

Project: US Hwy 441 & S.E. 80th Street

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

SITE LOCATION: Northeast corner at SE 80 Street and US Hwy 441, Ocala, Marion County, Florida

SITE SIZE: 1.33 acres, more or less

SITE TOPO: Flat and level - at grade

ZONED: Currently zoned B-4 – Commercial. Note: the Marion County Comprehensive Land Use Plan is in harmony with current zoning designation.

MAX FAR: Generally, 0.70 FAR in commercial districts

UTILITIES: No municipal Water and sewer is available to site

AREA POULATION: (Est. 2007) 1,161 (1-mile) 12,503 (3-mile) 52,794 (5-mile)
(Proj.2012) 1,265 (1-mile) 13,753 (3-mile) 58,626 (5-mile)

TRAFFIC COUNTS: ADDT 30,000 (US Hwy 441 & SE 39th Terrace)
ADDT 33,500 (US Hwy 441 & SR 464A)

SITE FEATURES: This spectacularly located corner parcel fronts a major transportation corridor and is located at a dual traffic light intersection. Ideal for gas station with C-Store, neighborhood retail center

MAJOR AREA COMMERCIAL:

(WITHIN 3 MILES OF THE SITE IS THE FOLLOWING AREA FEATURES)

BELLEVIEW COMMONS SHOPPING CENTER – Tenants include Publix Market, Movie Gallery, Little Caesars, Community Bank & Trust & more...

BELLEVIEW REGIONAL CENTER – Tenants include Big K-Mart, Winn-Dixie Marketplace, Bealls, Blockbuster Video, Radio Shack, Dollar Tree & more ...

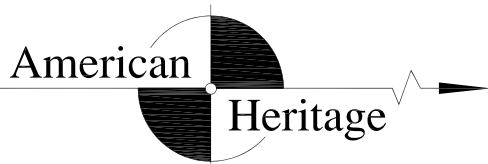
BELLEVIEW SQUARE CENTER – Tenants include Regions Bank, Babcock Furniture, Save a Lot Food and Grocery & more ...

Stand alone Retailers: Ford of Ocala (Automotive Dealership), Walgreen's (with drive thru), Advance Auto, and various smaller strip centers fronting Hwy # 441

Area Restaurants incl: Taco Bell, Long John Silvers, Pizza Hut, KFC, Wendy's, Sonny's BBQ

SALE TERMS: \$ 725,000. for the 1.33 acres (\$545,113. per acre or \$12.51 per sq. ft.)

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