

DUTCH BROS COFFEE

2400 NE 49th Terrace | Ocala, FL

NNN GROUND LEASE



PROPERTY HIGHLIGHTS

- List Price: \$2,680,000 (5.60% Cap)
- Land Acreage: .96 Acres (MOL)
- 15-year term
- Building size: 950 SF
- Brand New, Opened December 28, 2025
- Estimates average household income of \$95,000 in a five (5)-mile radius



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