

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Brand New 15-Year Lease | 2026 Construction | Equipped With High Speed Diesel Pump | Scheduled Rental Increases | Options To Extend | Growing MSA



4755 West Highway 40

Ocala FLORIDA

REPRESENTATIVE PHOTO



EXCLUSIVELY MARKETING BY



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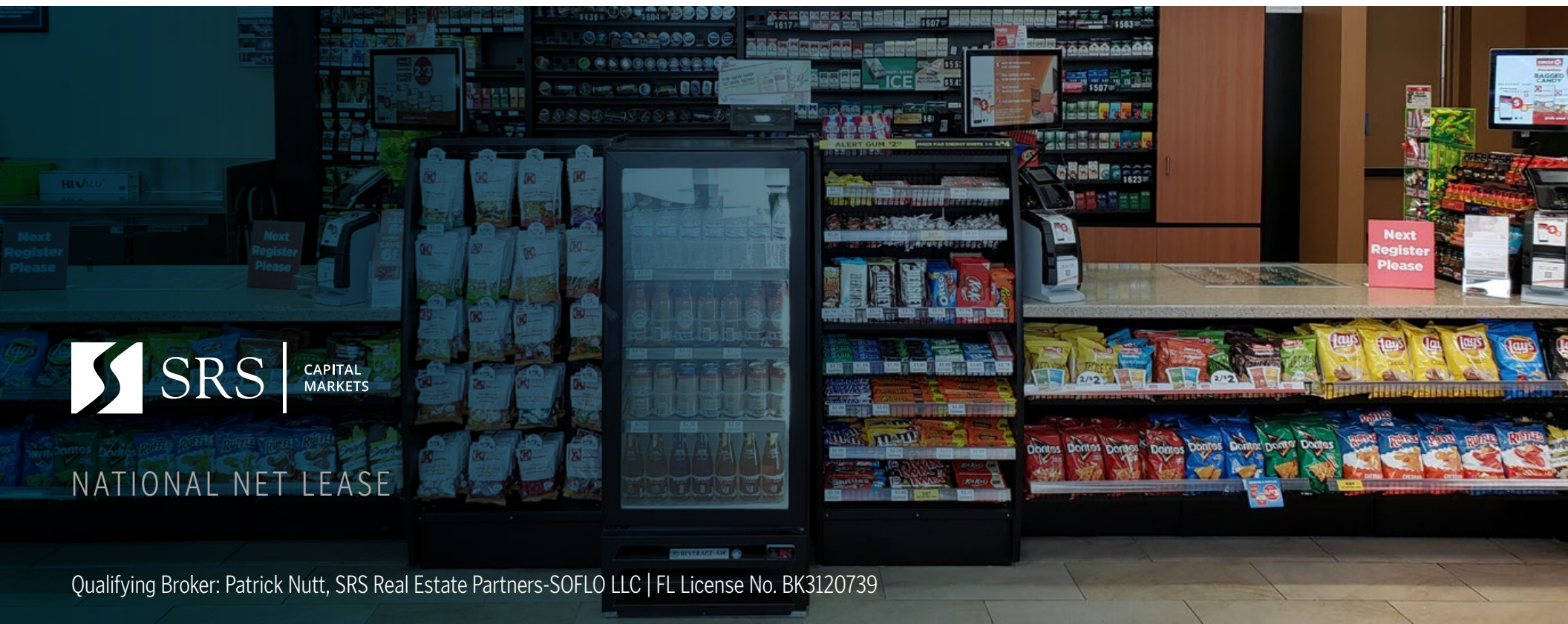
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 **SRS** | CAPITAL
MARKETS
NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739

SITE OVERVIEW



CONSTRUCTION SITE AS OF SEPTEMBER 9





amazon
Distribution Center

chewy
Warehouse

AutoZone
Distribution Center

amazon
Warehouse

Publix

STAYBRIDGE
SUITES

TeamCone

FedEx

UFHealth
UNIVERSITY OF FLORIDA HEALTH

Quality
INNS & SUITES

FleetPride
HEAVY DUTY PARTS & SERVICE

EVERHOME
SUITES

LENNAR

DAIKIN

RL CARRIERS

Howard Johnson
BY WYNDHAM

Comfort
SUITES

Days Inn
BY WYNDHAM

6

CIRCLE K

Del Zotto
PRODUCTS

McLANE

PENSKE

TJM
PROMOS

ARTISTS
PLASTICS

Coca-Cola

40

31,000 VPD



44TH AVE/46TH AVE 9,300 VPD



OFFERING SUMMARY



17,300+

LOCATIONS
GLOBALLY

\$76.5B

TOTAL
SALES

S&P: BBB+

CREDIT
RATING

OFFERING

Pricing \$5,900,000

Net Operating Income \$295,000

Cap Rate 5.00%

PROPERTY SPECIFICATIONS

Property Address 4755 West Highway 40, Ocala, FL 34482

Rentable Area Est. 5,650 SF

Land Area 3.72 AC

Year Built 2026

Tenant Circle K

Signature Corporate

Lease Type Absolute NNN (Ground Lease)

Landlord Responsibilities None

Lease Term 15 Years

Increases 5% Every 5 Years

Options 7 (5-Year)

Rent Commencement (Est.) December 2026

Lease Expiration (Est.) December 2041

ROFO/ROFR None

[CLICK HERE FOR A FINANCING QUOTE](#)

IAN MAHONEY

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LEASE TERM				RENTAL RATES				
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Circle K	5,650	(Est.) Dec 2026	(Est.) Dec 2041	Year 1	-	\$24,583	\$295,000	7 (5-Year)
(Corporate Signature)				Year 6	5%	\$25,812	\$309,750	
				Year 11	5%	\$27,103	\$325,237	
5% Increases Beg. of Each Option								

Brand New 15-Year Lease | Corporate Signed | Options To Extend | Scheduled Rent Increases | 2026 Construction | Equipped With High Speed Diesel Pump

- Brand new 15-year lease with 7 (5-year) options to extend and 5% rental increases every 5 years throughout the initial term and during option periods
- The lease is corporate signed by Circle K, an established c-store and gas station operator with 6,846 stores in the United States as of April 2026 construction that will feature high quality materials, distinct design elements, and high-level finishes
- This site features a high-speed diesel pump, which is a separate canopy in addition to the traditional gasoline pumps attracting high-volume customers

Absolute NNN Ground Lease | Leased Fee Ownership | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

Strong Demographics 5-Mile Trade Area

- More than 69,700 residents and 58,600 employees support the trade area
- \$95,968 average household income within a 5-mile radius

Signalized, Hard Corner Intersection | Dense Retail Corridor | Excellent Visibility & Access | World Equestrian Center

- Circle K is located at the signalized, hard corner intersection of W Silver Springs Blvd and NW 44th Ave averaging 40,300 combined vehicles per day
- National tenants in the immediate trade area such as Walmart, Target, McDonald's, Wendy's, Burger King, Culver's, TJ Maxx, Planet Fitness, and more
- Nearby World Equestrian Center recently expanded with a new 300,000 SF event and hospitality venue, enhancing year round traffic to the area ([Article](#))

Close Proximity To I-75 (112,000 VPD) | New Developments | Growing Population In The Ocala MSA

- The subject property is less than a mile off the exit of Interstate 75 which averages more than 112,000 vehicles per day, allowing for easy access for travelers
- An \$11.7 million FDOT investment will widen and resurface State Road 40, improving access, safety, and connectivity along the retail corridor ([Article](#))
- The Ocala MSA grew approximately 3.4% year over year, adding more than 14,000 residents between 2024 and 2025, reinforcing the area's sustained residential and retail demand
- Ocala was ranked again as the #1 fastest growing metro areas in the Nation by U.S. Census Bureau ([Article](#))

PROPERTY PHOTOS



WATCH DRONE VIDEO

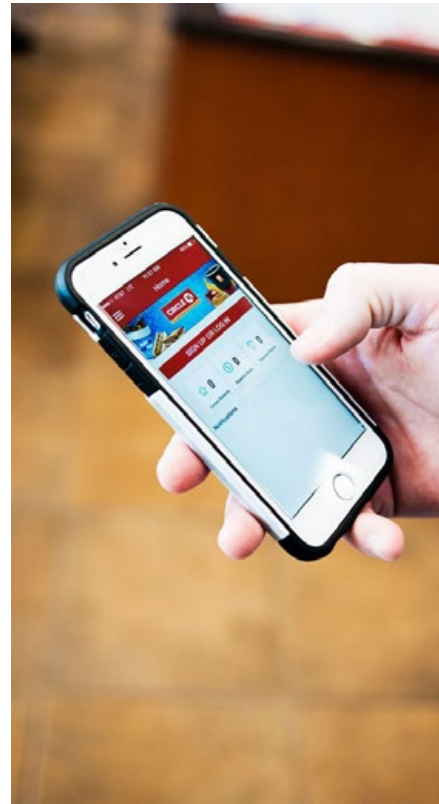


CONSTRUCTION SITE AS OF SEPTEMBER 9



CONSTRUCTION SITE AS OF SEPTEMBER 9

BRAND PROFILE



CIRCLE K

circlek.com

Company Type: Subsidiary

Locations: 17,300+

Parent: Alimentation Couche-Tard

2026 Employees: 145,000

2026 Revenue: \$76.51 Billion

2026 Net Income: \$3.14 Billion

2026 Assets: \$43.52 Billion

2026 Equity: \$16.18 Billion

Credit Rating: S&P: BBB+

Circle K is a subsidiary of Alimentation Couche-Tard is a global leader in convenience and mobility, operating in 29 countries and territories, with close to 17,300 stores, of which approximately 13,200 offer road transportation fuel. With its well-known Couche-Tard and Circle K banners, it is one of the largest independent convenience store operators in the United States and it is a leader in the convenience store industry and road transportation fuel retail in Canada, Scandinavia, the Baltics, Belgium, as well as in Ireland. It also has an important presence in Luxembourg, Germany, the Netherlands, Poland, as well as in Hong Kong Special Administrative Region of the People's Republic of China. Approximately 149,500 people are employed throughout its network. There are 6,846 Circle K stores in the United States as of April 27, 2026.

Source: finance.yahoo.com, prnewswire.com, scrapehero.com, corporate.couche-tard.com

PROPERTY OVERVIEW



LOCATION



Ocala, Florida
Marion County
Ocala MSA

ACCESS



W. Silver Springs Boulevard: 1 Access Point
NW 44th Avenue: 1 Access Point

TRAFFIC COUNTS



W. Silver Springs Boulevard: 31,000 VPD
NW 44th Avenue: 9,300 VPD
State Highway 93/Interstate 75: 112,000 VPD

IMPROVEMENTS



There is approximately 5,650 SF of existing building area

PARKING



There are approximately 28 parking spaces on the owned parcel.
The parking ratio is approximately 4.9 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 22854-001-01
Acres: 3.72
Square Feet: 162,043

CONSTRUCTION



Year Built: 2026
Est. Opening: December 2026

ZONING



Commercial

LOCATION MAP

2026 Estimated Population

1 Mile	2,004
3 Miles	28,812
5 Miles	69,785

2026 Average Household Income

1 Mile	\$82,421
3 Miles	\$85,955
5 Miles	\$95,968

2026 Estimated Total Employees

1 Mile	3,193
3 Miles	29,357
5 Miles	58,618

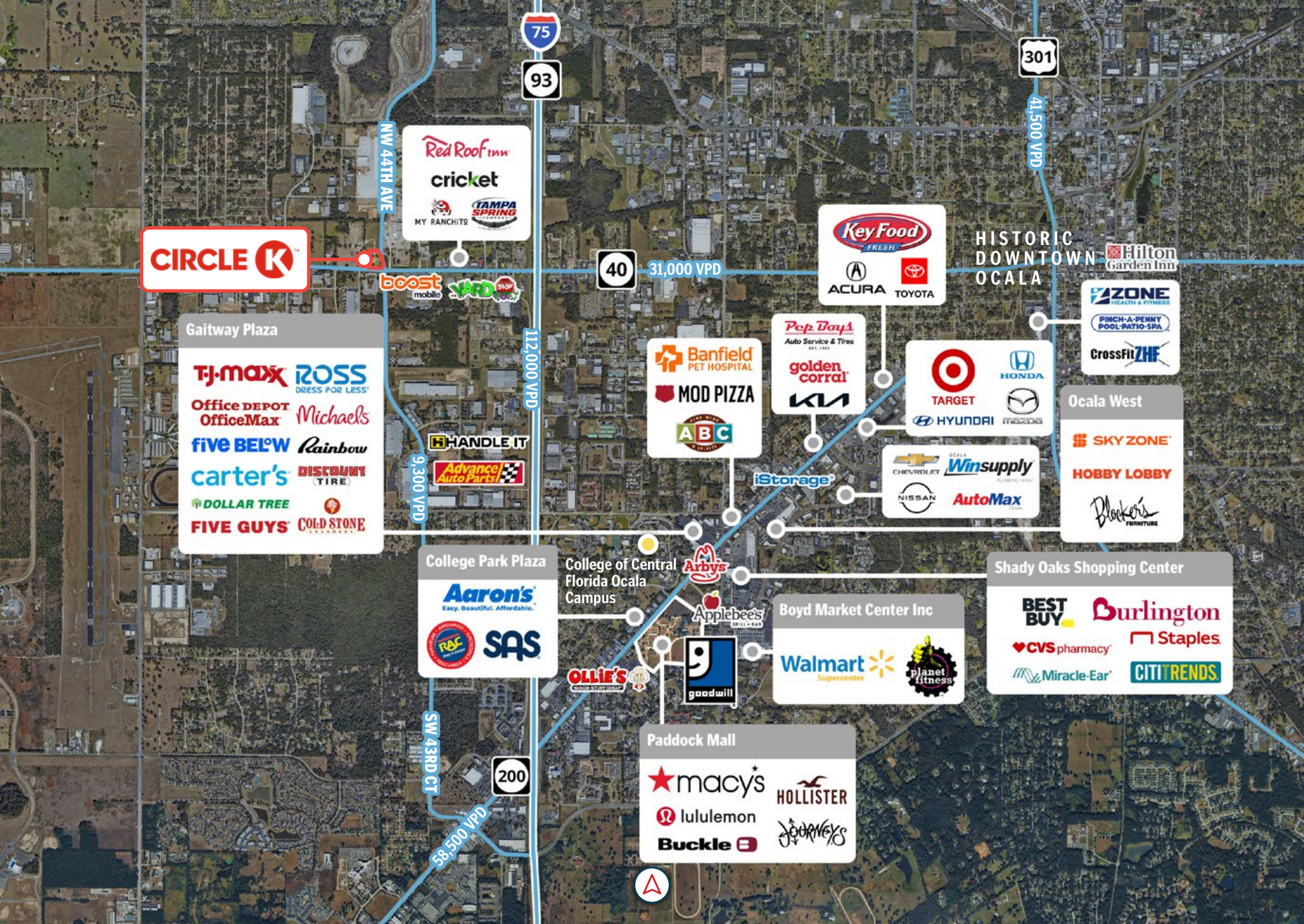


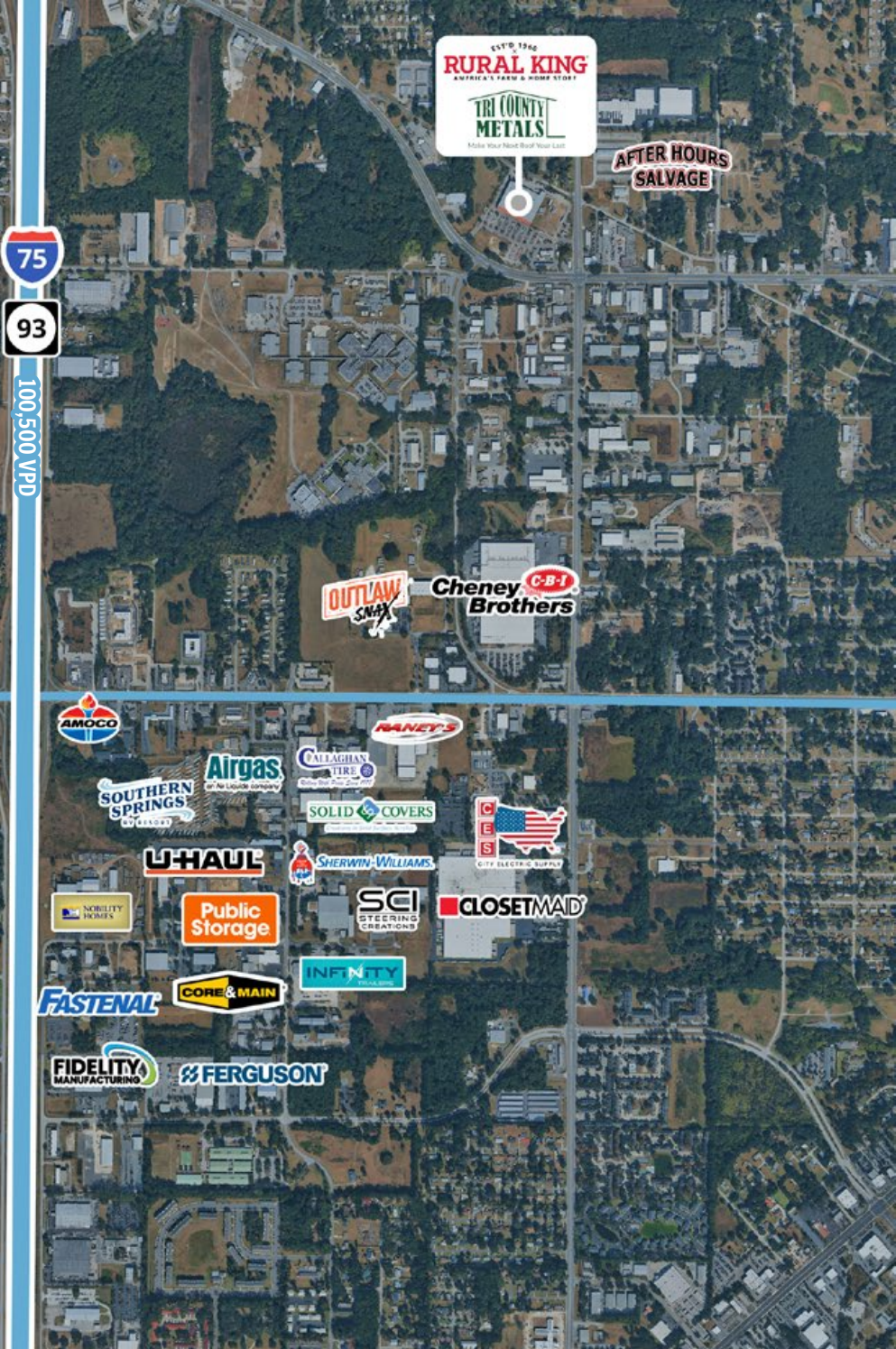
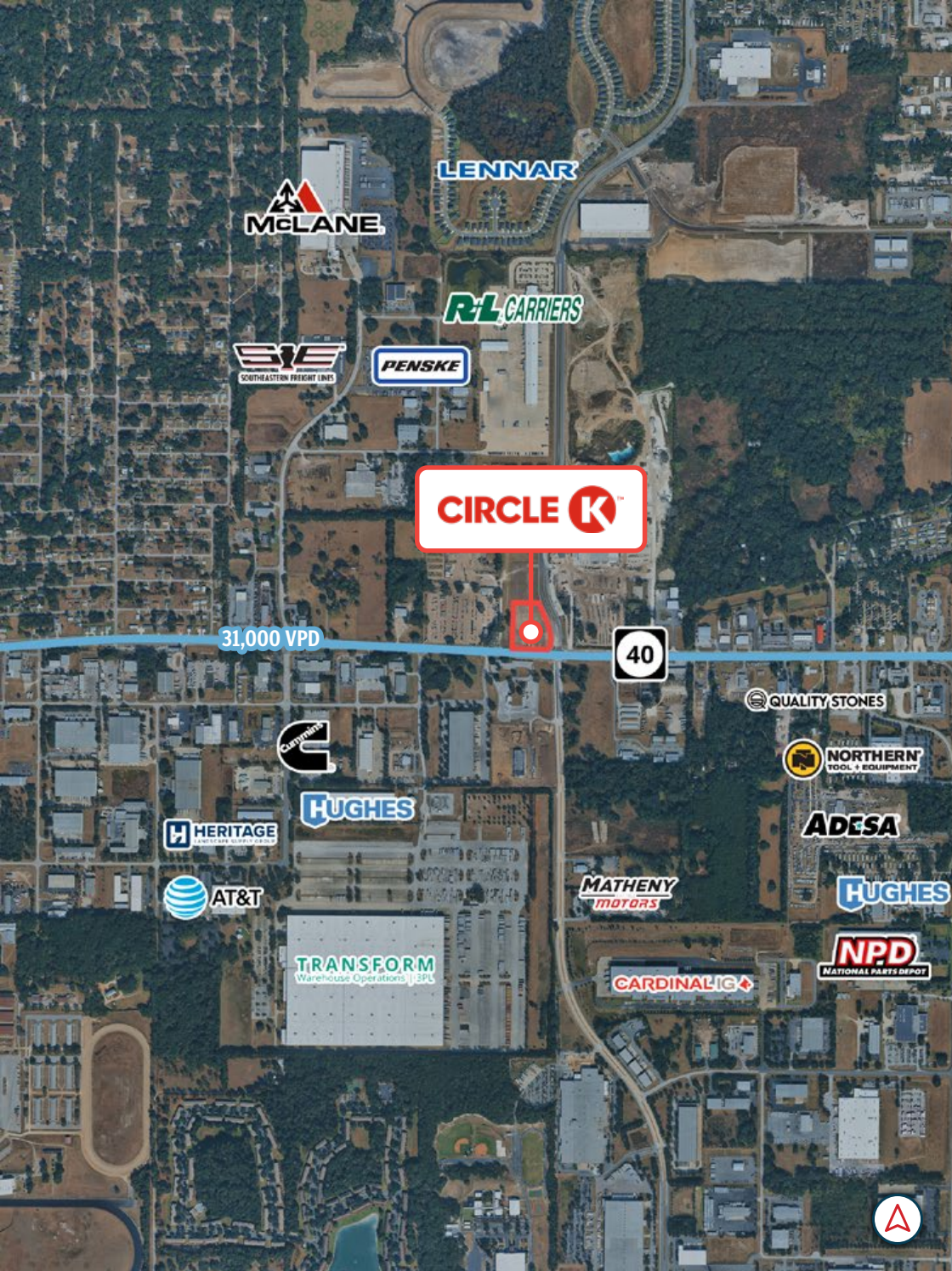
GAINESVILLE
36 miles

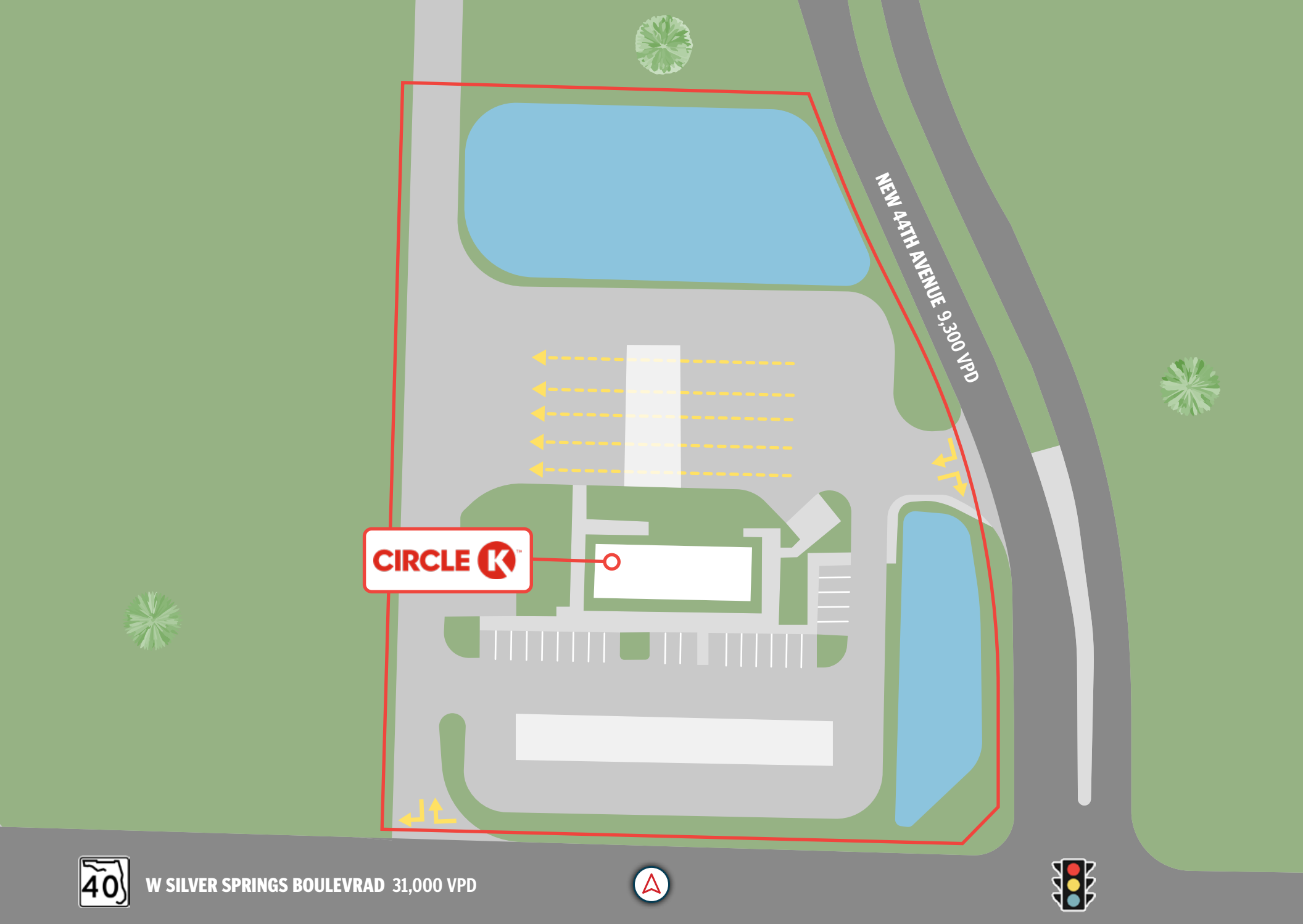
THE VILLAGES
28 miles

DAYTONA BEACH
80 miles

ORLANDO
77 miles







	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	2,004	28,812	69,785
2031 Projected Population	2,117	31,583	78,850
2026 Median Age	38.0	43.2	42.6
Households & Growth			
2026 Estimated Households	795	12,015	29,103
2031 Projected Households	851	13,433	33,525
Income			
2026 Estimated Average Household Income	\$82,421	\$85,955	\$95,968
2026 Estimated Median Household Income	\$51,949	\$61,136	\$64,403
Businesses & Employees			
2026 Estimated Total Businesses	173	1,948	4,723
2026 Estimated Total Employees	3,193	29,357	58,618



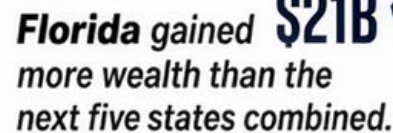
OCALA, FLORIDA

Ocala is located in north-central Florida, approximately 67 miles northwest of Orlando and 40 miles east of the Gulf of Mexico. The city sits near the historic site of Ocale, a major Timucua village and chiefdom during the 16th century. Known as the “Horse Capital of the World,” Ocala and Marion County have a 2026 population of 73,434.

In recent years, Ocala has emerged as a hub for manufacturing, logistics, and distribution, supported in part by the continued development of the Ocala International Airport Business Park. Tourism remains a significant contributor to the local economy, driven by attractions such as Silver Springs, Rainbow Springs, and the Ocala National Forest. The region’s equine industry is a major economic pillar, and the World Equestrian Center in western Ocala continues to attract national and international attention. The city has also invested in smaller-scale economic development initiatives focused on business expansion and revitalizing long-vacant properties.

Ocala offers a wide range of attractions and cultural amenities. The area is home to hundreds of thoroughbred horse farms, reinforcing its global equestrian reputation. Cultural and recreational destinations include the Appleton Museum of Art, Brick City Park & Discovery Science Center, Coehadjoe Park, Silver River State Park, the Circle Square Cultural Center, Don Garlits Museum of Drag Racing, and the prominent “Horse Shows in the Sun.” Nearby Silver Springs, a 350-acre national landmark and nature theme park known as Florida’s “original attraction,” remains a major draw. The region’s freshwater springs, rolling hills, and unspoiled natural landscapes have also served as filming locations for Hollywood productions.

By State





THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



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