and various smaller strip centers fronting Hwy # 441</p> <p>Area Restaurants include: Taco Bell, Long John Silvers, Pizza Hut, KFC, Wendy's, Sonny's BBQ</p>
<u>SALE TERMS:</u>	\$9,230,800 for the 28.19 acres (\$327,449 per acre or \$7.51 per sq. ft.)

**Contact David Harden, Lic. Real Estate Broker
American Heritage Land & Investment Corp. of Florida, Inc.**

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