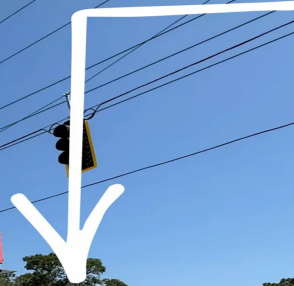


RE-DEVELOPMENT FOR SALE



3 PARCEL ASSEMBLAGE



Property Description

Rare SE Maricamp Road commercial assemblage with income in place and long-term redevelopment potential. Totalling approximately ± 1.70 acres / $\pm 74,045$ SF, this three-parcel offering combines B-5 and B-4 zoning, existing rental income, strong traffic exposure, and a unique island-style site configuration at a lighted intersection.

The assemblage is bordered by SE Maricamp Road, SE 44 Avenue Road, and SE 38th Street, creating road exposure around the combined parcels and multiple access opportunities for a future user or developer to evaluate. This configuration gives the property a stronger redevelopment profile than a typical single-frontage parcel and creates a clear commercial identity along the Maricamp corridor.

Existing improvements include a commercial building occupied by a restaurant/café and barber shop, a rented single-family residence, a cleared former mobile office parcel, and a Lamar billboard lease. Current gross income is approximately \$49,400 annually, providing carry income while a buyer evaluates future redevelopment, repositioning, or continued income use.

OFFERING SUMMARY

Sale Price:	\$1,495,000
Number of Units:	1
Lot Size:	74,045 SF
NOI:	\$49,400.00
Cap Rate:	3.3%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	123	497	2,025
Total Population	316	1,270	5,266
Average HH Income	\$135,289	\$136,780	\$125,024

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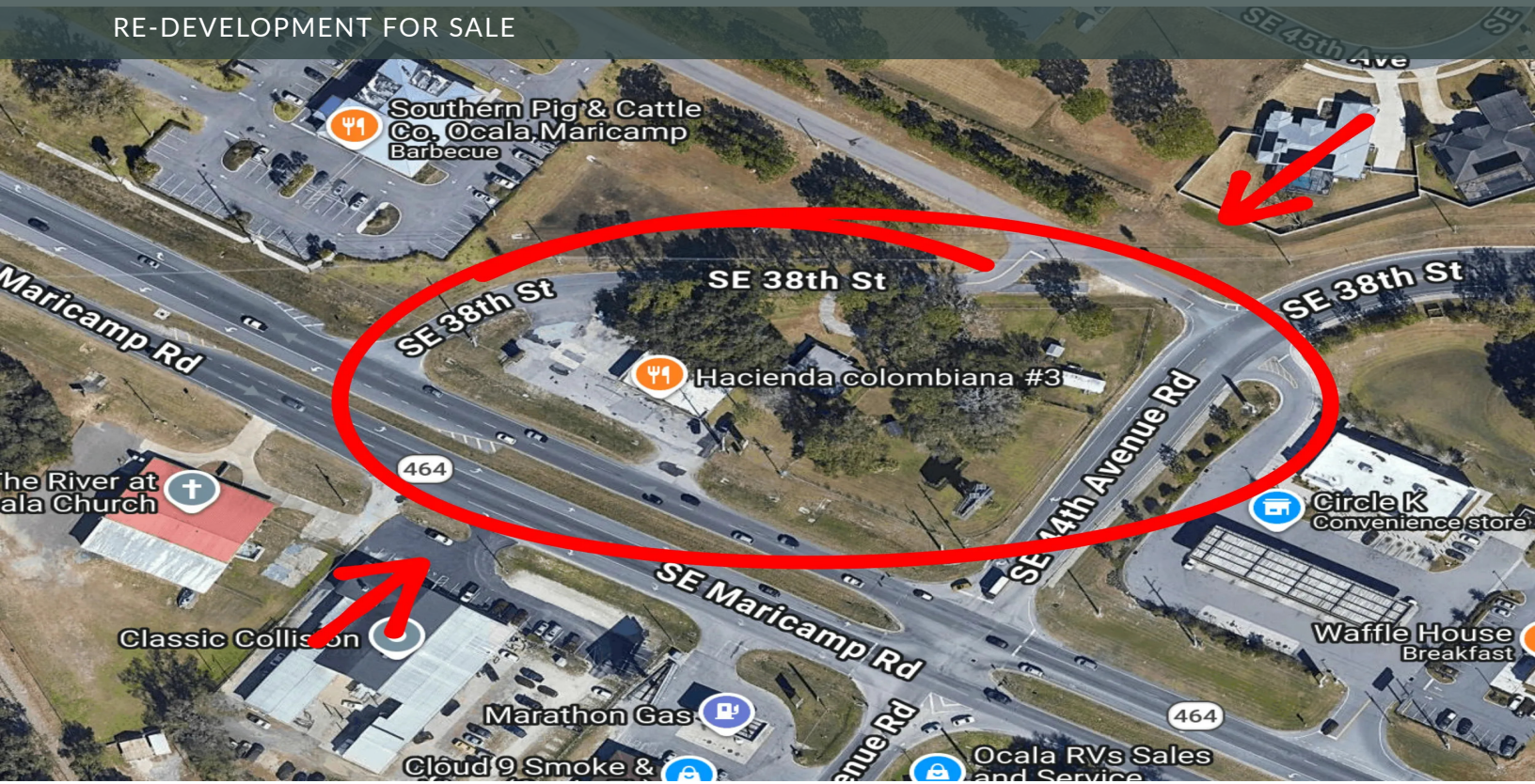
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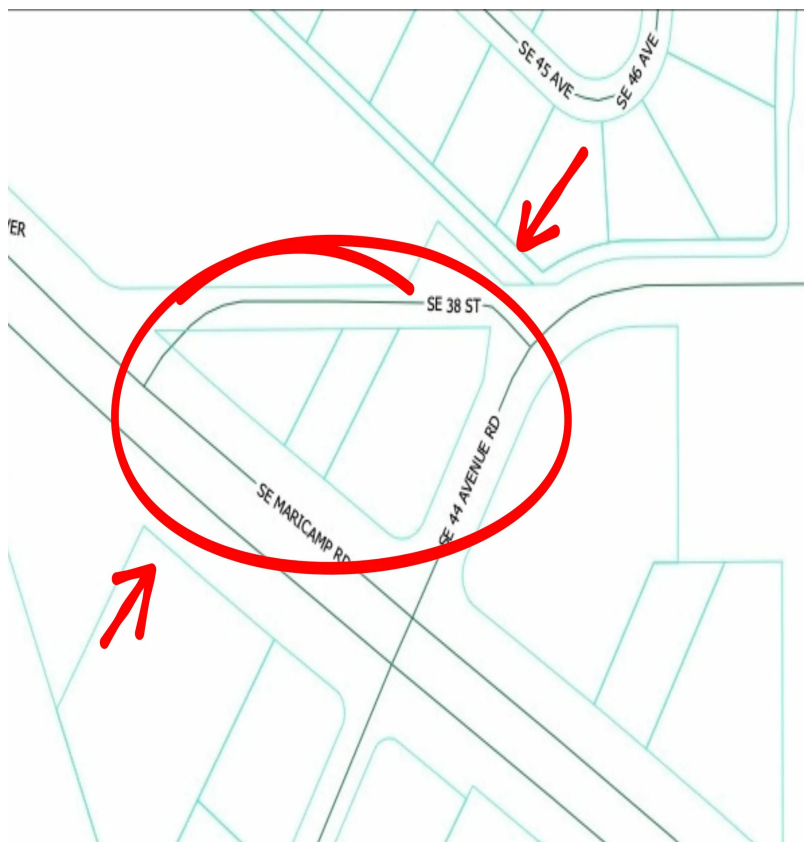
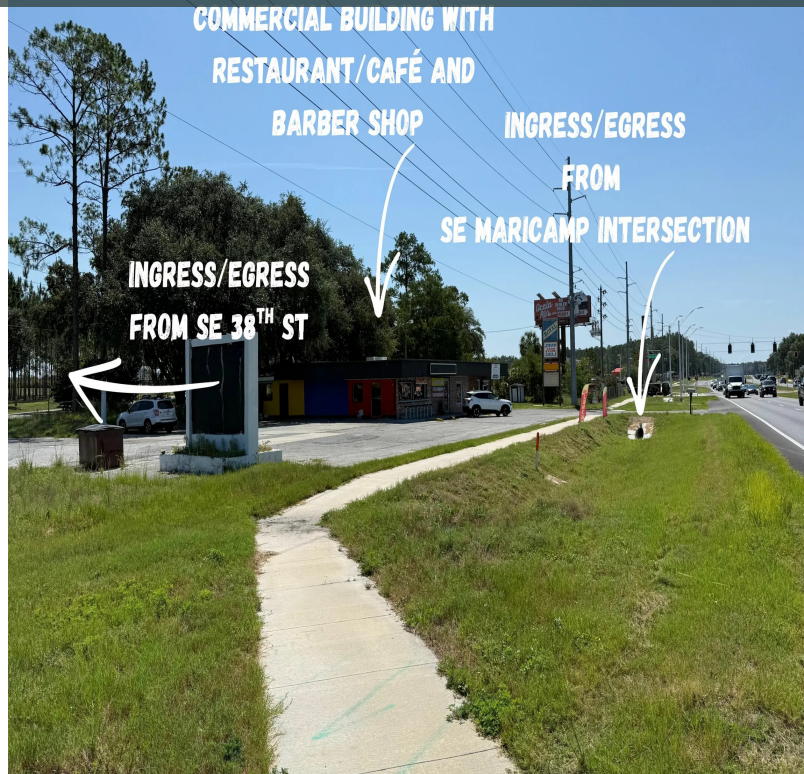


**COMMERCIAL BUILDING WITH
RESTAURANT/CAFÉ AND
BARBER SHOP**

SE 38TH ST

**SE MARICAMP RD
LIGHTED INTERSECTION**

**INGRESS/EGRESS
FROM SE 38TH ST**



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Building Name	Three-Parcel Maricamp Assemblage at Lighted Intersection
Property Type	Re-Development
Property Subtype	Retail
APN	31360-000-00 31360-001-00 31358-003-00
Building Size	3,335 SF
Lot Size	74,045 SF
Year Built	1963
Number of Floors	1
Number of Lots	3
Number of Buildings	1

Rare SE Maricamp Road commercial assemblage with income in place and long-term redevelopment potential. Totalling approximately ± 1.70 acres / $\pm 74,045$ SF, this three-parcel offering combines B-5 and B-4 zoning, existing rental income, strong traffic exposure, and a unique island-style site configuration at a lighted intersection.

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With two parcels zoned B-5 and one parcel zoned B-4, the property offers a flexible commercial foundation for an investor, developer, owner-user, or commercial buyer seeking a visible site in Southeast Ocala. The site may be suitable for retail, office, restaurant, medical, service, mixed commercial use, or long-term redevelopment, subject to zoning, access, utilities, site planning, lease terms, and development approvals.

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- ± 1.70 acres / $\pm 74,045$ SF total
- Three contiguous parcels sold together
- Island-style assemblage bordered by SE Maricamp Rd, SE 44 Avenue Rd, and SE 38th St
- Located at a lighted intersection
- $\pm 34,500$ AADT on SE Maricamp Rd / SR 464
- Additional local traffic from SE 44 Avenue Road
- B-5 zoning on two parcels
- B-4 zoning on one parcel
- Existing income in place
- Approximately \$49,400 gross annual income

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RE-DEVELOPMENT FOR SALE

4551 SE Maricamp Rd | Ocala, FL

Three-Parcel Commercial Assemblage

The property is being marketed as a future redevelopment opportunity with income in place.

Parcel Summary

Parcel / Address	Parcel ID	Size	Zoning	Existing Improvements
4551 SE Maricamp Rd	31360-000-00	±0.47 AC / ±20,473 SF	B-5	Commercial building with restaurant and barber shop tenants
4560 SE 38th St	31360-001-00	±0.34 AC / ±14,810 SF	B-4	Single-family residence currently rented
4570 SE 38th St	31358-003-00	±0.89 AC / ±38,762 SF	B-5	Former mobile office site; structure demolished; septic remains; billboard income
Total		±1.70 AC / ±74,045 SF	B-5 / B-4	Income-producing commercial assemblage

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Existing Structures & Site Improvements

4551 SE Maricamp Rd

The primary commercial parcel includes an existing masonry commercial building originally built in 1963. The building contains approximately ±2,795 SF of ground floor area, plus an attached canopy area. The property is currently occupied by a restaurant/café tenant and a barber shop tenant.

Current tenants include:

Restaurant/Café Tenant

Monthly Rent: \$2,000

Annual Rent: \$24,000

Lease Term: Through 2028

Barber Shop Tenant

Monthly Rent: \$750

Annual Rent: \$9,000

Lease Term: Through 2028

4560 SE 38th St

This parcel includes an existing single-family residence originally built in 1964 with approximately ±1,265 SF of living area. The residence is currently rented and provides additional income to the assemblage.

Residential Tenant

Monthly Rent: \$1,200

Annual Rent: \$14,400

4570 SE 38th St

This parcel previously included a mobile home/office structure that has since been demolished. The parcel retains site improvements, including septic, well, fencing, and open land area. This parcel also includes billboard income through Lamar.

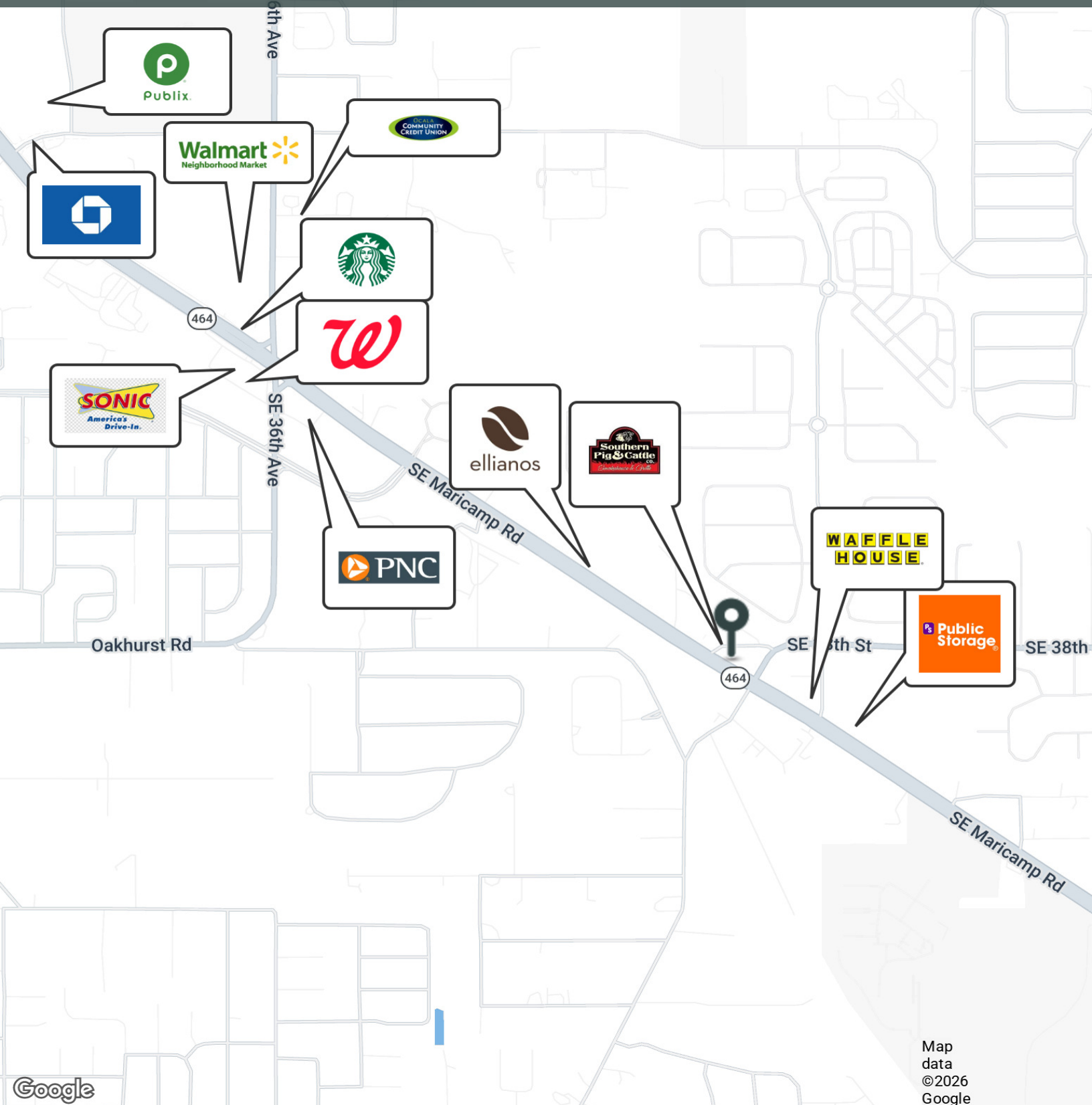
Billboard Lease

Annual Rent: \$2,000

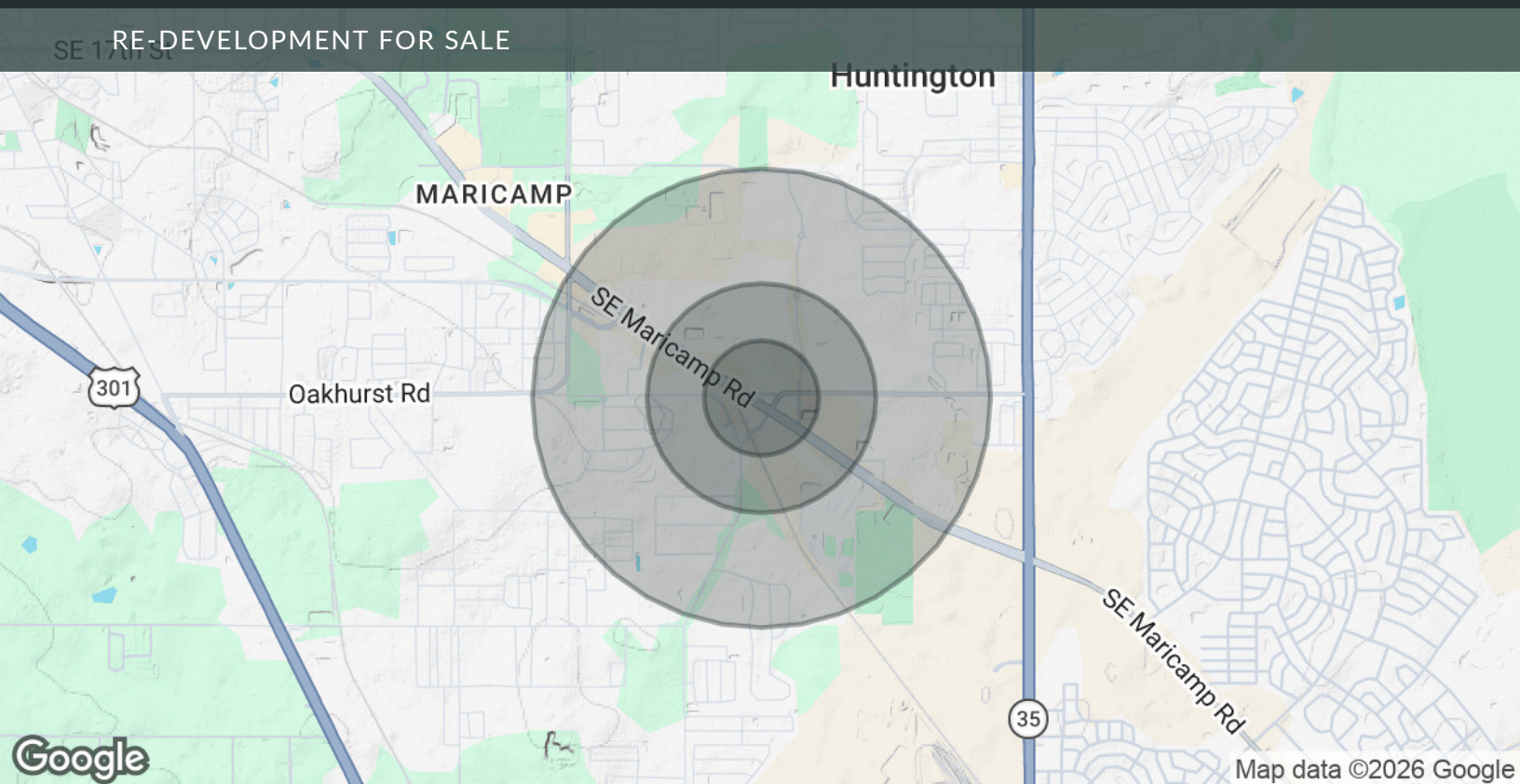
Lease Expiration: October 2027

Income information provided by seller. Buyer to verify all leases, rent amounts, renewal options, billboard agreement, operating expenses, and tenant terms during due diligence.

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	316	1,270	5,266
Average Age	38.3	39.7	37.7
Average Age (Male)	43.8	45.1	42.2
Average Age (Female)	30.6	32.3	34.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	123	497	2,025
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$135,289	\$136,780	\$125,024
Average House Value	\$336,324	\$329,763	\$323,848

2023 American Community Survey (ACS)

RE-DEVELOPMENT FOR SALE

**Thomas Oldenburg****Commercial Real Estate Broker**

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Direct: 845.416.0732

FL #SL3383087

Professional Background

Thomas is a Commercial Real Estate Broker whose current deal flow includes; Large Land Transactions, Warehouse and Industrial Development, Multi-Family Apartment Entitlement and Development, RV/MH and Truck Storage Facilities, Risk Management & Real Estate solutions for generational funds and family offices as well as raising Capital for future projects. Thomas is the person who people go to when they need creative solutions and someone with a very large bandwidth to solve problems and give options quickly. Our tag line of "Changing the Game in Real Estate" is for specific reason. As a former strategic consultant and serial entrepreneur. His lifestyle has been curated in order to be the most efficient, effective and resourceful member of his field. Thomas absolutely loves what he does for a living and in one conversation you will see effort put forth and the track record he brings to the table. Thomas has strategically built a network of principals, real estate investment trusts and PE funds in order to maximize the calories that he burns. Thomas tends to connect people at the highest level just for sole excitement of creating opportunities that did not exist before.

Memberships

Ocala Business Leaders, Ocala Chamber of Commerce, Belleview Chamber of Commerce, Lake 100, Realtors Association, Oxford Commercial Exchange,

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