

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Brand New Construction | 15-Year Lease | Across From 8,700 Unit Residential Community



10038 SW. 84th Avenue Road

**OCALA** FLORIDA

ACTUAL SITE



## EXCLUSIVELY MARKETED BY



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Canopy Oak Center

**Publix**

**DUNKIN'**

Allstate

Jersey Mike's

**LOWE'S**

**ALDI**

jiffy lube

**TIRE PLUS**

TOTAL CAR CARE

**Walmart**

Neighborhood Market

**TACO BELL**

Starbucks

**W**

**BURGER KING**

HCA Florida Physicians

**McDonald's**

Ocala Pharmacy

Friendship Center

**BIG LOTS!**

**Pizza Hut**

HOME HARDWARE

**H&R BLOCK**

TOWNER PLACE SUITES

MARriott

**CODY'S RESTAURANT**

FIFTH THIRD

Bank OZK

**SPROUTS** tropical CAFE

FARMERS MARKET SMOOTHIE

**Wawa**

**Wendy's**

**CHIPOTE**

MEXICAN GRILL

Steeplechase Plaza

**Bravo**

**bealls**

State Farm

**ACE** Hardware

**RotoZone**

**PAPA JOHN'S**

**Davita**

**MAVIS DISCOUNT TIRE**

OcalaEye

HearingLife

**Little Joey's**

**Quest** Diagnostics

**CVS** pharmacy

200

42,000 VPD





**MAVIS DISCOUNT TIRE**

SW 100TH ST

SW 99TH STREET RD

200

42,000 VPD

FIFTH THIRD

# SITE OVERVIEW



CONSTRUCTION PROGRESS AS OF APRIL 22

# OFFERING SUMMARY



**CONSTRUCTION PROGRESS AS OF APRIL 22**

[CLICK HERE FOR A FINANCING QUOTE](#)

**JORDAN YAROSH**

Vice President, Debt & Equity

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## OFFERING

<b>Pricing</b>	\$3,714,000
<b>Net Operating Income</b>	\$195,000
<b>Cap Rate</b>	5.25%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	10038 SW. 84th Avenue Road, Ocala, Florida 34481
<b>Rentable Area</b>	6,979 SF
<b>Land Area</b>	1.04 AC
<b>Year Built</b>	2026
<b>Tenant</b>	Mavis Tires
<b>Guaranty</b>	Corporate
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	15 Years
<b>Increases</b>	8% Every 5 Years
<b>Options</b>	5 (5-Year)
<b>Rent Commencement</b>	Dec. 5th, 2025
<b>Lease Expiration</b>	Dec. 31st, 2040

# RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM				RENTAL RATES		
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
<b>Mavis Tires</b>	6,979	12/5/2025	12/31/2040	Year 1	-	\$16,250	\$195,000	5 (5-Year)
(Corporate Guaranty)				12/5/2030	8%	\$17,550	\$210,600	
				12/5/2035	8%	\$18,954	\$227,448	
<b>1) Tenant shall have a 10-Day Right of First Refusal (ROFR).</b>						8% Increases at Beg. of Each Option		

## Brand New 15-Year Lease | Scheduled Rental Increases | Established Tenant | Corporate Guaranty | Below Market Rent

- Brand new 15-year lease with 5 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 8% rental increases every 5 years throughout the initial term and 8% increases at the beginning of each option period
- Mavis Tires has 3,500 locations across United States and Canada

## Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

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

## Excellent Visibility & Access | Signalized Hard Corner Intersection | Interstate 75 Access & Draw

- Located near the hard signalized corner of SW 99th Street & State Hwy 200, which averages 42,000 vehicles passing by daily
- State Hwy 200 provides direct access to Interstate 75 (74,600 VPD)
- The asset benefits from excellent visibility via significant street frontage and a large pylon sign

## Strong 5-Mile Demographics | Marion County

- More than 65,400 residents and an AHHI that exceeds \$84,059
- Marion County is now the 142nd largest metropolitan statistical area, up six spots in one year, surpassing the four-county Tallahassee MSA in population

## On Top of The World Communities | Direct Consumer Base

- On Top of the World Communities is located directly across the road from Mavis, an award winning retirement community with 8,700 residential units
- The unique community occupies 13,000 Acres & includes unmatched amenities like tennis, pickleball, horseshoes, 17 miles of walking trails, weekly entertainments, 3 championship golf courses and much more
- With a current population of approximately 12,000 residents, OTOW has been selling 500 units per year
- [On Top of The World Communities - Ocala, FL overview](#)

## Strong Anchor Tenants off State Hwy 200 | Strong Tenant Synergy

- Within 1.5 miles of Mavis is a Lowe's Home Improvement, Walmart Market, a Publix anchored center and a Bravo Supermarkets anchored center
- Less than two miles of the subject property major tenants include; Big Lots, CVS, Chase Bank, Jersey Mike's, Walgreens, Starbucks, ALDI, Jiffy Lube, McDonald's, and many other national credit tenants
- State Hwy 200 (42,000 VPD) is occupied by traffic generating national tenants

# CONSTRUCTION PROGRESS AS OF APRIL 22



# CONSTRUCTION PROGRESS AS OF APRIL 22





## MAVIS TIRES

**mavis.com**

**Company Type:** Subsidiary

**Locations:** 3,500+

**Parent:** BayPine and TSG Consumer Partners

Mavis Tire Express Services Corp. ("Mavis") is one of North America's largest independent tire and vehicle service providers, with more than 3,500 owned and franchised retail locations across the U.S. and Canada. Headquartered and based in White Plains, New York, Mavis delivers expert care across multiple segments of the automotive industry – including tires and brakes, oil changes, inspections, and auto repair – through a family of trusted brands. Mavis owns and operates a portfolio of auto service center brands, including Mavis Discount Tire, Mavis Tires & Brakes, Midas, Express Oil Change & Tire Engineers, Brakes Plus, Tire Kingdom, NTB (National Tire & Battery), Town Fair Tire and Tuffy. Together, these brands offer a wide range of distinguished services to millions of drivers each year, reflecting a commitment to dependability, safety, convenience, and value.

Source: [mavis.com/about-us](https://mavis.com/about-us)

# PROPERTY OVERVIEW



## LOCATION



Ocala, Florida  
Marion County

## ACCESS



State Highway 200: 1 Access Point

## TRAFFIC COUNTS



State Highway 200: 42,000 VPD

## IMPROVEMENTS



There is approximately 6,979 SF of existing building area

## PARKING



There are approximately 29 parking spaces on the owned parcel.  
The parking ratio is approximately 4.15 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: TBD  
Acres: 1.04  
Square Feet: 45,302

## CONSTRUCTION



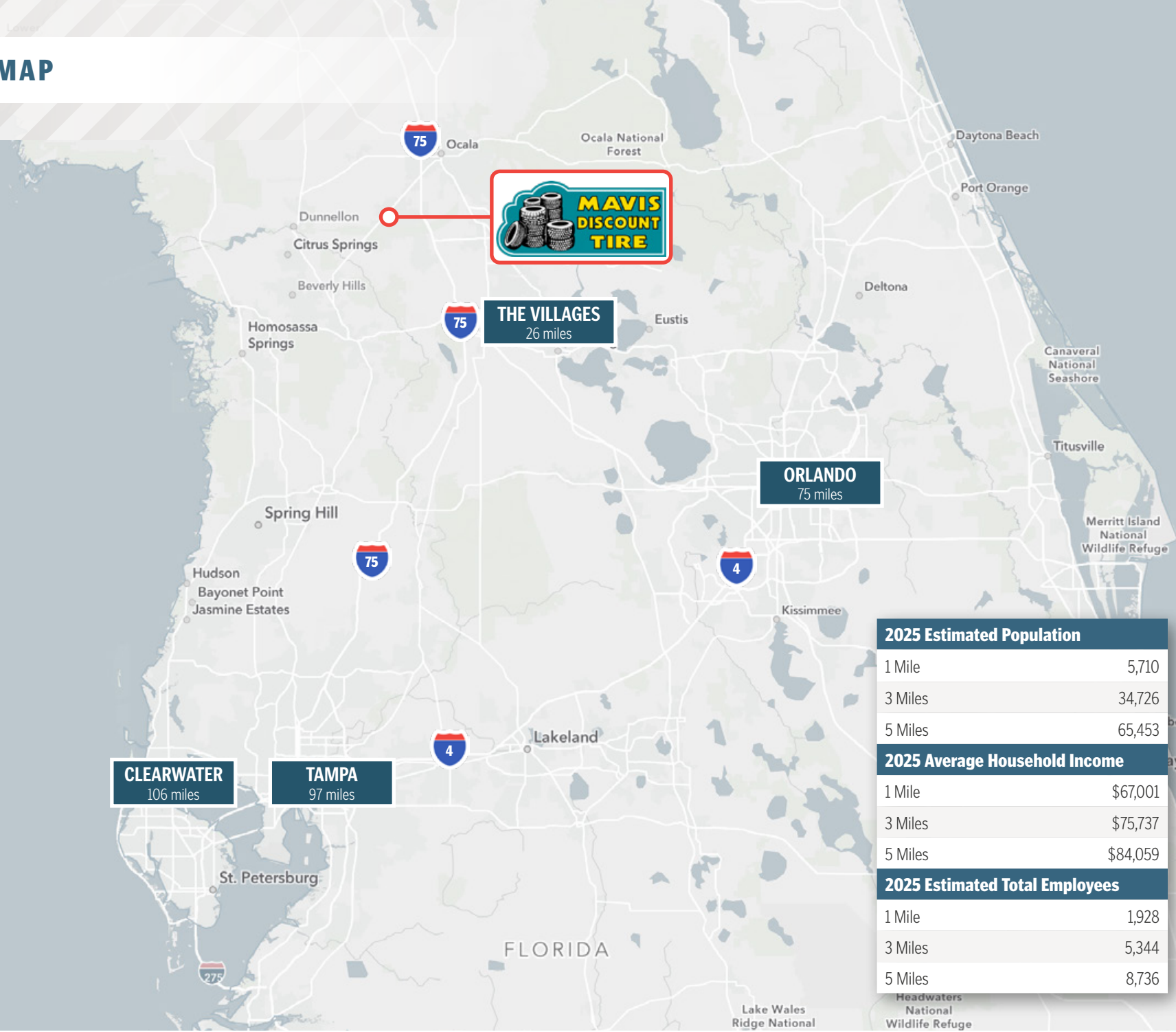
Year Built: 2026

## ZONING



B-2: Business Commercial

# LOCATION MAP



### 2025 Estimated Population

1 Mile	5,710
3 Miles	34,726
5 Miles	65,453

### 2025 Average Household Income

1 Mile	\$67,001
3 Miles	\$75,737
5 Miles	\$84,059

### 2025 Estimated Total Employees

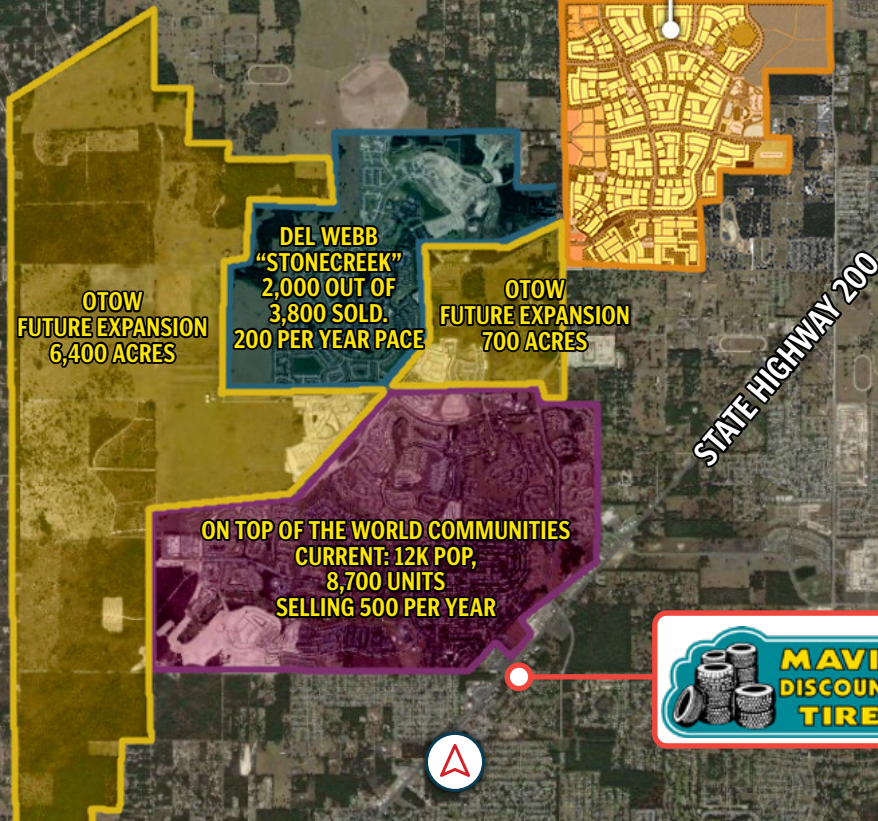
1 Mile	1,928
3 Miles	5,344
5 Miles	8,736

**WORLD EQUESTRIAN CENTER** - Ocala offers a rare combination of class and capacity. The largest equestrian complex in the United States is a world-class, multi-indoor and outdoor arena facility offering state-of-the-art amenities to accommodate numerous disciplines within the equine industry and more!

**THE EQUESTRIAN HOTEL** - 248-room hotel features stylishly appointed rooms and suites with stunning views of the property. In addition to the oversized accommodations, the hotel has luxury shopping, unique dining, a state-of-the-art fitness center, resort spa and a salon.



**CALESA TOWNSHIP** - Wide open spaces, winding trails, lazy summer days and a sense of being home. Calesa Township, a master-planned community designed for families of all ages where an extensive trail system leads to onsite schools, an aquatic center and a wide array of amenities.



ON TOP OF WORLD COMMUNITIES  
CURRENT: 12K POP,  
8700 UNITS  
SELLING 500 PER YEAR

Steeplechase Plaza

Bravo bealls  
State Farm ACE Hardware  
AutoZone  
PAPA JOHN'S Davita

Friendship Center

BIG LOTS! Pizza Hut  
HOME HARDWARE H&R BLOCK

FUTURE OTOW  
EXPANSION/  
DEVELOPMENT

CVS pharmacy

CVS pharmacy  
Little Joey's  
Quest

200

42,000 VPD

Wendy's  
OcalaEye  
HearingLife

Bank OZK



Wawa

MAVIS  
DISCOUNT  
TIRE

Tropical CAFE

SPROUTS  
FARMERS MARKET



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- Publix
- DUNKIN'
- Allstate
- Jersey Mike's
- Starbucks
- Walmart Neighborhood Market
- TACO BELL
- BURGER KING
- Wendy's
- Waffle House
- ALDI
- CIRCLE K
- LOWE'S

**Steeplechase Plaza**

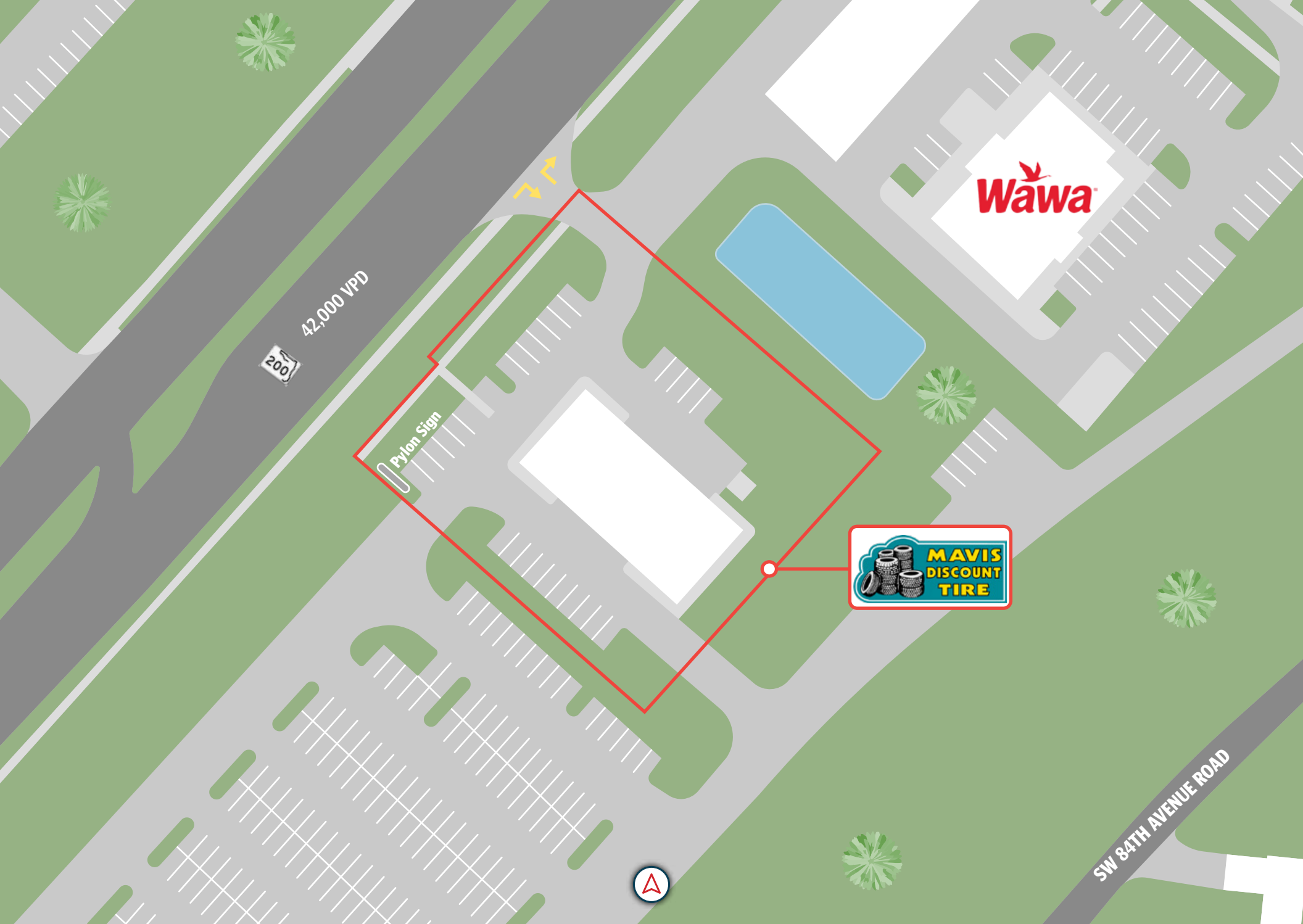
- Bravo
- bealls
- State Farm
- ACE Hardware
- AutoZone
- PAPA JOHN'S
- Davita
- Quest
- McDonald's
- SPROUTS FARMERS MARKET tropical CAFE
- Wawa
- Chipotle Mexican Grill
- MAVIS DISCOUNT TIRE

42,000 VPD

200

Pioneer Ranch

West Shire Village





	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	5,710	34,726	65,453
2030 Projected Population	5,965	40,975	79,216
2025 Median Age	72.2	70.9	65.9
<b>Households &amp; Growth</b>			
2025 Estimated Households	3,280	18,576	31,581
2030 Projected Households	3,474	21,872	38,134
<b>Income</b>			
2025 Estimated Average Household Income	\$67,001	\$75,737	\$84,059
2025 Estimated Median Household Income	\$51,976	\$58,124	\$63,305
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	266	624	1,095
2025 Estimated Total Employees	1,928	5,344	8,736



## OCALA, FLORIDA

Ocala is located in north central Florida approximately 67 miles northwest of Orlando and approximately 40 miles east of the Gulf of America. Ocala and Marion County are known as the “horse capital of the world.” Ocala has a 2025 population of 71,504.

In recent years, Ocala has become a center for manufacturing, logistics, and distribution companies, and continues to market the Ocala International Airport Business Park. The tourist industry also has a significant impact on the economy, with the Silver Springs and Rainbow Springs attractions, and the Ocala National Forest nearby. The Ocala area is home to a equine industry and the World Equestrian Center under construction in western Ocala will continue to attract additional interest in the community. The city has also invested in a few smaller scale economic development projects that focused on business expansion and the reactivation of long-term vacant structures.

Major Attractions in the city are Hundreds of thoroughbred horse farms, Crystal River Archaeological State Park is a pre-Colombian Native American site situated near a large coastal marsh area, The Appleton Museum of Art features a variety of art work and is a regional landmark, Brick City Park & Discovery Science Center, Coehadjoe Park, Silver River State Park, The Circle Square Cultural Center features well known entertainers, Don Garlit’s Museum of Drag Racing and The prominent Horse Shows in the Sun. Ocala and the region’s freshwater streams, rolling hills and clean air remain unspoiled and have been used for Hollywood movies. Nearby Ocala is Silver Springs, a national landmark and nature theme park on 350 acres. Silver Springs is Florida’s “original attraction.” Ocala is home to Ocala National Forest, the second largest national forest in the state and the Florida Trail which cuts through forest.



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MARKETS

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company-wide  
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**930+**

CAPITAL MARKETS  
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in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025



OF GOING THE EXTRA MILE

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