

SHOPPES AT CORTA COMMONS

8422 SW STATE ROAD 200, OCALA, FL 34481



 **VIEW DRONE FOOTAGE**

Actual Site



BRAND NEW 100% OCCUPIED STRIP CENTER ON LONG-TERM LEASES WITH ANNUAL INCREASES



65,115 RESIDENTS IN GROWING TRADE AREA



EXCELLENT ACCESS AND VISIBILITY TO 42,000 VPD ALONG SR-200

CLICK TO VIEW DRONE FOOTAGE



CANOPY OAK CENTER



HEATH BROOK COMMONS



TOP OF THE WORLD COMMUNITIES
12,000 POPULATION
WITH 8,700 UNITS



CANOPY OAK CENTER



WEST SHIRE VILLAGE



FRIENDSHIP CENTER



ROUTE 200



SR 200 ACCESS POINT



42,000 VPD



SUBJECT PROPERTY



RESIDENTIAL COMMUNITIES
65,115 RESIDENTS IN
PRIMARY TRADE AREA



Walmart
Neighborhood Market

SHERWIN WILLIAMS

Bob Evans
FARMHOUSE KITCHEN

Advance Auto Parts

DOLLAR TREE

chili's

AspenDental

Advent Health
TimberRidge ER

DOLLAR GENERAL

CANOPY OAK CENTER

TRIPLE CROWN PLAZA

IHOP **AT&T**

ACE BEALLS
Hardware

CVS
pharmacy

Auto Zone

UPCOMING MULTI-FAMILY DEVELOPMENT

MATTRESS Warehouse

SPROUTS
FARMERS MARKET

CHIPOTLE
MEXICAN GRILL

42,000 VPD

FRIENDSHIP CENTER

SUBJECT PROPERTY

tropical CAFE
SMOOTHIE

H&R BLOCK **Pizza Hut**

HOME HARDWARE

MAVIS
TIRES, BRAKES
AT DISCOUNT PRICES

RESIDENTIAL COMMUNITIES
65,115 RESIDENTS IN
PRIMARY TRADE AREA



SPROUTS
FARMERS MARKET

tropical **CAFE**
SMOOTHIE

CHIPOTLE
MEXICAN GRILL

Wawa

MAVIS
TIRES, BRAKES
AT DISCOUNT PRICES

**SUBJECT
PROPERTY**

**MATTRESS
Warehouse**

42,000 VPD

ROUTE
200

OFFERING SUMMARY



\$5,451,000

PRICE

6.50%

CAP RATE

PROPERTY DETAILS

ADDRESS 8422 SW State Rd. 200, Ocala, FL 34481

TENANT Suncoast Credit Union | AT&T | Potbelly | Crème de Nails

SQUARE FEET 8,600 SF

ACREAGE 2.63 Acres

YEAR BUILT 2025

LEASE TYPE NNN

ROOF & STRUCTURE Landlord Responsible

NOI \$354,300

INCOME/EXPENSES

INCOME

Base Rent \$354,300

Expense Reimbursements \$90,300

Declaration Income \$10,000

TOTAL INCOME \$454,600

EXPENSES

Property Taxes (\$4/SF) \$34,400

Insurance (\$1.50/SF) \$12,900

CAM

Landscaping/Portering \$24,000

Lighting/Irrigation Control/Lift Station \$4,800

Utilities \$5,400

Lift Station Maintenance \$600

Declaration Pond Maintenance \$4,000

Mgmt. Fee (4% of Base Rent) \$14,200

TOTAL CAM \$53,000

TOTAL EXPENSES \$100,300

NET OPERATING INCOME \$354,300

RENT ROLL

| TENANT | GLA | ANNUAL RENT | RENT COMMENCEMENT | LEASE EXPIRATION | OPTIONS | CHANGES ON | CHANGES TO |
|---|--------------|------------------|-------------------|------------------|-------------|------------|------------|
| Suncoast Credit Union | 3,450 | \$138,000 | Est. 6/1/2026 | Est. 5/31/2036 | Two, 3-Year | Annually | 2.5% |
| AT&T (Alliance Mobile, Inc.) | 1,700 | \$74,800 | 7/1/2026 | 6/30/2033 | Two, 5-Year | Annually | 2% |
| Potbelly Sandwich Works (Deli Dream Management, LLC) | 1,750 | \$73,500 | Est. 6/1/2026 | Est. 5/31/2036 | Two, 5-Year | Annually | 2.5% |
| Crème de Nails (Le Nail & Spa, Inc.) | 1,700 | \$68,000 | 7/13/2026 | 6/14/2036 | Two, 5-Year | Annually | 2% |
| TOTAL | 8,600 | \$354,300 | | | | | |



SECURE STREAM OF INCOME

- **100% Occupied Strip Center on Long-Term Leases**
Annual rent increases for all tenants with minimal landlord responsibilities
- **Brand New 2025 Construction**
Next to new Sprouts with outparcels occupied by Chipotle and Tropical Smoothie Café

- **Suncoast Credit Union is the Largest Credit Union in Florida and 10th Largest in U.S**
Nearly 80 full-service branches with over \$16 billion in deposits
- **Alliance Mobile is the Fastest Growing AT&T Partner in U.S.**
Adding to their portfolio of \$150 billion in managed assets
- **Potbelly Acquired by Racetrac in October 2025 for \$566 Million**
Over 440 locations with plans to exceed 2,000 locations franchise agreements, currently have over 1,500 locations



PROXIMITY

- **65,115 Residents in Growing Trade Area**
Population increased over 70% since 2010
- **Excellent Access and Visibility to 42,000 VPD Along SR-200**
7.5 miles to Interstate 75
- **Serves the 'On Top of the World' 55+ Gated Community**
With 10,000 residential units and 3 golf courses on 13,000 acres
- **Brand New Shopping Center Anchored by Sprouts**
National tenants include Chipotle, Tropical Smoothie and more
- **1.5 Miles to Point Grand Timber Ridge**
A brand new 360-unit apartment community
- **Ocala was the Fastest Growing Metro Area in the U.S. between July, 2023 and July, 2024**
According to the U.S. Census Bureau, it was also the fourth fastest growing area nationwide from 2022 to 2023

ADDITIONAL PHOTOS



TENANT OVERVIEW

AT&T

AT&T Inc. (NYSE: T) is one of the largest telecommunications companies in the United States, headquartered in Dallas, Texas. The company provides a wide range of connectivity services, including wireless voice and data, fixed broadband through its AT&T Fiber network, and business communication solutions. AT&T's wireless 5G mid-band spectrum now covers more than 295 million people, and its fiber network reaches over 27.8 million consumer and business locations.

Financially, AT&T reported total operating revenues of approximately \$122.3 billion in 2024. The company's current strategy emphasizes profitable growth in its 5G and fiber customer base, disciplined capital investment, and returning value to shareholders through dividends and share buybacks, while reducing debt tied to prior acquisitions. Despite its strong position in the telecom market, AT&T faces ongoing challenges such as intense competition, high capital expenditures, and the need to streamline its massive operations in an evolving communications landscape.



WWW.ATT.COM

ALLIANCE MOBILE, INC.

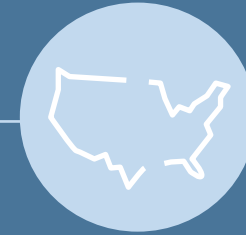
Alliance Mobile, Inc., founded in May 2022 but backed by founders with over 30 years of industry experience, has quickly established itself as a national leader in wireless retail by becoming AT&T's fastest-growing partner. They currently operate 342 retail locations across 21 states.

What sets Alliance Mobile apart is the broad scope of services they offer and the emphasis on people, both customers and team members. On the services side, they don't just sell mobile phones, they deliver wireless service plans, high-speed internet, DirecTV, and first-responder-specialized services (e.g., FirstNet). On the people side, they emphasize building an inclusive, supportive workplace culture with over 1,000 retail and business-support staff, offering growth and development tools so team members can succeed professionally and personally.



WWW.ALLIANCEMOBILE.COM

ALLIANCE MOBILE, INC.



TOTAL LOCATIONS

342

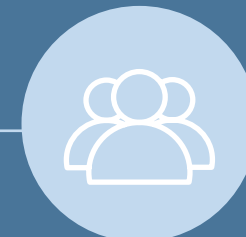
IN 21 STATES



ESTABLISHED IN

2022

FOUNDER'S BEEN IN BUSINESS
FOR 30+ YEARS



1,000+

TEAM MEMBERS

TENANT OVERVIEW



TOTAL LOCATIONS

79



HEADQUARTERS

TAMPA

FLORIDA



TOTAL EMPLOYEES

2,500+

SUNCOAST CREDIT UNION

Suncoast Credit Union is a not-for-profit financial cooperative headquartered in Tampa, Florida, that emphasizes member-first service and competitive rates. Because they operate as a credit union rather than a traditional bank, it “can offer many benefits most banks don’t”, such as lower interest rates on credit cards and a variety of free or low-fee services. In its product lineup the credit union highlights features like high-yield checking, money market, savings accounts, auto and home loans, plus insurance options, indicating a full-service approach aimed at both everyday banking and larger financial goals.

From a values standpoint, Suncoast places a strong emphasis on community engagement and member wellbeing. For example, it features a “Bank with Your Heart” tagline, and notes that it is “committed to giving back to the community and providing excellent service to meet all your financial needs.” It also promotes financial wellness resources, like e-learning, webinars and counseling tools, suggesting it wants to help members not just transact but grow their financial health.



WWW.SUNCOAST.COM



TENANT OVERVIEW

POTBELLY SANDWICH WORKS

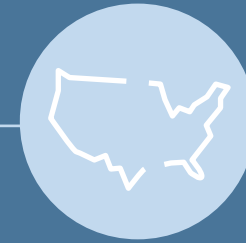
Potbelly Sandwich Shop began in 1977 as a small antique store on Lincoln Avenue in Chicago, owned by Peter Hastings. What started as a quirky idea, serving toasted sandwiches to customers browsing antiques, quickly became more popular than the antiques themselves. The store's signature potbelly stove not only inspired the name but also became a symbol of warmth and comfort that still defines the brand today.

As of 2024, Potbelly employs approximately 5,000 team members and operates 442 total shops across the United States, including 346 company owned and 96 franchisee locations. The company reported \$560.5 million in systemwide sales and \$462.6 million in total revenue for 2024, reflecting steady growth and continued customer loyalty in the competitive fast-casual space. While the brand continues to modernize through digital ordering, loyalty programs, and updated store designs, it remains focused on preserving its nostalgic, neighborhood charm.

In September 2025, Potbelly entered into a definitive agreement to be acquired by RaceTrac, Inc., a large privately-held convenience-store operator, in an all-cash transaction valued at approximately \$566 million; the deal is expected to close in the fourth quarter of 2025. Under the agreement, RaceTrac agrees to acquire all outstanding Potbelly shares at about \$17.12 per share. The acquisition is positioned to help Potbelly accelerate growth toward its stated goal of reaching 2,000 locations,



WWW.POTBELLY.COM



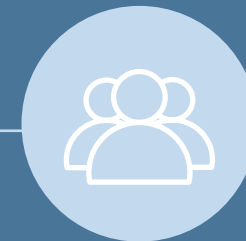
TOTAL LOCATIONS

442



ESTABLISHED IN

1977



TOTAL REVENUE

\$462.6M

IN 2024

IN THE NEWS

When the U.S. Census Bureau releases information about population and growth, The Villages usually is mentioned near or at the top of the list. But for the latest measuring period, Ocala/Marion County has taken a top spot.

Here's what we know:

What Census report are we talking about?

On March 13, the U.S. Census Bureau released statistics about population growth between July 1, 2023 and July 1, 2024.

"Population growth in U.S. metro areas as a whole was faster between 2023 and 2024 than in the previous year and outpaced that of the nation," the bureau wrote in a press release announcing the new data. "Additionally, some metro areas that experienced population declines during the COVID-19 pandemic are now observing population gains, according to Vintage 2024 estimates of population totals and components of change."

In what area did Ocala/Marion County shine?

According to the Census Bureau, in percentage terms, the Ocala metro area — which is all of Marion County — ranked No. 1 for growth among metro areas nationwide between July 1, 2023, and July 1, 2024.

Ocala's population on July 1, 2023 was 412,338. It rose 4% to 428,905 by July 1, 2024.

The Panama City-Panama City Beach metro area (3.8% population growth) ranked second nationwide. Also in the Top 10 were Lakeland-Winter Haven (No. 4 at 3.5% growth) and Port St. Lucie (No. 7 at 2.9%).



KEY POINTS



THE OCALA, FLORIDA METRO AREA WAS THE FASTEST-GROWING METRO AREA IN THE U.S. BETWEEN JULY 2023 AND JULY 2024.



OCALA'S POPULATION GREW BY 4% DURING THIS PERIOD, REACHING 428,905 RESIDENTS.



THIS CONTINUES A TREND OF RAPID GROWTH FOR THE AREA, WHICH WAS THE FOURTH-FASTEST-GROWING METRO AREA NATIONWIDE FROM 2022 TO 2023.

Not really. From 2022 to 2023, the Ocala metro area grew 3.4%, according to the Census Bureau. That was No. 4 nationwide in terms of percentage growth among metros. For that period, The Villages (4.7%) ranked No. 1 among metros in terms of percentage growth.

Yes. U-Haul said Ocala was the top city nationwide, outside the leading growth metros, in terms of the greatest net number of immigrations. More information about this latest Census report can be found [HERE](#).

DEMOGRAPHICS OCALA

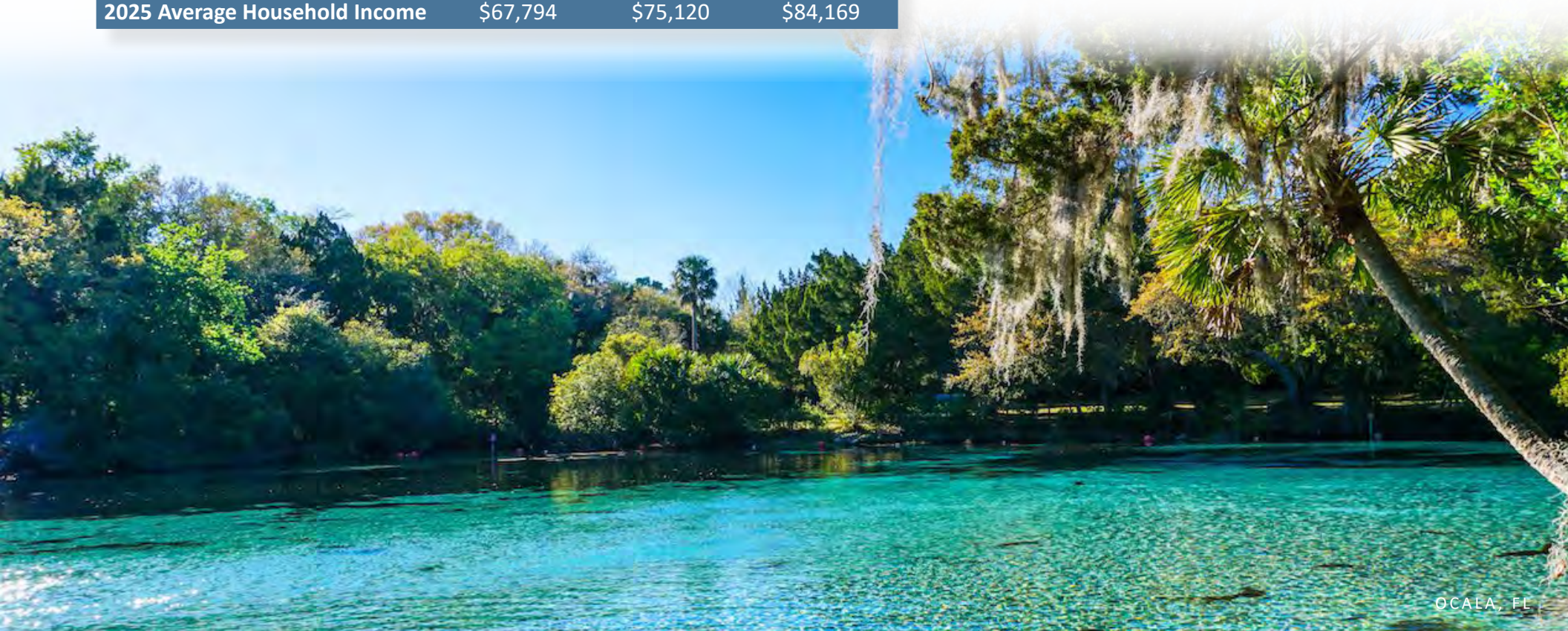
| POPULATION | 1 MI | 3 MI | 5 MI |
|--------------------------------------|-----------------|-----------------|-----------------|
| 2025 Total | 6,293 | 33,794 | 65,053 |
| 2010 Total | 5,561 | 23,116 | 38,104 |
| 2000 Total | 5,308 | 18,090 | 23,731 |
| Total Daytime Population | 6,815 | 32,736 | 57,991 |
| HOUSEHOLDS | 1 MI | 3 MI | 5 MI |
| 2025 Total Households | 3,723 | 18,193 | 31,488 |
| INCOME | 1 MI | 3 MI | 5 MI |
| 2025 Median Household Income | \$52,088 | \$57,773 | \$63,337 |
| 2025 Average Household Income | \$67,794 | \$75,120 | \$84,169 |

HIGHLIGHTS

65,053 Total Population within 5 Miles

\$84,169 Average Income within 5 Miles

31,488 Total Households within 5 Miles



DRONE FOOTAGE



SITE OVERVIEW

LOT SIZE

2.63±

ACRES

VPD

42,000

ALONG SW ROAD 200

PARKING

34

SPACES

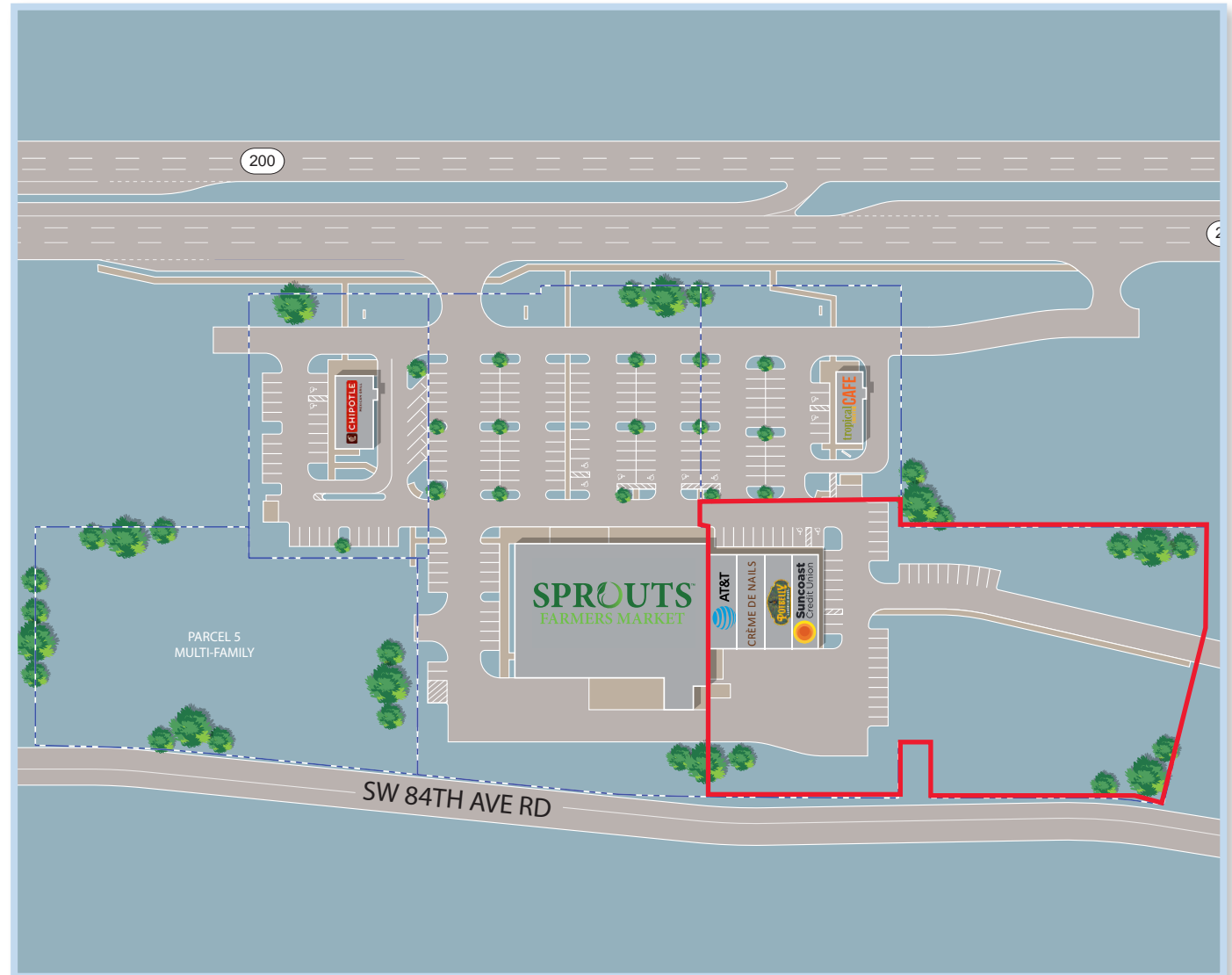
NEARBY TENANTS

LOWE'S, WAWA, CVS, ALDI,
PUBLIX, BIG LOTS, AUTO ZONE,
WALMART NEIGHBORHOOD
MARKET AND MORE

DAYTIME POPULATION

57,991

TOTAL WITHIN 5 MILES



O C A L A , F L O R I D A



ABOUT OCALA

Ocala, Florida, is a city in north-central Florida known for its rich equestrian culture, scenic natural beauty, and growing economy. Often referred to as the "Horse Capital of the World," Ocala is home to numerous thoroughbred farms, training centers, and world-class equestrian events. Beyond its horse industry, the city boasts stunning outdoor attractions, including Silver Springs State Park, where visitors can enjoy crystal-clear springs, kayaking, and wildlife viewing. Ocala's historic downtown features charming shops, restaurants, and cultural attractions, while its proximity to major highways makes it an accessible and desirable place to live. With a blend of small-town charm and modern development, Ocala continues to attract residents and businesses looking for a balance of nature, community, and economic opportunity.



Ocala offers a variety of tourist attractions that highlight its natural beauty, equestrian heritage, and historical charm. One of its most famous destinations is Silver Springs State Park, known for its crystal-clear springs and iconic glass-bottom boat tours. Outdoor enthusiasts can explore the Ocala National Forest, which offers hiking, kayaking, and camping amid scenic landscapes. As the "Horse Capital of the World," Ocala is home to the World Equestrian Center, a premier venue for horse shows and events. History lovers can visit the Appleton Museum of Art, featuring an impressive collection of European, American, and contemporary artwork, or take a stroll through Historic Downtown Ocala, filled with unique shops, restaurants, and cultural landmarks.



ECONOMY

This city has a diverse and growing economy driven by its strong equestrian industry, healthcare sector, manufacturing, and retail trade. As the Horse Capital of the World, Ocala is home to over 600 thoroughbred farms and the World Equestrian Center, contributing significantly to local employment and tourism. The city also has a robust healthcare industry, with major employers like AdventHealth Ocala and HCA Florida Ocala Hospital providing medical services and jobs. Manufacturing plays a key role, with companies in logistics, aerospace, and automotive industries establishing operations in the area due to its strategic location along Interstate 75. Additionally, Ocala's retail and hospitality sectors continue to expand, fueled by population growth and increasing tourism.



EDUCATION

Ocala, Florida, offers diverse education options through Marion County Public Schools, private institutions, and higher education centers. The College of Central Florida (CF) provides degree programs and workforce training, while vocational schools support industries like healthcare and equine management. With a focus on academic excellence and career readiness, Ocala's education system prepares students for future success.



TRANSPORTATION

Ocala, has a well-connected transportation system that supports residents, businesses, and visitors. Interstate 75 runs through the city, providing easy access to major hubs like Orlando, Tampa, and Atlanta. Ocala International Airport (OCF) serves private and corporate aviation, while nearby airports in Orlando and Gainesville offer commercial flights. Public transportation is available through SunTran, the city's bus system, which connects key areas. Additionally, Ocala is a growing logistics hub, with rail services and a strong trucking industry supporting commerce and distribution.

CONFIDENTIALITY DISCLAIMER

The information contained herein, including an pro forma income and expense information (collectively, the "Information") is based upon assumption and projections and has been compiled or modeled from sources we consider reliable and is based on the best available information at the time the brochure was issued. However, the Information is subject to change and is not guaranteed as to completeness or accuracy. While we have no reason to believe that the Information set forth in this brochure, underwriting, cash flows, valuation, and other financial information (or any Information that is subsequently provided or made available to you) contains any material inaccuracies, no representations or warranties, express or implied, are made with respect to the accuracy or completeness of the Information. Independent estimates of pro forma income and expenses should be developed before any decision is made on whether to invest in the Property. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual document to which they relate. You understand that the Information is confidential and is furnished solely for the purpose of your review in connection with a potential investment in the Property. You further understand that the Information is not to be used for any purpose or made available to any other person without express written consent of Colliers International. This offering is subject to prior placement and withdrawal, cancellation, or modification without notice. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.





 **VIEW DRONE FOOTAGE**

LP LADT | PATEL
INVESTMENT ADVISORS

 Colliers International
5901 Priestly Dr, Suite 100 Carlsbad, CA 92008

Broker of Record | Alex Evans | alex.evans@colliers.com

Thomas T. Ladt
+1 760 930 7931
Thomas.Ladt@colliers.com
CA License No. 01803956

Jay Patel
+1 760 930 7927
JPatel@colliers.com
CA License No. 01512624

Nico Lautmann
+1 650 575 6219
Nico.Lautmann@colliers.com
CA License No. 01915278