OFFERING MEMORANDUM

Nation's Fastest-Growing Metro | Extensive Food-Service Infrastructure | Ocala, FL MSA

5195 East Silver Springs Boulevard
Silver Springs, FL 34488

$799K
PRICE

Rich Fernley
REAL ESTATE AGENT
CENTURY 21 COMMERCIAL
J W Morton Real Estate, Inc.

Century 21 JW Morton Commercial
1645 West Main Street
Inverness, FL 34450
Office: 352-726-6668
https://commercial.century21.com/real-estate-agent/profile/rich-fernley-P80181875

Rich Fernley
Advanced Commercial Advisor
Direct: 352-464-2664
rich@fernleyproperties.com
License #: 3602811

Nation's Fastest-Growing Metro | Extensive Food-Service Infrastructure | Ocala, FL MSA

5195 East Silver Springs Boulevard

PRICE

$799,000

CONTENTS

3 Executive Summary
4 Investment Highlights
5 Location Highlights
21 Sales Comparables
22 Market Overview
23 Demographics
24 Closing

PRESENTED BY

Rich Fernley
Advanced Commercial Advisor
352-464-2664
rich@fernleyproperties.com
Lic # 3602811

Century 21 JW Morton Commercial
1645 West Main Street
Inverness, FL 34450
352-726-6668
https://commercial.century21.com/real-estate-agent/profile/rich-fernley-P80181875

Executive Summary

5195 East Silver Springs Boulevard

ASKING PRICE

$799,000

Century 21 JW Morton Commercial exclusively presents the opportunity to acquire an extensively renovated restaurant property strategically positioned along the SR 40 commercial corridor in the Ocala, Florida Metropolitan Statistical Area (MSA), recognized by the U.S. Census Bureau as the nation's fastest-growing metropolitan area in 2025. The offering combines significant recent capital improvements, existing food-service infrastructure, and flexible commercial zoning within one of Florida's most dynamic growth markets.

Located approximately 0.6 miles from Silver Springs State Park and near one of the busiest intersections in the Ocala metropolitan area, the property benefits from multiple independent demand drivers, including tourism, sustained population growth, expanding residential development, and continued commercial investment. The surrounding trade area features national retailers, restaurants, hospitality properties, multifamily residential communities, RV parks, and continued investment, including a new 105-room Home2 Suites by Hilton currently under development.

The property's existing food-service infrastructure substantially reduces future tenant improvement costs while Marion County B-2 Community Business zoning supports a broad range of commercial uses, adaptive reuse, and redevelopment opportunities. Backed by an estimated $16 billion regional economy and projected population growth of up to 30% by 2040, this offering represents an opportunity to acquire a strategically located commercial asset within one of Florida's most compelling long-term growth markets.

PROPERTY DATA

Building SqFt	2,552
Leasable SqFt	2,100
Year Built	1983
Renovated	2026
Lot Size (Acres)	0.350
Parcel ID	2415700100
Zoning	B2 - Community Business
County	Marion
Frontage	42
Coordinates	29.213734,-82.062651

Investment Highlights

Multiple Demand Drivers

- The convergence of regional tourism, sustained residential growth, and continued commercial investment creates multiple independent demand drivers supporting long-term operational viability.

Extensively Renovated Restaurant Asset

- Comprehensive 2026 renovation with significant existing food-service infrastructure substantially reduces future tenant improvement costs, lowers startup capital requirements, shortens construction timelines, and accelerates occupancy for food-service operators.

Restaurant-Ready Infrastructure

- Type I grease exhaust hood, automatic fire suppression system, commercial grease interceptor, natural gas service, ADA-compliant restrooms with commercial-grade FRP wall panels, completed life safety improvements, and existing commercial kitchen infrastructure.

Flexible B-2 Community Business Zoning

- B-2 Community Business zoning permits retail, restaurant, hospitality, service, and select automotive uses, with additional opportunities available through the Special Use Permit (SUP) process.

Multiple Operating & Investment Strategies

- Suitable for restaurants, bars, breweries, coffee shops, caterers, commissaries, bakeries, ghost kitchens, and other commercial food-service users, while offering flexibility for adaptive reuse and value-add investment strategies.

KEY METRICS

Asking Price	$799,000
Year Built	1983
380.48	Price/SF
Leasable SF	2,100
Year Renovated	2026

Location Highlights

Strategic SR 40 Location- Located along SR 40, a primary east-west arterial serving the Ocala MSA, with 21,963 AADT (2025 FDOT). The property is ±0.5 miles from the intersection of SR 40 & SR/CR 35, one of Ocala's busiest, and ±0.6 miles from Silver Springs State Park, one of Florida's premier natural attractions, welcoming more than 579,000 annual visitors.

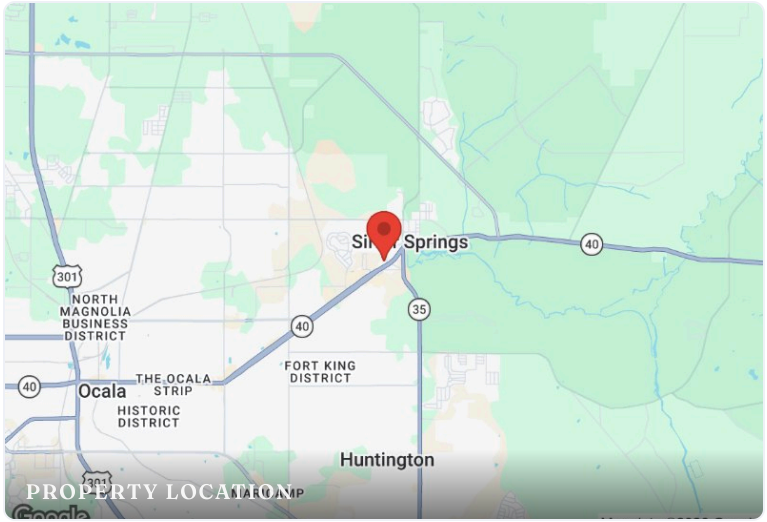
Established National Retail Corridor- Near Walmart Supercenter, Lowe's, Aldi, Chipotle, Outback Steakhouse, Firehouse Subs, Steak 'n Shake, Circle K, and the 224,287 SF Six Gun Retail Plaza.

Growing Hospitality Market- Multiple hotels nearby, including a new 105-room Home2 Suites by Hilton under development.

Diverse Consumer Base- Supported by established neighborhoods, multifamily communities, RV parks, hospitality properties, and year-round tourism.

Major Regional Employers- Amazon, Chewy, FedEx Ground, R+L Carriers, Cheney Brothers, Raney's Truck Parts, Lockheed Martin, HCA Florida Ocala Hospital, AdventHealth Ocala, Marion County Public Schools, and the World Equestrian Center support a diverse employment base.

Continued Regional Investment- Ongoing commercial, residential, industrial, logistics, and aviation-related development continues to strengthen the Ocala MSA's long-term growth.



LOCATION

ADDRESS	5195 East Silver Springs Boulevard
CITY	Silver Springs
STATE	Florida
ZIP CODE	34488
COUNTRY	Marion

TRANSIT

NE 55th Ave. & NE 30th St.	0.4 mi
E Silver Springs Blvd. & NE 49th Ave.	0.6 mi
Lindale on NE 35th St. & 55th Ave.	0.7 mi
SunTran Bus Stop	0 ft

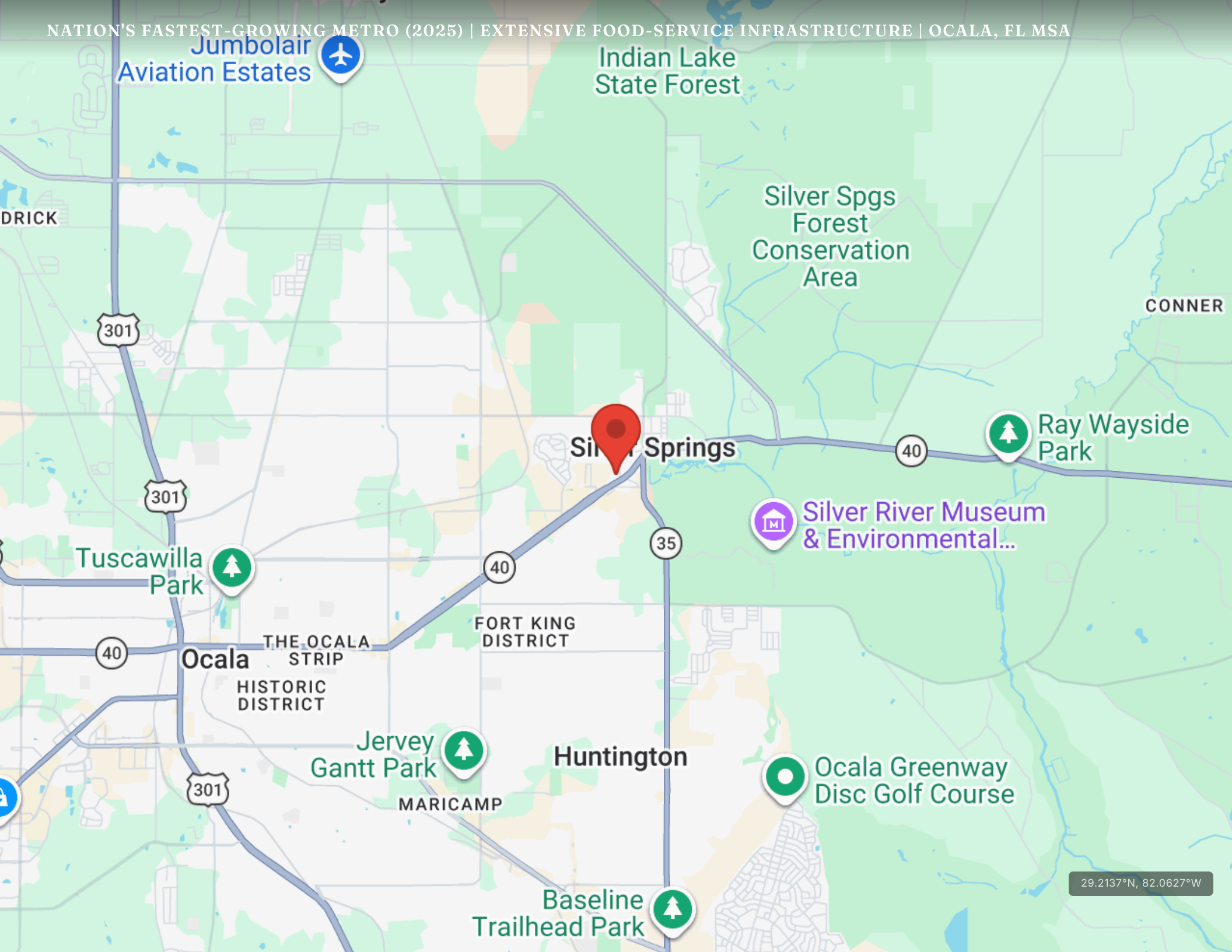
AIRPORTS

Ocala International Airport	9.9 mi
Jumbolair Aviation Estates	5.1 mi
Kennedy Airstrip	11.5 mi

HIGHWAYS

SR 326	1.7 mi
Fort Brooks Road	1.9 mi
Northeast 70th Street	3.3 mi
Pine Avenue	4.8 mi

NATION'S FASTEST-GROWING METRO (2025) | EXTENSIVE FOOD-SERVICE INFRASTRUCTURE | OCALA, FL MSA



5195 E. Silver Springs Blvd. Silver Springs, FL

Ocala, FL MSA

B-2 Community Business Zoning

Retail, Service, and Automotive Uses

State Road 40

2025 AADT 21,963

Six Gun Plaza
224,287 SF Retail
Shopping Plaza
AT&T
AspenDental
CHIPOTLE MEXICAN GRILL
ALDI
LOWE'S
BEALLS
bealls OUTLET
Pep Boys
Auto Service & Tires
EST. 1921
Arby's
CALIBER CAR WASH
DUTCH BROS Coffee
KAY JEWELERS
Great Clips
ROSS DRESS FOR LESS
Walmart
BURGER KING
FIREHOUSE SUBS
OUTBACK STEAKHOUSE
verizon
MURPHY USA
Bob Evans RESTAURANT
40
FAMOUS FOR Steak 'n Shake STEAKBURGERS
OYO
Pardee's Storage
NE 24th St.
CIRCLE K
2025 AADT 21,963
O'BRIEN'S GARAGE INC
Darrell's
Dog Gone Good Diner
DQ Dairy Queen
Stage Stop Resort
Jones Auto Service
40
SUNOCO

SILVER RIVER INN
Sun Plaza Motel
Silver Springs RV Park
RODEWAY INN
CHOICE
SILVER SPRINGS STATE PARK
HOME 2 SUITES BY HILTON
105 Rooms
Projected Completion 2027
The Springs RV Resort
OCALA RV COMMUNITY
Relax Inn
OCALA LAUNDRY CENTER
35
40
2025 AADT 16,000
CITGO
Holiday Inn Express
NE 25th St.
Forest Edge Apartments
2025 AADT 21,963
40

DIVISION 1 : GENERAL DATA

1. TENANT SPACE SHOULD BE COMPLETE AND OPERATIONAL, INCLUDING ALL FINISHES, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS.

2. THESE DRAWINGS ARE A COMPOSITE SET, NOT TO BE SPLIT ACCORDING TO AIA. CONTRACTOR IS TO REVIEW ALL DRAWINGS AND DISTRIBUTE THE ENTIRE SET TO EACH SUBCONTRACTOR.

3. A SITE VISIT TO THE PREMISES IS REQUIRED TO INSPECT EXISTING CONDITIONS AND VERIFY WORK TO BE PERFORMED BEFORE SUBMITTING COST QUOTATIONS FOR WORK.

4. CONTRACTOR MUST NOTIFY THE ARCHITECT PROMPTLY OF ANY ERRORS, OMISSIONS, INCONSISTENCIES, DISCREPANCIES, AND CONFLICTS WITHIN THE DRAWINGS OR FIELD CONDITIONS OR IF ANY PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION. DO NOT PROCEED WITH WORK AFFECTED BY THE PROBLEM UNTIL IT IS RESOLVED TO THE SATISFACTION OF ALL ASSOCIATED PARTIES.

5. ALL WORK PERFORMED IS TO BE IN STRICT COMPLIANCE WITH GOVERNING FEDERAL, STATE, AND LOCAL BUILDING CODE REQUIREMENTS, EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS, AND CONFORM TO SPECIFIC REGULATIONS AS MANDATED BY THE OWNER, THE TENANT, AND THE ARCHITECT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THE PROCUREMENT OF ALL REQUIRED AND NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK AND CERTIFICATE OF OCCUPANCY UPON COMPLETION OF PROJECT. CONTRACTOR IS RESPONSIBLE FOR THE FEES ASSOCIATED WITH PROCURING SUCH PERMITS AND SHALL FURNISH COPIES OF PERMITS, INSPECTIONS, AND CERTIFICATES TO OWNER UPON REQUEST.

6. CONTRACTOR IS TO COORDINATE ALL WORK SCHEDULES TO MINIMIZE DISRUPTION OF NORMAL TENANT ACTIVITIES AND TO AVOID INTERFERENCE WITH BUILDING OPERATIONS AND TAKE ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS, AND EXISTING FINISHES THROUGHOUT ALL AREAS OF CONSTRUCTION AND OCCUPIED OR PUBLIC AREAS TO BE MAINTAINED. PROTECT EXISTING-TO-REMAIN WALLS AND FINISHES FROM DAMAGE DURING CONSTRUCTION.

7. UPON NOTIFICATION BY THE CONTRACTOR OF THE SUBSTANTIAL COMPLETION OF THE PROJECT, THE ARCHITECT AND/OR OWNER WILL INSPECT THE WORK FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS. ACCOMPANYING SUCH NOTIFICATION , THE CONTRACTOR IS TO PROVIDE A WRITTEN LISTING OF THOSE ITEMS NOT COMPLETE OR NOT IN COMPLIANCE WITH THE CONTRACT DOCUMENTS. THIS LIST WILL CONSTITUTE THE MINIMUM PUNCH LIST OF ITEMS FOR COMPLETION. THE CONTRACTOR WILL RETURN ONE SIGNED COPY OF THE ORIGINAL PUNCH LIST TO THE TENANT AND OWNER AS VERIFICATION THAT ALL ITEMS ARE COMPLETE OR WILL PROVIDE A WRITTEN EXPLANATION OF THE STATUS OF ANY INCOMPLETE WORK.

9. CONTRACTOR IS TO REMOVE ALL TRASH AND DEBRIS FROM JOB SITE ON A DAILY BASIS. FINAL CLEANUP WITHIN SCOPE OF WORK: REMOVE DUST, DEBRIS, OILS, STAINS, FINGERPRINTS, AND LABELS FROM ALL EXPOSED FINISHED SURFACES AND CLEAN ALL WINDOWS AND BLINDS.

10. CONTRACTOR IS TO COORDINATE ALL RELATED TRADES AND VENDORS AS NECESSARY TO THE COMPLETION OF THE JOB ON A TIMELY BASIS.

11. ALL REQUESTS FOR SUBSTITUTIONS OF ANY SPECIFIED ITEM ARE TO BE SUBMITTED IN WRITING TO THE ARCHITECT AND WILL BE CONSIDERED ONLY IF THE ALTERNATE PROPOSED IS PROVEN TO BE MORE ADVANTAGEOUS TO THE OWNER WITH RESPECT TO DELIVERY DATE, QUALITY OR COST. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED.

12. ALL MATERIALS INSTALLED WITHIN PLENUM AREAS ARE TO BE NON-COMBUSTIBLE.

13. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION AS TO THE PRESENCE OF ASBESTOS OR OTHER HAZARDOUS SUBSTANCES ON THE PROJECT SITE AND ASSUMES NO RESPONSIBILITY WITH RESPECT TO SAME. NO ASBESTOS PRODUCTS OR PRODUCTS CONTAINING UREA FORMALDEHYDE WILL BE ACCEPTED.

14. BUILDING CORRIDORS AND LOBBIES SHALL BE KEPT CLEAN AND CLEAR OF MATERIALS AND EQUIPMENT. JANITOR'S SINK MAY BE USED AS A WATER SOURCE, BUT MUST BE KEPT CLEAN. SPECIFIC TOILET FACILITIES DESIGNATED BY THE LANDLORD MAY BE USED, BUT MUST BE KEPT CLEAN. CONTRACTOR IS RESPONSIBLE FOR CLEANING AND REPAIR OF DAMAGE CAUSED BY CONSTRUCTION PERSONNEL.

15. PRODUCTION DELIVERY, STORAGE, AND HANDLING IS TO BE HANDLED IN THE FOLLOWING MANNER:
A. DELIVERY: DELIVER MATERIALS TO FACILITATE INSPECTION AND TESTING IN MANUFACTURER'S ORIGINAL UNOPENED PACKAGING LABELED FOR IDENTIFICATION.
B. STORAGE: STORE MATERIALS IN PROTECTIVE PACKAGING TO PREVENT DAMAGE PRIOR TO INSTALLATION. COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
C. HANDLING: HANDLE MATERIALS TO PREVENT DAMAGE TO MATERIALS AND TO OTHER SURFACES. ALL WORK IS TO BE FREE OF DEFECT S FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION. ALL SUCH DEFECTS ARE TO BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

16. FURR EXISTING BUILDING STRUCTURAL ELEMENTS AND FIRE RATED WALLS TO ACCOMMODATE NEW ELECTRICAL DEVICES AND PLUMBING.

17. ALL GLASS WITHIN 12" OF DOORWAYS OR 18" OF WALKING SURFACES IS TO BE TEMPERED. SHOP DRAWINGS FOR ALL MILLWORK ARE TO BE SUBMITTED FOR ARCHITECT'S/ LANDLORD'S REVIEW. FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING FABRICATION OF ANY CASEWORK ITEM.

18. PROVIDE 1'-0" MINIMUM CLEARANCE FOR HANDICAPPED ACCESS FROM EDGE OF ALL DOORS ON "PUSH" SIDE TO THE ADJACENT FINISHED WALL SURFACE. PROVIDE 1'-8" MINIMUM CLEARANCE FOR HANDICAPPED ACCESS FROM THE EDGE OF ALL DOORS ON THE "PULL" SIDE TO THE ADJACENT FINISHED WALL.

19. CONTRACTOR IS TO PROVIDE WOOD BLOCKING IN PARTITIONS AT ALL LOCATIONS WHERE WORK SURFACES, SHELVING, BRACKETS, DISPLAYS, AND/OR EQUIPMENT WILL BE MOUNTED OR ATTACHED TO FACE OF WALL.

20. WRITTEN DIMENSIONS TAKE PRECEDENCE IN LAYOUT OF ALL WALLS. DO NOT SCALE DRAWINGS. ALL INTERIOR DIMENSIONS ARE FROM THE CENTER LINE OF EACH WALL UNLESS NOTED OTHERWISE. DIMENSIONS FROM EXTERIOR WALLS ARE FROM GYPSUM BOARD KNEE WALLS, UNLESS NOTED OTHERWISE. ALL NEW WALLS LOCATED BY ALIGNMENT NOTATIONS AND ALL WALLS NOT SPECIFICALLY DIMENSIONED OTHERWISE ARE TO BE PARALLEL/PERPENDICULAR TO EXISTING BUILDING CORE WALLS. IF DIMENSIONS ARE IN QUESTION, CONTRACTOR MUST OBTAIN CLARIFICATION FROM ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.

DIVISION 2 : SITE CONSTRUCTION

1. CONTRACTOR IS TO FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE DEMOLITION, REMOVAL, AND RE-USE OF ALL ITEMS SHOWN ON DRAWINGS.

2. CONTRACTOR MUST TAKE ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS, AND EXISTING FINISHES THROUGHOUT ALL AREAS OF CONSTRUCTION AND OCCUPIED OR PUBLIC AREAS TO BE MAINTAINED. PROTECT EXISTING-TO-REMAIN WALLS AND FINISHES FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR IS TO REPAIR DAMAGE TO EXISTING-TO-REMAIN CONSTRUCTION, MATERIALS, OR EQUIPMENT AND RETUREN TO "LIKE-NEW" CONDITION.

3. CONTRACTOR IS TO ERECT ALL NECESSARY PLASTIC DROP CLOTH, GYP BOARD OR PLYWOOD PARTITIONS TO PROTECT ADJACENT BUILDING PROPERTY WHILE DEMOLITION AND CONSTRUCTION IS IN PROGRESS.

4. STRUCTURAL INTEGRITY: CONTRACTOR IS TO COORDINATE AND SEQUENCE DEMOLITION WORK TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING. ALL BRACING, SHORING, AND OTHER SUPPORT OR PRECAUTION FOR DEMOLITION IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. DEMOLITION:
A. CONTRACTOR IS TO COORDINATE THE DAILY REMOVAL FROM THE PREMISES OF ALL WORK DEMOLISHED, EXCEPT ITEMS TO BE RE-USED OR RETURNED TO THE OWNER, OR AS DIRECTED OTHERWISE.
B. CONTRACTOR IS TO REMOVE ALL WALL CONDUITS, SWITCH PLATES, TELEPHONE OR ELECTRICAL WIRING OR EQUIPMENT, ETC. TO THE SOURCE AFTER WALL DEMOLITION.
C. REFER TO THE ATTACHED FLOOR PLANS FOR EXISTING CONSTRUCTION TO REMAIN, EXTENT OF DEMOLITION, AND SCHEDULED ITEMS FOR RELOCATION. ALL EXISTING DOORS, FRAMES, HARDWARE, ELECTRICAL FIXTURES, CABINETRY, AND OTHER BUILDING STANDARD COMPONENTS REMOVED DURING DEMOLITION AND NOT REUSED FOR THIS PROJECT ARE TO BE TAGGED AND STORED AS DIRECTED BY BUILDING MANAGEMENT/OWNER.
D. REMOVE EXISTING/PATCH, REPAIR, MODIFY, LEVEL, AND/OR REPLACE CEILING TEES AS REQUIRED TO ACCOMODATE NEW CEILING GRID LAYOUT. EXISTING GRID MEMBERS ARE TO BE CLEANED TO MATCH NEW GRID.
E. REMOVE EXISTING/REPLACE AND CLEAN CEILING PANELS AS REQUIRED TO CONFORM TO REFLECTED CEILING PLAN.
F. REMOVE EXISTING MECHANICAL COMPONENTS AS REQUIRED TO ACCOMODATE NEW HVAC DESIGN AND OTHER CEILING RELATED WORK. SALVAGE DEVICES AS PRACTICAL FOR RE-USE. CLEAN/REPLACE SUPPLY AIR DIFFUSERS AND RETURN AIR GRILLES, CALIBRATE AND RELOCATE THERMOSTATS, AND INSTALL NEW DUCTWORK AS REQUIRED.
G. REMOVE AND/OR RELOCATE EXISTING LIGHT FIXTURES AND OTHER CEILING DEVICES PER DEMOLITION PLAN AND TO ACCOMODATE NEW REFLECTED CEILING PLAN. ALL EXISTING FIXTURES/DEVICES ARE TO BE CLEANED (INCLUDE LENS), DAMAGED PARTS REPAIRED OR REPLACED, AND RE-LAMPED AS NECESSARY.
H. WHEREVER POSSIBLE AND PRACTICAL, RECONDITION THE EXISTING MATERIALS AND EQUIPMENT TO A "LIKE NEW" CONDITION. WHERE FINISHES WILL NOT MATCH, OR WHERE FINAL OPERATION WILL BE INEFFICIENT, REMOVE THE EXISTING MATERIAL OR EQUIPMENT AND REPLACE WITH NEW CONSTRUCTION.

DIVISION 3 : CONCRETE

1. CUTTING AND PATCHING THE EXISTING FLOOR SLAB: WHEN IT IS NECESSARY TO CUT THE FLOOR SLAB FOR UTILITY INSTALLATION, REFINISH THE CUT AREA TO MATCH THE SURROUNDING SURFACES. DO NOT CUT ELEVATED SLABS.

2. ANY PENETRATIONS GREATER THAN ¾" DEEP WILL REQUIRE X-RAY OR GPR SCANNING TO VERIFY THAT NO POST TENTION CABLES WILL BE AFFECTED.

3. DO NOT CUT DEEPER THAN EXISTING SLAB DEPTH DUE TO POSSIBLE EXISTING UNDER SLAB UTILITIES.

4. PENETRATIONS IN ARCHITECTURAL PRECAST MUST BE APPROVED BY STABIL CONCRETE PRODUCTS - JEFF NOLAN AT (727) 321-6000. A COPY OF THAT APPROVAL MUST BE FORWARDED TO JAY PORTER OR ANDY VANCE WITH NOVARE AT JPORTER@NOVAREGROUP.COM PRIOR TO CUTTING OR CORING

5. ANY DAMAGE TO THE EXISTING STRUCTURE TO BE REPORTED TO LANDLORD IMMEDIATELY.

6. ALL EXPOSED CONCRETE AND/OR MASONRY WALL SURFACES OCCURING WITHIN OFFICE AREAS ARE TO RECEIVE LAMINATED GYP BOARD OR SKIM COAT TO MATCH BUILDING STANDARD TREATMENT. FURR EXISTING BUILDING STRUCTURAL ELEMENTS AS REQUIRED TO ACCOMODATE ELECTRICAL COMPONENTS.

7. MODIFICATIONS TO EXISTING STRUCTURE: CONTRACTOR IS RESPONSIBLE FOR THE STRUCTURAL SUPPORT OF ALL CHANGES MADE TO, AND ALL ADDITIONAL LOADS PLACED ON, THE EXISTING BUILDING STRUCTURE. NOTIFY ARCHITECT OF STRUCTURAL MODIFICATIONS PRIOR TO PERFORMING THE WORK.

DIVISION 5 : METALS

1. PROVIDE DOUBLE STUDS AT JAMBS OF ALL DOOR FRAMES, END WALL CONDITIONS AND CASED OPENINGS.

2. FOR ALL INTERIOR PARTITIONS INTERSECTING EXTERIOR WINDOW WALL, CENTERLINE OF PARTITION IS TO ALIGN WITH CENTERLINE OF VERTICAL WINDOW MULLION. WALL IS TO BE TIED TO MULLION WITH METAL END CAP WITH CLEAR SILICONE CONNECTION.

3. FINISH FACE OF NEW PARTITION IS TO ALIGN WITH FINISH FACE OF ADJACENT SURFACE AS INDICATED. WHERE WALLS ARE BUILT TO ALIGN WITH ONE SIDE OF A COLUMN, STUDS ARE TO ALIGN WITH FACE OF COLUMN SO THAT GYPSUM BOARDS WILL BE CONTINUOUS ACROSS STUDS AND FACE OF COLUMN UNLESS SHOWN OTHERWISE ON FLOORPLAN.

4. FIRE SEAL ALL PENETRATIONS THROUGH RATED WALLS, FLOORS, AND CEILINGS WITH APPROVED FIRE RATED CAULK AS DIRECTED BY LOCAL JURISDICTIONS.

5. PROVIDE FIRE RETARDANT WOOD BLOCKING IN PARTIONS WHERE WALL-MOUNTED ELEMENTS OR CLERESTORIES OCCUR ALONG PARTITIONS AS TO SECURELY SUPPORT SUCH ELEMENTS. THESE ELEMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO: EQUIPMENT, WORK SURFACES, COUNTERS, BRACKETS, DISPLAYS, WALL-MOUNTED FURNITURE, SHELVING, CASEWORK, CABINETS, MILLWORK, COAT HOOKS, AND FIRE EXTINGUISHER CABINETS. BLOCKING AND BRACING TO STRUCTURE ABOVE ALL PARTITIONS IS TO BE OF FIRE RETARDANT WOOD OR METAL.

6. WHERE EXISTING INTERIOR WALL PARTITION TO REMAIN BECOMES A TENANT DEMISING WALL, CONTRACTOR IS RESPONSIBLE FOR MODIFICATION OF WALL ASSEMBLY AS REQUIRED TO CONFORM WITH GOVERNING BUILDING CODE CRITERIA FOR FIRE RATED SEPARATION BETWEEN OCCUPANCIES.

7. CONTRACTOR MUST PROVIDE METAL CORNER BEADS AT ALL OUTSIDE CORNERS OF WALLS TO RECEIVE WALL COVERING.

DIVISION 6 : WOOD AND PLASTICS

1. PREPARE AND COMPLETE SHOP/WORKING DRAWINGS OF ALL MILLWORK AND CABINETRY ITEMS BASED ON FIELD DIMENSIONS AND SUBMIT TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING AND FABRICATING MATERIALS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING FIRE-RETARDANT WOOD BLOCKING AND BRACING AT ALL LOCATIONS AS REQUIRED TO SUPPORT DESIGNATED MILLWORK AND/OR CABINETRY.

2. ALL FASTENINGS AND ATTACHMENTS ARE TO BE FULLY CONCEALED FROM VIEW.

3. ALL MILLWORK IS TO BE FABRICATED AND INSTALLED IN ACCORDANCE WITH AWI STANDARDS FOR CUSTOM GRADE CONSTRUCTION.

4. WHERE CARPENTRY AND MILLWORK ABUTS OTHER FINISHED WORK, SCRIBE, MITRE AND CUT FOR ACCURATE FIT. BEFORE MAKING CUT-OUTS, DRILL PILOT HOLES AT CORNERS.

5. PROJECT CLEANUP IS TO INCLUDE A "VACUUM CLEAN" INTERIOR SPACE WITH RESTORATION TO "LIKE NEW" CONDITIONS OF ALL DAMAGED SURFACES AND ITEMS.

7. VERIFY PLACEMENT OF POWER/TELEPHONE OUTLETS BELOW COUNTERTOPS AND OF GROMMETS IN COUNTERTOPS WITH TENANT/OWNER/ARCHITECT. SHOP DRAWINGS ARE TO NOTE PLACEMENT FOR VERIFICATION. SEE KEY PLAN, POWER/DATA PLAN, SECTIONS, AND ELEVATIONS FOR LOCATIONS.

DIVISION 7 : THERMAL & MOISTURE PROTECTION

1. COORDINATE ALL BUILDING PENETRATIONS WITH THE BUILDING OWNER TO MAINTAIN THE WATERTIGHT CONSTRUCTION AND BUILDING WARRANTIES.

DIVISION 8 : DOORS & WINDOWS

1. ALL HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS ARE TO HAVE AN ADA-COMPLIANT LEVER SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE.

2. FRAMES - HOLLOW METAL (WELDED) STEEL CRAFT OR APPROVED EQUAL. PAINTED SEMI-GLOSS TO MATCH WALL COLOR.

3. SEE HARDWARE SCHEDULE ON SHEET A8.1 FOR LOCK SETS, CLOSERS, DOOR STOPS, HINGES.

DIVISION 9 : FINISHES

1. ALL SUBCONTRACTORS AND FINISH INSTALLERS ARE RESPONSIBLE FOR FIELD VERIFYING CONDITIONS PRIOR TO ORDERING MATERIALS, AND FOR PROPER SUBSTRATE PREPARATIONS PRIOR TO APPLICATION/INSTALLATION OF SCHEDULED FINISH MATERIALS.

2. ALL MISCELLANEOUS GRILLES, PLATES, ETC. ARE TO BE PAINTED TO MATCH THE SURFACES ON WHICH THEY OCCUR UNLESS NOTED OTHERWISE. ALL METAL SURFACES ARE TO BE PRIMED BEFORE PAINTING. ANY VISIBLE INSIDE SURFACES OF DUCTWORK ARE TO BE PAINTED FLAT BLACK.

3. CONTRACTOR TO SUPPLY AND INSTALL ALL FLOOR FINISHES AND WALL BASE. ALL SURFACES TO RECEIVE FLOOR COVERING ARE TO BE SMOOTH, EVEN, AND FREE OF DEFECTS. SURFACES NOT MEETING SUBSTRATE CONDITIONS ARE TO BE REPAIRED, PATCHED, AND LEVELED.

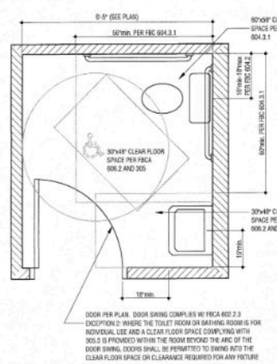
4. INSTALL ALL FLOORING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. BUTT TILES TIGHTLY TO ADJACENT VERTICAL SURFACES, THRESHOLDS, NOSINGS, AND EDGES. SCRIBE AROUND OBSTRUCTIONS, EXTEND TILES INTO TOE SPACES, DOOR REVEALS, CLOSETES, AND SIMILAR OPENINGS. INSTALL TILES SO THAT GRAINING IN ALL TILES RUN IN THE SAME DIRECTION, UNLESS NOTED OTHERWISE. MATCH TILES FOR COLOR AND PATTERN BY USING TILES FROM CARTONS IN SAME SEQUENCE AS MANUFACTURED AND PACKED. CUT TILE NEATLY TO AND AROUND ALL FIXTURES. DISCOLORED, CHIPPED, OR CRACKED TILES WILL NOT BE ACCEPTED.

5. ALL PAINTED SURFACES ARE TO RECEIVE ONE (1) PRIME COAT AND A MINIMUM OF TWO (2) FINISH COATS OR AS REQUIRED FOR PROPER COVERAGE/UNIFORM APPEARANCE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. APPLY ADDITIONAL COATS WHEN UNDERCOATS OR OTHER CONDITIONS SHOW THROUGH FINAL COAT OF PAINT. UNTIL PAINT FILM IS OF UNIFORM FINISH, COLOR, AND APPEARANCE. GENERAL CONTRACTOR IS TO SUBMIT THREE (3) 8" x 10" PAINT SAMPLES SHOWING COLOR AND FINISH TO ARCHITECT FOR APPROVAL PRIOR TO PAINTING. UNDERSIDE OF SOFFITS TO BE PAINTED SAME COLOR AS CEILING UNLESS OTHERWISE NOTED. GYPSUM BOARD SURFACES ARE TO RECEIVE SATIN FINISH INTERIOR LATEX PAINT UNLESS OTHERWISE NOTED. DOOR FRAMES ARE TO RECEIVE SEMI-GLOSS FINISH UNLESS OTHERWISE NOTED.

6. PROVIDE RUBBER EDGE GUARD AT ALL RESILIENT FLOORING TO CARPET TRANSITIONS. COLOR TO MATCH ADJACENT COVE BASE UNLESS OTHERWISE NOTED.

7. FIRE RATED PLYWOOD TEL/DATA BOARDS ARE TO BE PAINTED TO MATCH COLOR OF WALL WHERE INSTALLED PRIOR TO ATTACHMENT OF EQUIPMENT.

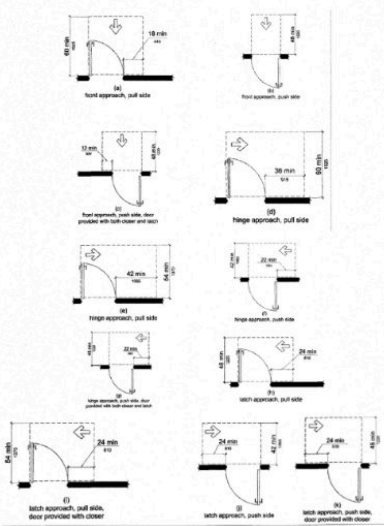
8. FLOOR MUST NOT EXCEED A SLOPE OF 1/8" PER 10'-0" OF RUN FOR LEVELNESS. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING FLOOR CONDITIONS.



RESTROOM CLEARANCES

NOT TO SCALE

NOTE: RESTROOM PLAN SHOWN IS FOR CODE AND DIMENSIONAL DESIGNATION ONLY, SEE PLAN FOR DIMENSIONS AND MEP FOR FIXTURE SPECS.



DOOR CLEARANACES PER FBC ACCESSIBILITY 404.2.4.1

NOT TO SCALE

CODE INFORMATION

THIS PROJECT IS DESIGNED TO MEET THE REQUIREMENTS OF:
2023 8th EDITION FLORIDA BUILDING CODE
2023 8th EDITION FLORIDA EXISTING BUILDING CODE
2023 8th EDITION FLORIDA ACCESSIBILITY CODE

ALL WORK SHALL CONFORM OR EXCEED ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.

OCCUPANCY (FBC 302): (B) BUSINESS

CONSTRUCTION TYPE (FBC 601): VB, UNPROTECTED, UNSPRINKLERED
ALLOWABLE BUILDING HEIGHTS AND STORIES (FBC 504.3): TYPE VB
ALLOWED: ASSEMBLY = 40' - 2 STORY
PROVIDED: =20'-0"± - 1 STORY (EXISTING)
ALLOWABLE BUILDING AREA (FBC 506.2):
ALLOWED: ASSEMBLY = 6,000 SF
PROVIDED: =2,100± SF EXISTING OVERALL (REMODELED)
OCCUPANT LOAD (FBC 1004): SEE LIFE SAFETY PLAN

ALTERATION LEVEL 3 - RECONFIGURATION OF SPACE (NO CHANGE OF USE)

PROJECT DESCRIPTION

THE PROPOSED DESIGN WITHIN THIS DESIGN PACKAGE IS FOR THE INTERIOR REMODEL OF AN EXISTING =2,100± SF EXISTING RESTAURANT WITHOUT A CHANGE OF USE. THE SCOPE OF WORK WITHIN THIS PERMIT IS LIMITED TO THE INTERIOR REMODEL AS SHOWN ON SHEET A1. THE EXISTING SHELL STRUCTURE (WALLS, ROOF, FOUNDATION, EXTERIOR DOORS & WINDOWS, MEP INFRASTRUCTURE, ETC.) IS TO REMAIN AS IS AND IS UNAFFECTED BY THE PROPOSED SCOPE.

NOT INCLUDED WITHIN THIS SCOPE OF WORK ARE ANY AND ALL CIVIL DESIGN/ENGINEERING, MEP DESIGN/ENGINEERING, INTERIOR DESIGN (INCLUDING BUT LIMITED TO FINISHES AND FURNISHINGS), AND/OR ANY AND ALL SECURITY SYSTEMS.

EXTENT OF SCOPE

THE SCOPE OF WORK PERFORMED ON THIS PROJECT BY D4 BLU DESIGN, INC. IS LIMITED TO THE AREA AND SPECIFICALLY INCLUDED ONLY THOSE ELEMENTS WHICH WERE DIRECTLY EFFECTED BY THE MODIFICATIONS REQUIRED TO REPAIR DAMAGE TO OR ADAPT THE EXISTING BUILDING TO SUIT THE OWNER'S REQUIREMENTS AND/OR CHANGES. NO OTHER ANALYSIS OF THE EXISTING BUILDING WAS PERFORMED AND NONE IS EXPRESSED OR IMPLIED.

GC TO VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO CONSTRUCTION. PLANS ARE TO CONVEY THE DESIGN INTENT. SHOULD A DISCREPENCY ARISE PLEASE NOTIFY THE ARCHITECT OF RECORD IMMEDIATELY.

MECHANICAL, ELECTRICAL, AND PLUMBING SCOPE

MECHANICAL: THE GCs HVAC SUBCONTRACTOR SHALL RELOCATED/REWORK HVAC DUCTWORK AND DIFFUSERS AS REQ'D FOR REMODEL. HVAC SUBCONTRACTOR TO ASSURE DUCTWORK AND DIFFUSERS PROVIDE SUFFICIENT VENTILATION (SUPPLY AND RETURN) FOR THE SPACES THEY SERVE.

ELECTRICAL: THE GCs ELECTICAL SUBCONTRACTOR SHALL RELOCATED/REWORK POWER AND LIGHTING DEVICES AS REQ'D FOR REMODEL. THE ELECTRICAL SUBCONTRCTOR SHALL ASSURE EACH SPACE HAS SUFFICIENT POWER AND LIGHTING AS REQ'D FOR THE SPACE.

PLUMBING: THE GCs PLUMBING SUBCONTRACTOR SHALL RELOCATED/REWORK SUPPLY AND DRAIN AS REQ'D FOR NEW ELECTRIC WATER COOLER AND SERVICE SINK AS SHOWN ON RENOVATION PLAN.

NOTE: MECHANICAL, ELECTRICAL, AND PLUMBING PERMITS ARE TO BE APPLIED FOR UNDER THE PROVISIONS OF FLORIDA STATUTES CHAPTER 471.003 (2)2.H.2C WHICH ALLOWS THE WORK DESCRIBED HEREON TO BE DESIGNED AND PERFORMED BY THE INSTALLING RESPECTIVE SUB-CONTRACTOR. ALL MEP DESIGN AND WORK SHALL BE COORDINATED BY THE GC.

PLUMBING REQUIREMENTS FBC PLUMBING 403

ASSEMBLY: 49 OCCUPANTS	WATER CLOSETS: 1/75		LAVATORIES: 1/200		DRINKING FOUNTAIN 1/100	SERVICE SINK
	MALE	FEMALE	MALE	FEMALE		
REQUIRED:	1	1	1	1	N/A RESTAURANT	1
EXISTING:	1	1	1	1	N/A RESTAURANT	1

VICINITY MAP

SHEET INDEX

ARCHITECTURAL:
A0 CODE INFORMATION
GENERAL NOTES
ADA DETAILS

A1 AS-BUILT PLAN
RENOVATION PLAN
LIFE SAFETY PLAN
DOOR SCHEDULE

D4BLU DESIGN, INC.
INNOVATIVE DESIGN, TIMELESS ARCHITECTURE

ARCHITECT:

RICHARD H. DECKER,
AR102887
D4 BLU DESIGN, INC.
P.O. BOX 771043
OCALA,FL 34474

THIS DESIGN IS PROPERTY OF D4 BLU DESIGN, INC. AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

ARCHITECT'S SEAL:

Digitally signed by Richard H Decker
Date: 2025.09.03 19:00:04-04'00'

STATE OF FLORIDA
RICHARD H. DECKER
AR102887
REGISTERED ARCHITECT

DRAWING DATE:

PERMIT 09/03/2025

PROJECT NAME:

AN INTERIOR RENOVATION FOR

RAFAELO'S PIZZA

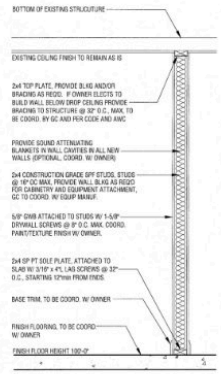
PROJECT LOCATION:

5195 E SILVER SPRINGS BLVD,
SILVER SPRINGS, FL 34488

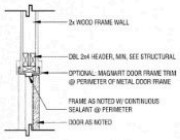
SHEET No.

A0

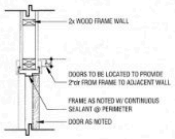
CODE INFORMATION, AND GENERAL NOTES



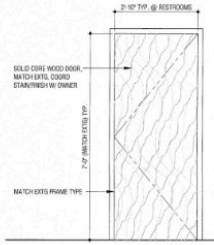
TYPICAL INTERIOR WALL SECTION
Scale: 3/4" = 1'-0"



A INTERIOR HEAD
Scale: 1" = 1'-0"



B INTERIOR JAMB
Scale: 1" = 1'-0"



DOOR "A"

DOOR AND FRAME SCHEDULE

MARK	DOOR SIZE WD	DOOR SIZE HGT	DOOR SIZE THK	DOOR MATL	DOOR GLAZING	FRAME MATL	FRAME EL	FRAME DETAIL HEAD	FRAME DETAIL JAMB	FRAME DETAIL SILL	FIRE RATING LABEL	NOTES
A	3'-0"	7'-0" (MATCH EXTG)	1-3/4"	WD	--	MATCH EXTG	A	A/A2	B/A2	--	N/A	

NOTE: MATCH EXISTING DOOR AND FRAME STYLE

DOOR NOTES:

-ALL DOORS TO COMPLY WITH FBC 404

-COORD. DOOR STYLE AND FINISH WITH OWNER.

-ALL DOOR HARDWARE SHALL BE LEVER TYPE AND ADA COMPLIANT. PROVIDE LOCKING HARDWARE ON RESTROOMS.

FOR REFERENCE ONLY. ALL FINAL SPECIFICATIONS TO BE DEVELOPED BY GC AND COORD. W/ OWNER.

-ALL DOORS TO HAVE A PARALLEL ARM DOOR CLOSER. DOOR CLOSER TO COMPLY WITH FBC 404.2.8.1 AND 404.2.3.

-PROVIDE DOOR STOPS OR WALL BUMPERS AS REQUIRED TO PREVENT DAMAGE TO DOOR AND ADJACENT SURFACES. DOOR STOP TO NOT PREVENT THE DOOR FROM OPENING 90'min.

-ALL DOOR FRAMES TO BE FURNISHED WITH DOOR SILENCERS.

LIFE SAFETY PLAN LEGEND

- CDM80 DUAL LAMP EMERGENCY LIGHT & ILLUMINATED EMERGENCY EXIT SIGN W/ BATTERY BACK UP
- ILLUMINATED EMERGENCY EXIT SIGN W/ BATTERY BACK UP
- ILLUMINATED DIRECTIONAL EMERGENCY EXIT SIGN W/ BATTERY BACK UP
- 2 HEADS EMERGENCY LIGHT W/ BATTERY BACK UP
- 2A10BC WALL MOUNTED FIRE EXTINGUISHER
- INDICATES EXIT TRAVEL PATH

LIFE SAFETY CODE REFERENCES

MAXIMUM COMMON PATH OF TRAVEL (PER FBC 2023 1006.2.1): BUSINESS 75'-0" (OCCUPANT LOAD 30 OR LESS)

MAXIMUM OCCUPANT LOAD (FBC 1004): 49 OCCUPANTS - SEE PLAN

EXIT ACCESS TRAVEL DISTANCE (PER FBC 2023 1017.2): 200'-0" UNSPRINKLERED, 53'-6" PROVIDED

CORRIDOR RATING (PER FBC 1020.2): NOT REQUIRED (CORRIDOR OCCUPANT LOAD LESS THAN 30)

CORRIDOR WIDTH (PER FBC 1020.3): 48" (36"min OCCUPANT LOAD < 50), PER 1005.3.2 = 2" PER OCCUPANT =2.5"

FIRE EXTINGUISHER REQUIREMENTS (NFPA 2024 EDITION): YES, 75'-0" OF TRAVEL PATH

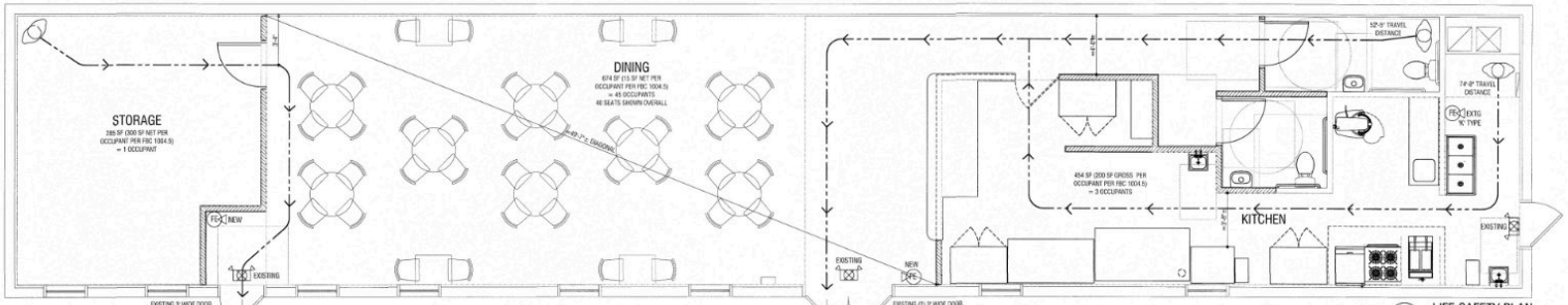
MAX OCCUPANT LOAD WITH ONE EXIT (FBC 1006.2.1) 49 OCCUPANTS (OCCUPANT LOAD = 49)

GENERAL FLOOR PLAN NOTES

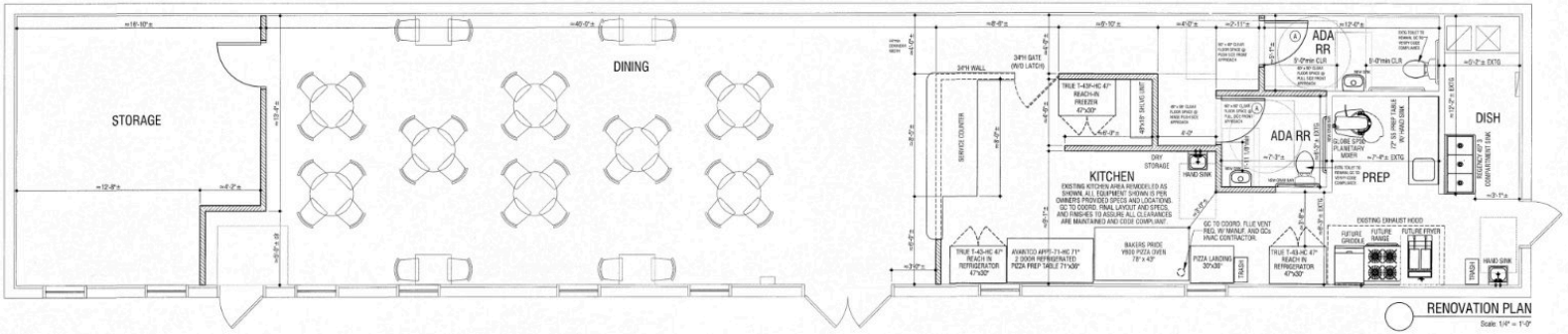
1. GC TO THOROUGHLY REVIEW AND COORDINATE THE FLOOR PLAN. ALL DIMENSIONS ARE TO THE WALL FINISH UNLESS OTHERWISE NOTED. IT IS THE GCs RESPONSIBILITY TO REVIEW AND CONVEY TO SUB-CONTRACTORS ACCORDINGLY.
2. ALL INTERIOR NON-LOAD BEARING WALLS (UNLESS OTHERWISE SPECIFIED) TO BE CONSTRUCTED WITH 2x4 SPF STUDS @ 16" O.C., PROVIDE A 2x4 SP No.2 TOP PLATE, AND 2x4 PT SOLE PLATE. FINISH INTERIOR WALLS W/ 5/8" GWB. BLKG FOR FIXTURE MOUNTING TO BE COORDINATED BY GC.
3. PROVIDE GREENBOARD DRYWALL ON WALLS AND CEILINGS IN ALL AREAS EXPOSED TO EXCESS MOISTURE, OR CEMENT BOARD FOR TILED WALLS. PROVIDE WATERPROOFING/UNDERLAYMENT UNDER ALL TILE FINISHES INSTALLED PER MEMBRANE AND TILE MANUF. SPECS.
4. FINISH ALL INTERIOR WALLS W/ PAINT AND TEXTURE, TO BE COORD. W/ OWNER AND OWNERS INTERIOR DESIGN CONSULTANT.
5. ALL INTERIOR DOORS TO BE 3'-0" x 7'-0" SOLID CORE WOOD DOORS. SEE DOOR SCHEDULE ON SHEET A7.
6. GC TO COORD. FINAL APPLIANCE, FIXTURE, AND CABINETRY SELECTIONS. GC TO ASSURE PROPER ELECTRICAL, PLUMBING, VENTILATION, AND INSTALLATION PREPARATION IS PROVIDED.
7. COORD. ALL FINISHES WITH OWNER AND OWNERS INTERIOR DESIGN CONSULTANT. PROVIDE ADEQUATE SLIP RESISTANT FINISHES IN WET AND OUTDOOR AREAS AND PROPER WATERPROOFING/VAPOR BARRIERS AS REQD BY CODE AND FINISH MANUF. PROVIDE WATERPROOFING MEMBRANE OVER FLOOR DECKING/SLAB AND WALLS AS REQUIRED IN WET AREAS.

WALL STYLES LEGEND

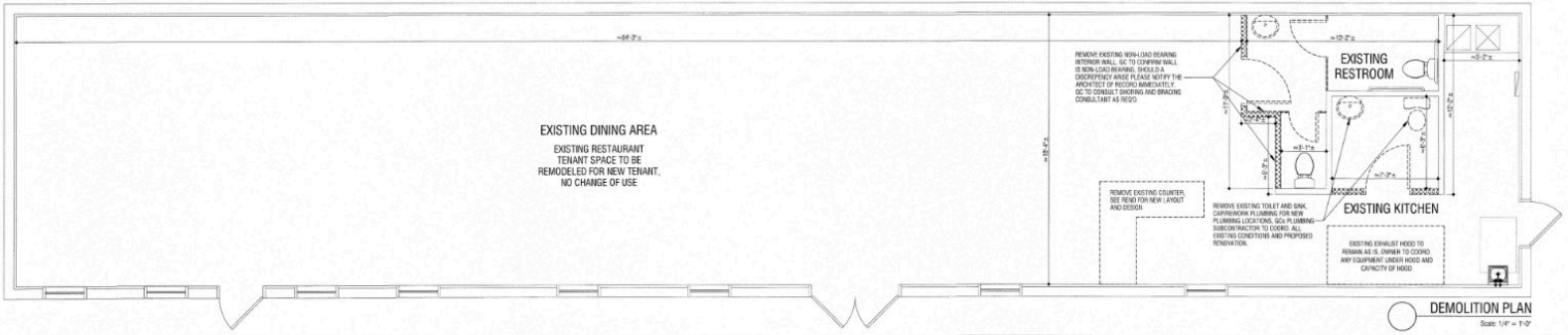
- INDICATES LOCATION OF EXISTING WALL
- INDICATES LOCATION OF NON-LOAD BEARING WALLS TO BE CONSTRUCTED WITH 2x4 CONST. GRADE STUDS @ 16" O.C., W/ 2x4 PT SOLE PLATE AND 2x4 SP No.2 TOP PLATE. FINISH INTERIOR WALLS W/ 5/8" GWB. MATCH EXISTING TEXTURE. COORD. PAINT FINISH AND COLOR W/ OWNER.



LIFE SAFETY PLAN
Scale: 1/4" = 1'-0"



RENOVATION PLAN
Scale: 1/4" = 1'-0"



DEMOLITION PLAN
Scale: 1/4" = 1'-0"

© D4 BLU LLC 2025 RAFAELO'S PIZZA

D4BLU DESIGN, INC.
INNOVATIVE DESIGN. TIMELESS ARCHITECTURE

ARCHITECT:
RICHARD H. DECKER, AR102887
D4 BLU DESIGN, INC.
P.O. BOX 771043
OCALA,FL 34474

THIS DESIGN IS PROPERTY OF D4 BLU DESIGN, INC. AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.

ARCHITECT'S SEAL:

Digitally signed by Richard H Decker
Date: 2025.09.03 19:00:52-04'00'

STATE OF FLORIDA · RICHARD H. DECKER · AR102887 · REGISTERED ARCHITECT

DRAWING DATE:

PERMIT 09/03/2025

PROJECT NAME:

AN INTERIOR RENOVATION FOR RAFAELO'S PIZZA

PROJECT LOCATION:

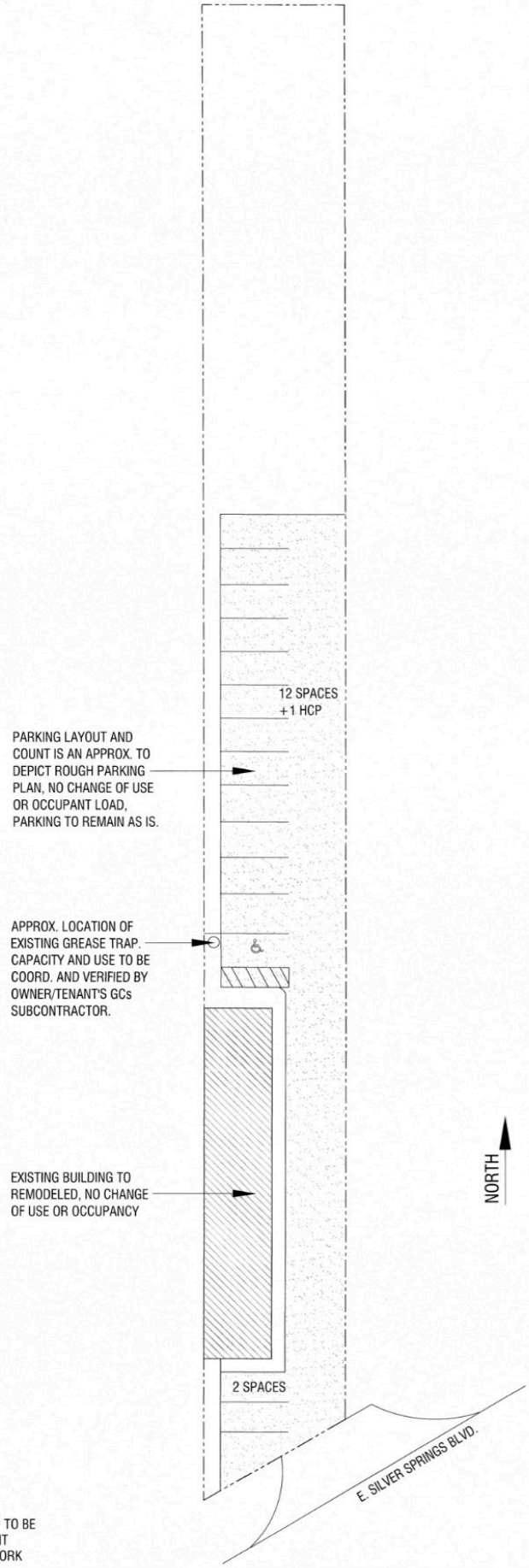
5195 E SILVER SPRINGS BLVD, SILVER SPRINGS, FL 34488

SHEET No.

A1

AS-BUILT PLAN, RENOVATION PLAN, AND LIFE SAFETY PLAN

SHEET 02 OF 02



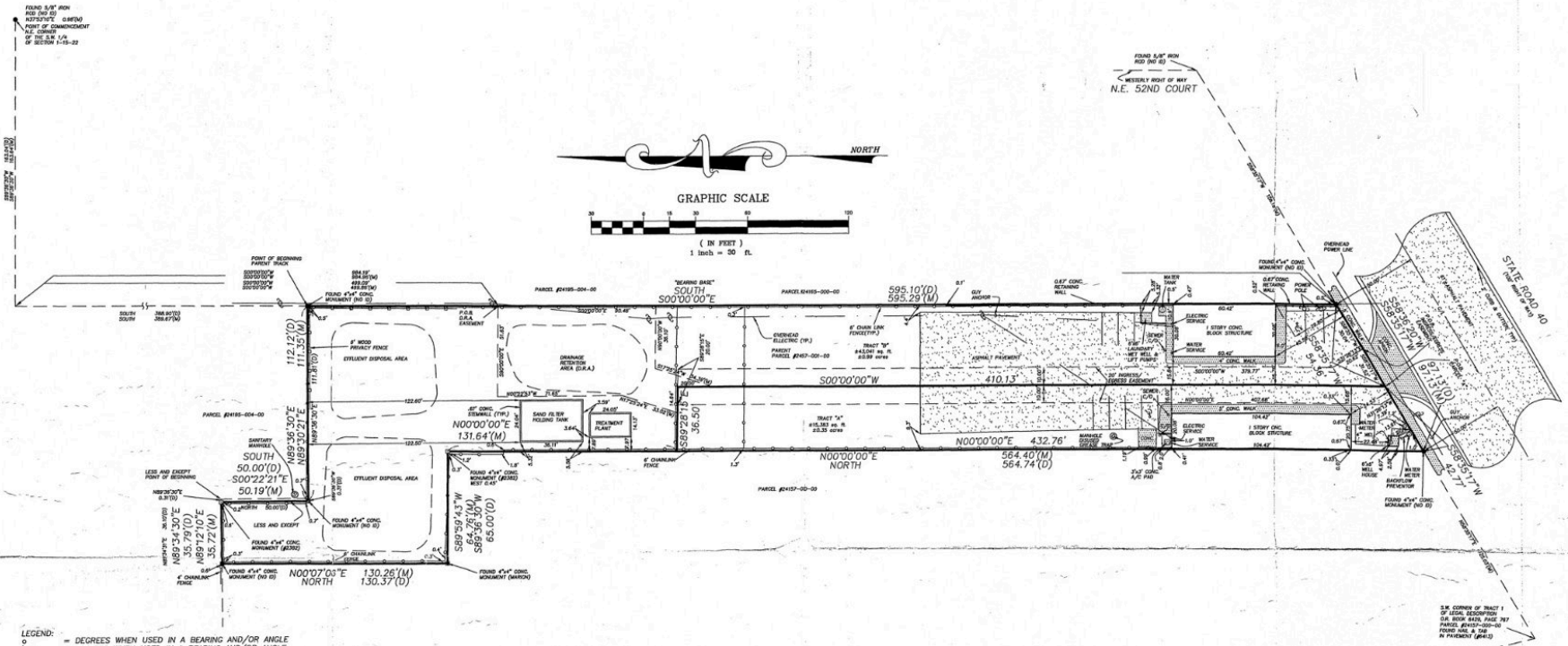
NORTH

SITE PLAN

1" =30'-0"

SITE PLAN IS PRODUCED FOR THE OWNER AND TO BE SUBMITTED IN CONJUNCTION WITH PERMIT DRAWINGS FOR THE REQUIRED SCOPE OF WORK

SITE PLAN FOR RAFAELO'S PIZZA
5195 E SILVER SPRINGS BLVD.,
SILVER SPRINGS, FL 34468



LEGEND:

°	=	DEGREES WHEN USED IN A BEARING AND/OR ANGLE
'	=	MINUTES WHEN USED IN A BEARING AND/OR ANGLE
"	=	SECONDS WHEN USED IN A BEARING AND/OR ANGLE
'	=	FEET WHEN USED IN A DISTANCE
R/W	=	RIGHT OF WAY
C/L	=	CENTERLINE
CONC.	=	CONCRETE
M	=	MEASURED DISTANCE OR BEARING
P	=	PLAT MEASUREMENT
Δ	=	CENTRAL ANGLE OF CURVE
R	=	RADIUS OF CURVE
L	=	ARC LENGTH OF CURVE
T	=	TANGENT OF CURVE
P.C.	=	POINT OF CURVATURE
P.T.	=	POINT OF TANGENCY
P.R.C.	=	POINT OF REVERSE CURVATURE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
	=	UTILITY POLE
☼	=	LIGHT POLE

DESCRIPTION FOR PARENT TRACT:
COMMENCE AT THE N.E. CORNER OF THE S.W. 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE S.89°36'30"W. A DISTANCE OF 163.04 FEET; THENCE SOUTH 388.90 FEET TO THE P.O.B.; CONTINUE SOUTH 595.10 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 40 (100 FEET WIDE); THENCE S.58°36'20"W. ALONG SAID RIGHT-OF-WAY LINE, 97.13 FEET; THENCE NORTH 564.74 FEET; THENCE S.89°36'30"W. A DISTANCE OF 65.00 FEET; THENCE NORTH 130.37 FEET; THENCE N.89°34'31"E. A DISTANCE OF 36.10 FEET; THENCE SOUTH 50.00 FEET; THENCE N.89°36'30"E. A DISTANCE OF 111.81 FEET TO THE POINT OF BEGINNING.

THE WARRANTIES OF THIS DEED SHALL NOT APPLY TO THE FOLLOWING DESCRIBED 0.31 FEET:

COMMENCE AT THE N.E. CORNER OF THE S.W. 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE S.89°36'30"W. A DISTANCE OF 163.04 FEET; THENCE SOUTH 388.90 FEET TO A POINT; CONTINUE SOUTH 595.10 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 40 (100 FEET WIDE); THENCE S.58°36'20"W. ALONG SAID RIGHT-OF-WAY LINE, 97.13 FEET; THENCE NORTH 564.74 FEET; THENCE S.89°36'30"W. A DISTANCE OF 65.00 FEET; THENCE NORTH 130.37 FEET; THENCE N.89°34'31"E. A DISTANCE OF 36.10 FEET TO POINT OF BEGINNING; THENCE SOUTH 50.00 FEET; THENCE S.89°36'30"W. A DISTANCE OF 0.31 FEET; THENCE NORTH 50 FEET; THENCE N.89°34'31"E. 0.31 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THAT CERTAIN EASEMENT TO THE CITY OF OCALA, RECORDED IN OFFICIAL RECORDS BOOK 1178, PAGE 862, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

DESCRIPTION FOR TRACT "A":
COMMENCE AT THE N.E. CORNER OF THE S.W. 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE S.89°36'30"W. A DISTANCE OF 163.04 FEET; THENCE SOUTH 984.19 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 40 (100 FEET WIDE); THENCE S.58°35'17"W. ALONG SAID RIGHT-OF-WAY LINE, 54.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.58°35'17"W. ALONG SAID NORTHERLY RIGHT OF WAY, 42.77 FEET; THENCE NORTH 432.76 FEET; THENCE S.89°28'15"E. A DISTANCE OF 36.50 FEET; THENCE S.00°00'00"W. A DISTANCE OF 410.13 FEET TO THE POINT OF BEGINNING, CONTAINING 15,383 SQUARE FEET OR 0.35 ACRES MORE OR LESS.

SUBJECT TO THAT CERTAIN EASEMENT TO THE CITY OF OCALA, RECORDED IN OFFICIAL RECORDS BOOK 1178, PAGE 862, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

TOGETHER WITH A DRAINAGE RETENSION AREA EASEMENT:
COMMENCE AT THE N.E. CORNER OF THE S.W. 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE S.89°36'30"W. A DISTANCE OF 163.04 FEET; THENCE RUN S.00°00'00"E., 499.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°00'00"E., 90.48 FEET; THENCE RUN N.90°00'00"W., 36.10 FEET; THENCE RUN S.17°25'24"W., 34.39 FEET TO THE EAST BOUNDARY LINE OF TRACT "A" AS DESCRIBED IN THIS LEGAL; THENCE N.00°00'00"E. ALONG SAID EAST BOUNDARY LINE, 20.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE RUN N.89°28'15"W. ALONG THE NORTH BOUNDARY LINE OF SAID TRACT "A", 14.64 FEET; THENCE RUN N.17°25'24"E., 33.02 FEET; THENCE RUN N.00°22'53"W., 71.65 FEET; THENCE RUN S.90°00'00"E., 51.63 FEET TO THE POINT OF BEGINNING.

DESCRIPTION FOR THE SHARED INGRESS/EGRESS EASEMENT:
COMMENCE AT THE N.E. CORNER OF THE S.W. 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE S.89°36'30"W. A DISTANCE OF 163.04 FEET; THENCE S.00°00'00"W., 984.19 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 40 (100 FEET WIDE); THENCE S.58°35'17"W. ALONG SAID RIGHT-OF-WAY LINE, 30.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.58°35'17"W. ALONG SAID NORTHERLY RIGHT OF WAY, 31.52 FEET; THENCE RUN N.31°26'13"W., 7.39 FEET; THENCE RUN N.00°00'00"E., 407.68 FEET; THENCE RUN S.89°28'15"E., 20.00 FEET; THENCE RUN S.00°00'00"W., 379.77 FEET; THENCE RUN S.31°26'13"E., 20.62 FEET TO THE POINT OF BEGINNING.

DESCRIPTION FOR TRACT "B":
COMMENCE AT THE N.E. CORNER OF THE S.W. 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE S.89°36'30"W. A DISTANCE OF 163.04 FEET; THENCE SOUTH 388.90 FEET TO THE P.O.B.; CONTINUE SOUTH 595.10 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 40 (100 FEET WIDE); THENCE S.58°36'20"W. ALONG SAID RIGHT-OF-WAY LINE, 97.13 FEET; THENCE NORTH 564.74 FEET; THENCE S.89°36'30"W. A DISTANCE OF 65.00 FEET; THENCE NORTH 130.37 FEET; THENCE N.89°34'31"E. A DISTANCE OF 36.10 FEET; THENCE SOUTH 50.00 FEET; THENCE S.89°36'30"W. A DISTANCE OF 0.31 FEET; THENCE NORTH 50 FEET; THENCE N.89°34'31"E. 0.31 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

COMMENCE AT THE N.E. CORNER OF THE S.W. 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE S.89°36'30"W. A DISTANCE OF 163.04 FEET; THENCE SOUTH 984.19 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 40 (100 FEET WIDE); THENCE S.58°35'17"W. ALONG SAID RIGHT-OF-WAY LINE, 54.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.58°35'17"W. ALONG SAID NORTHERLY RIGHT OF WAY, 42.77 FEET; THENCE NORTH 432.76 FEET; THENCE S.89°28'15"E. A DISTANCE OF 36.50 FEET; THENCE S.00°00'00"W. A DISTANCE OF 410.13 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THAT CERTAIN EASEMENT TO THE CITY OF OCALA, RECORDED IN OFFICIAL RECORDS BOOK 1178, PAGE 862, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

CONTAINING A TOTAL OF 43,041 SQUARE FEET OR 0.99 ACRES MORE OR LESS.

CERTIED TO:
1) PTER D. ROGERS

NOTI:
1) BRING: BASED ON RECORD DEED ALONG THE EAST BOUNDARY LINE OF DESCRIBED PARCEL; BEARING BEING SOUTH (S.00°00'00"E).
2) SRVEY BASED ON EXISTING MONUMENTATION.
3) DSCRIPTION AS PER O.R. BOOK 1586, PAGE 1884.
4) BUNDARY SURVEY FOR PETER D. ROGERS.
5) UDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHT-OF-WAY, EASEMTS AND/OR OTHER INSTRUMENTS OF RECORD.
6) UDERGROUND AND OVERHEAD IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
7) LIDS SHOWN HEREON ARE NOT SUBJECT TO THE FLOOD PRONE AREA AS ESTAISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL NUMR 12083C 0529 E, DATED APRIL 19, 2017, AND IS CONSIDERED TO BE IN ZIE "X."
8) PRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SIGNED & SEALED WITHN EMBOSSED SURVEYORS SEAL.
9) T ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEE OR EXCEEDS 1 FOOT IN 10,000 FEET.
10) IS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTIES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY A OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM MILAM LANSURVEYING, INC.
11) NCES, SYMBOLS, MONUMENTATION, AND UTILITIES SHOWN HEREON MAY BE EXAGERATED FOR PICTORIAL PURPOSES AND MAY NOT BE SHOWN TO SCALE.
12) BJECT TO 15.00 FEET WIDE ELECTRIC LINE EASEMENT, ON, OVER, UNDER AND ROSS THE CENTERLINE OF COMPLETED ELECTRICAL CONSTRUCTION, WORK ORD PEP3 022., RECORDED IN O.R. BOOK 1178, 562.

I HEBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIREION AND SUPERVISION, AND THE PLAT AND DESCRIPTION ABOVE IS A CORCT REPRESENTATION OF THE LAND SURVEYED AND MEETS THE ESTAISHED STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROISIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE COD PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GARY L. MILAM P.S.M. #5056
MILALAND SURVEYING, INC. L.B. #6802
210 N.E. 3rd STREET
OCALA FLORIDA 34470
(352)622-7224

DRAWN BY: RAB	DATE: 11/1/17	PROJECT NAME	BOUNDARY SURVEY FOR: PETER D. ROGERS
CHECKED BY: GM	BOOK NO.: 202/11		
JOB NO.: 17-328			

Milam Land Surveying
PROFESSIONAL SURVEYORS & MAPPERS
GARY L. MILAM, P.S.M. #5056; LB #6802
210 N.E. 3rd STREET, OCALA, FLORIDA 34470
(352) 622-7224 OFFICE (866) 465-3183 FAX

NO.	BY	DATE	REVISION

SHEET NO. 1 of 1

Ocala Express
Laundry
Open 24 Hours
MJ's
PIZZA &
WING HOUSE
252 236-5991
Silver Springs
LAUNDROMAT
DINER

EXIT

EXIT

Sales Comparables

Vacant Restaurant

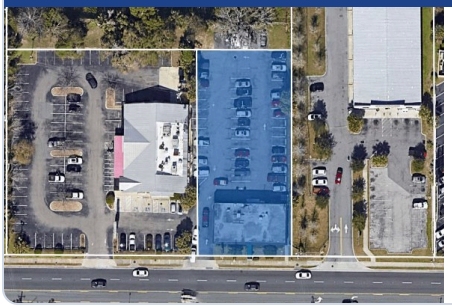
3135 E. Silver Springs Blvd., Ocala , FL

SALE PRICE	BUILDING SF	PRICE/SF	YEAR BUILT	SALE DATE
$2,465,000	5,101	$483.24	1980	Mar 2026

Former O'Calahan's Pub & Eatery on 1.55 Acres

Vacant Restaurant

2159 E. Silver Springs Blvd., Ocala, FL



SALE PRICE	BUILDING SF	PRICE/SF	YEAR BUILT	SALE DATE
$900,000	2,980	$302.01	1971	Apr 2026

Former Wolfy's Restaurant on .57 Acres

Vacant Restaurant

5545 E. Silver Springs Blvd., Silver Springs, FL

SALE PRICE	BUILDING SF	PRICE/SF	YEAR BUILT	SALE DATE
$680,000	3,114	$218.37	1965	Apr 2026

Former Silver Springs Pizza on .55 Acres

Market Overview

Market Overview: Silver Springs, FL

Silver Springs, Florida, serves as the eastern gateway to the Ocala Metropolitan Statistical Area (MSA) and is a well-established commercial corridor driven by tourism, retail, hospitality, and residential growth. Anchored by Silver Springs State Park and complemented by attractions including the Appleton Museum of Art, Ocala Civic Theatre, Ocala National Forest, and Ocala Golf Club, the corridor benefits from a diverse tourism economy. Marion County attracts more than 1.4 million visitors annually, generating approximately $1 billion in tourism-related economic impact and supporting sustained demand for retail, hospitality, restaurant, and commercial businesses. The combination of tourism, commercial investment, and expanding residential development has established the corridor as a prominent commercial destination within Marion County.

The Ocala MSA was ranked by the U.S. Census Bureau as the nation's fastest-growing metropolitan area in 2025, reflecting sustained population growth and increasing business investment. The regional economy generates an estimated $16 billion in annual GDP and was recognized by the Milken Institute as one of the nation's best-performing metropolitan areas. The University of Florida Bureau of Economic and Business Research projects population growth of up to 30% by 2040, reinforcing long-term demand across the retail, hospitality, restaurant, industrial, and commercial real estate sectors.

The Silver Springs corridor continues to attract substantial public and private investment throughout the Ocala MSA. Supported by major regional employers, a thriving year-round tourism economy, sustained population growth, expanding infrastructure, and continued business investment, Silver Springs is well positioned for continued commercial investment and long-term economic expansion.

KEY FACTS

Ocala MSA Population	442,260
County	Marion County
State	Florida

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS	
Population	3,266
Median HH Income	$48,644
Households	1,611

3-MILE RADIUS	
Population	30,641
Median HH Income	$67,824
Households	13,530

5-MILE RADIUS	
Population	75,496
Median HH Income	$71,921
Households	31,283

Source: ESRI / ArcGIS Business Analyst

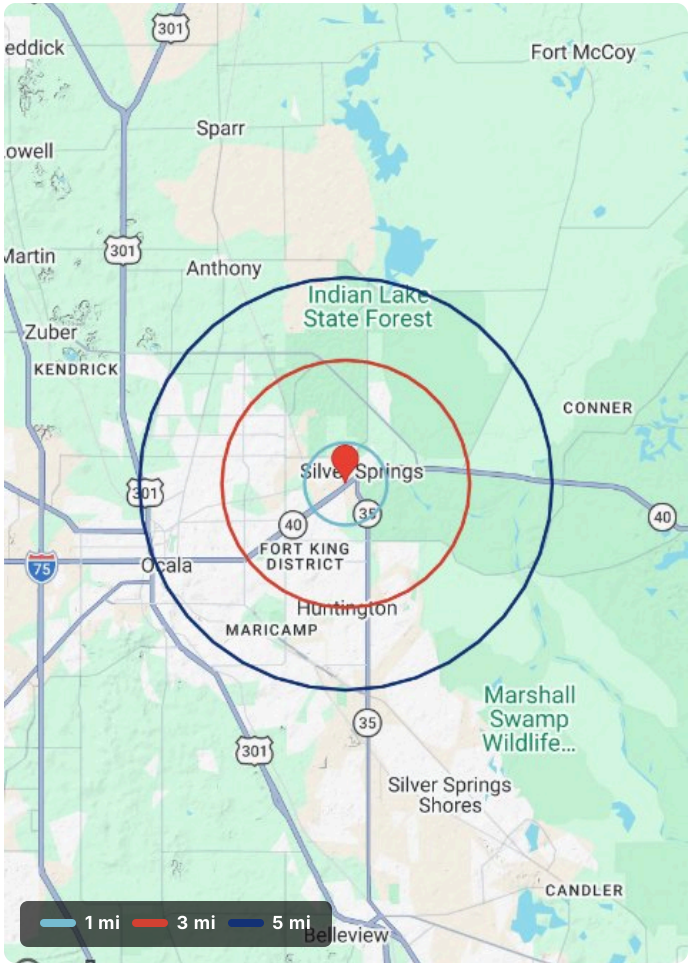
Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,263	24,279	57,749
2010 Population	1,985	25,140	62,798
2026 Population	3,266	30,641	75,496
2031 Population	3,442	32,142	78,915
2026-2031 Growth Rate	1.06 %	0.96 %	0.89 %
2026 Daytime Population	4,472	29,639	81,447

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,030	10,509	23,908
2010 Total Households	957	10,954	25,925
2026 Total Households	1,611	13,530	31,283
2031 Total Households	1,712	14,309	32,997
2026 Avg. Household Size	2.01	2.25	2.39
2026 Owner Occupied Housing	841	9,806	21,982
2031 Owner Occupied Housing	957	10,681	23,796
2026 Renter Occupied Housing	770	3,724	9,301
2031 Renter Occupied Housing	755	3,628	9,201
2026 Vacant Housing	162	1,036	2,723
2026 Total Housing	1,773	14,566	34,006

2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	79	964	2,373
$15,000-$24,999	230	945	1,997
$25,000-$34,999	269	1,374	2,936
$35,000-$49,999	262	1,839	3,962
$50,000-$74,999	269	2,282	4,926
$75,000-$99,999	111	1,795	4,173
$100,000-$149,999	266	2,561	5,742
$150,000-$199,999	92	879	2,444
$200,000 or greater	32	890	2,730
Median HH Income	**$48,644**	**$67,824**	**$71,921**
Average HH Income	**$66,535**	**$88,008**	**$97,908**

Source: ESRI / ArcGIS Business Analyst



$48,644
MEDIAN HH INCOME (1-MI)

$66,535
AVG HH INCOME (1-MI)

52.2%
OWNER OCCUPIED (1-MI)

47.8%
RENTER OCCUPIED (1-MI)

9.1%
VACANCY RATE (1-MI)

1.06 %
2026–2031 GROWTH (1-MI)

Nation's Fastest-Growing Metro | Extensive Food-Service Infrastructure | Ocala, FL MSA

5195 East Silver Springs Boulevard

EXCLUSIVELY OFFERED BY

Rich Fernley

Advanced Commercial Advisor

352-464-2664

rich@fernleyproperties.com

Lic# 3602811

Century 21 JW Morton Commercial

1645 West Main Street

Inverness, FL 34450

352-726-6668

https://commercial.century21.com/real-estate-agent/profile/rich-fernley-P80181875

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Century 21 JW Morton Commercial and it should not be made available to any other person or entity without the written consent of Century 21 JW Morton Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Century 21 JW Morton Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Century 21 JW Morton Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Century 21 JW Morton Commercial has not verified, and will not verify, any of the information contained herein, nor has Century 21 JW Morton Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE Century 21 JW Morton Commercial ADVISOR FOR MORE DETAILS.