

FORMER STEAK 'N SHAKE

5180 NE 24th Street | Ocala, FL 34470



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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SANDS INVESTMENT GROUP

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AREA OVERVIEW

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,777 SF Former Steak 'n Shake at 5180 NE 24th Street in Ocala, Florida. This Offering Features a Triple Net (NNN) Corporate Guaranteed Lease With Over 4 Years Remaining, Providing For an Excellent Redevelopment Opportunity.

OFFERING SUMMARY

PRICE	\$1,300,000
CAP	6.61%
NOI	\$85,950
PRICE PER SF	\$344.19
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	5180 NE 24 th Street Ocala, FL 34470
COUNTY	Marion
BUILDING AREA	3,777 SF
LAND AREA	0.96 AC
BUILT	2000



FORMER STEAK 'N SHAKE

HIGHLIGHTS

- Corporate Backed Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Ideal Development | Redevelopment Opportunity With Tenant Currently Paying \$7,162.50 Per Month Until June 30, 2024
- Strategically Located as an Outparcel to the Walmart Supercenter (Major Traffic Driver to the Area) and Adjacent to the Aldi and Lowe's Along Hwy 40
- Excellent Demographics: 68,748 Residents Within a 5-Mile Radius Making an Average Household Income of Over \$55,473
- Situated Along Hwy 40 That Runs West Into Ocala Proper (6-Miles) and Has Over 27,222 VPD
- Silver Springs State Park (2 Minutes Away) is America's Largest Untouched Spring and Has Glass Bottom Boat Tours, Kayaking, Paddling, Hiking and Horseback Riding
- Indian Lake State Forest (10 Minutes Away) is 4,466 Acres of Sandhills and Pastures With Recreational Opportunities Like Hiking, Bird-Watching and Horseback Riding
- Ocala is Located in Central Florida and Sits Between Gainesville at 50 Minutes to the North; Orlando at 1.5 Hours to the South; Jacksonville at 2 Hours to the Northeast and Daytona Beach 70 Miles East to the Atlantic Ocean Coastline
- Nearby Tenants Include: Murphy USA, McDonald's, Subway, Arby's, Outback Steakhouse, AT&T, Pep Boys, Bealls, Verizon, U-Haul, Shell, Circle K and Dairy Queen



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	Steak 'n Shake
PREMISES	A Building of Approximately 3,777 SF
LEASE COMMENCEMENT	July 1, 2019
LEASE EXPIRATION	June 30, 2024
LEASE TERM	4+ Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	None
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

SQUARE
FOOTAGE

ANNUAL
BASE RENT

RENT
PER SF

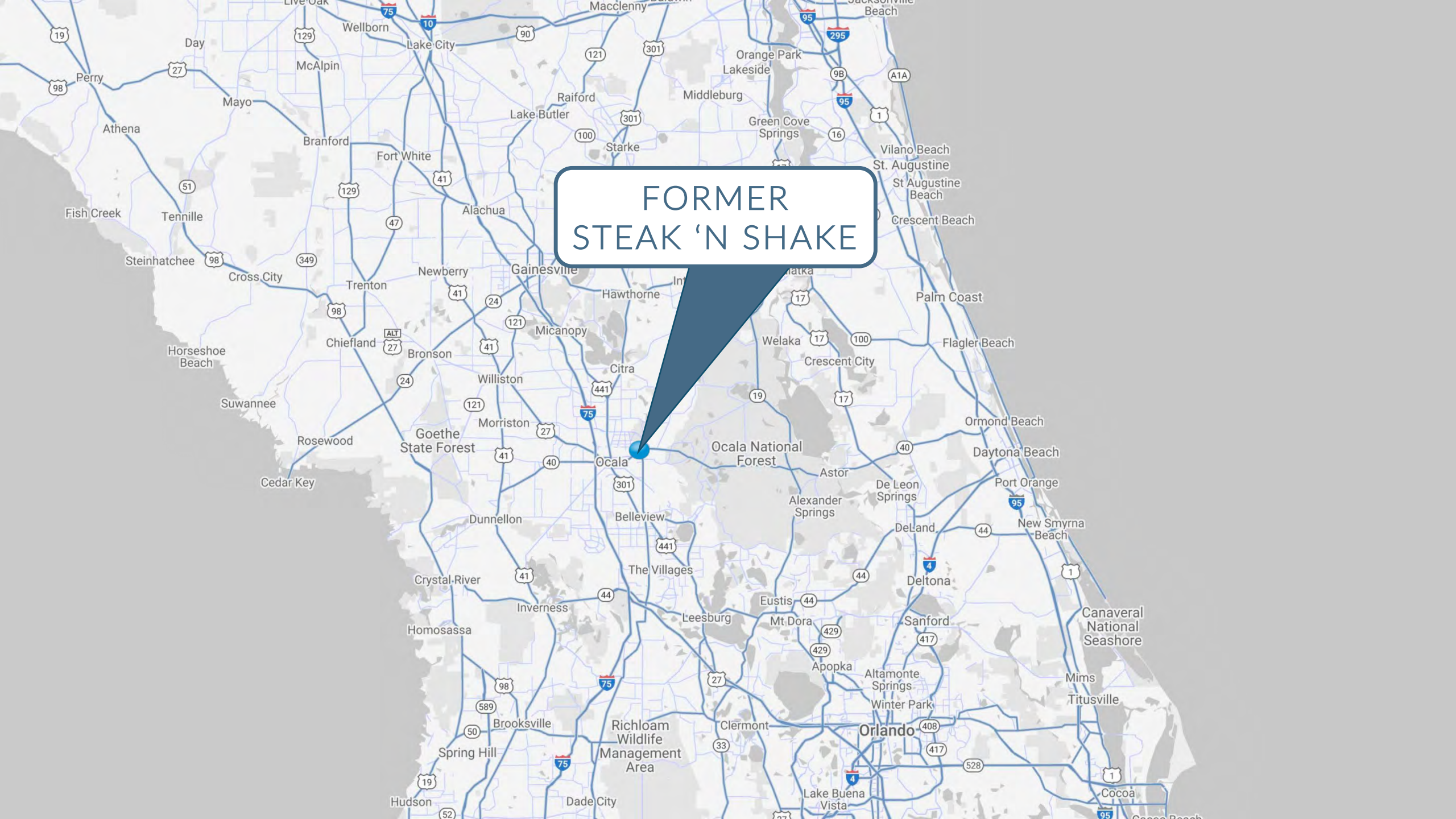
3,777 SF

\$85,950

\$22.76



FORMER
STEAK 'N SHAKE





LOWE'S

Arbys

Pep Boys

ALDI

AT&T

GameStop
power to the players

CALIBER
CARWASH

BURGER KING

MURPHY
USA

Little Caesars

OneMain
Financial

BonWorth
Be BonWorth Beautiful

BEALLS

GREAT WALL
RESTAURANT & BUFFET

H&R
BLOCK

AMSCOT

verizon

Bob Evans
DOWN ON THE FARM

OYO

Walmart

FORMER
STEAK 'N SHAKE

40



Silver Springs
Manor & RV Park

Royal
Manor Ltd

Sage Stop
Resort

Ocala Express
Laundry Center

Darrell's Dog Gone
Good Diner

O'BRIEN'S
GARAGE INC

Silver Springs
Restaurant

Days Inn
BY WYNDHAM

Holiday Inn
AN IHG HOTEL

DISCOVERY
KAYAK TOURS

The Event
WAREHOUSE
COMPANY

FLORIDA
DEPARTMENT
OF REVENUE

M
MARATHON

DQ

CIRCLE K

SHELL

OYO

NE 24th St

FORMER
STEAK 'N SHAKE

40

ROSS DRESS FOR LESS **bealls** OUTLET **OUTBACK** STEAKHOUSE

DOLLAR GENERAL **BEALLS**

FIREHOUSE SUBS **BonWorth** Sprint

Little Caesars **Katsur Dental & Orthodontics** **metro** by T-Mobile

FORMER
STEAK 'N SHAKE

Bob Evans
Great Clips

BB&T **CITGO** **Holiday Inn Express**

Days Inn **Denny's**

DQ **Shell**
CIRCLE K

Walmart Supercenter
BURGER KING **MURPHY USA** **McDonald's**

LOWE'S



ALDI **Arby's** **SUBWAY** **FC Hair Cuttery**
Pep Boys
SALLY BEAUTY **AspenDental** **AT&T** **T-Mobile**



OCALA | MARION COUNTY | FLORIDA

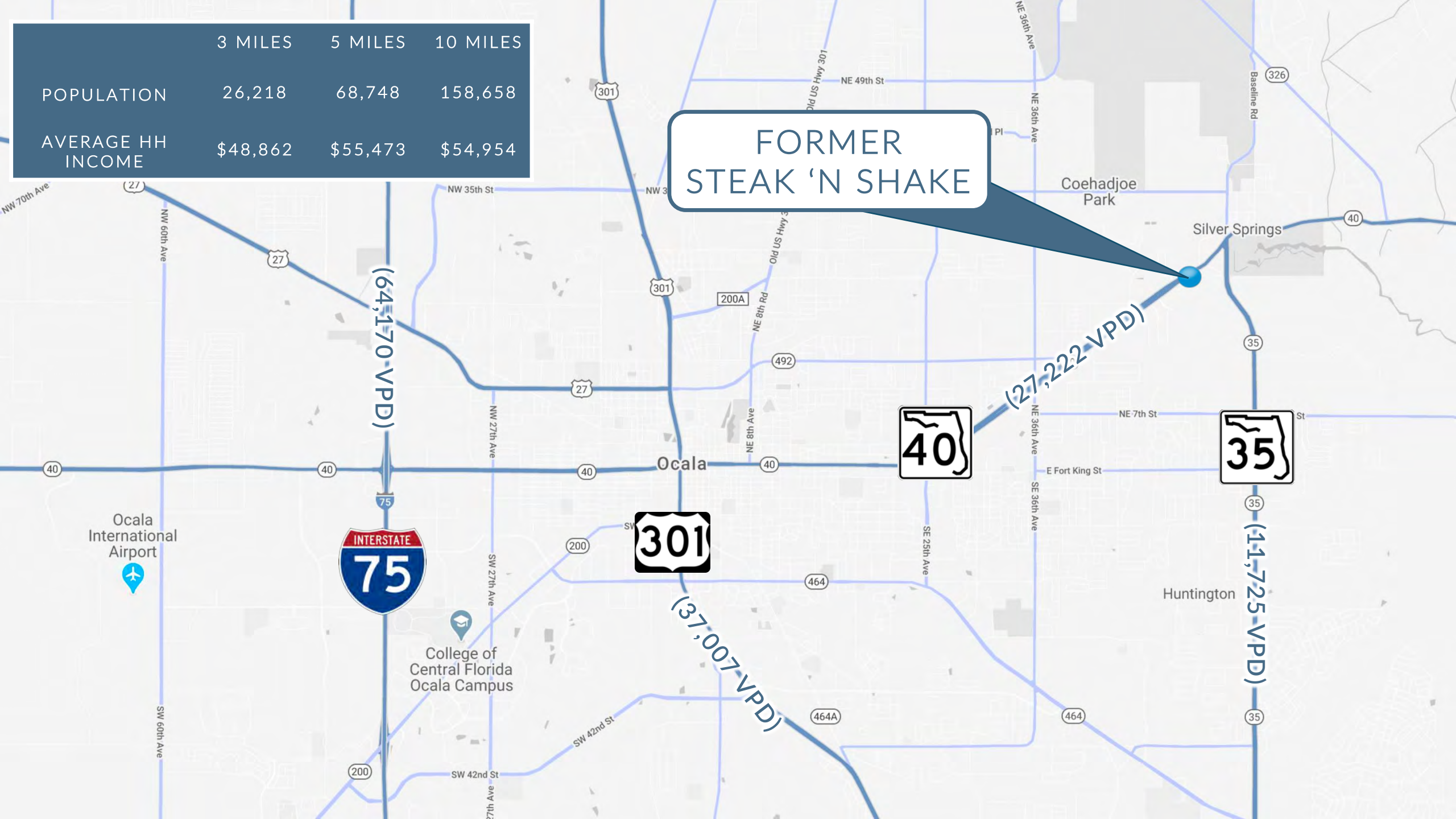
Ocala is a city in Marion County in the state of Florida, which is part of the northern region of the state. Ocala is located in Central Florida and is part of the Ocala, FL metro area which has a population of 368,000 residents as of 2019. Ocala is conveniently located between Orlando and Gainesville, two of the most popular destinations in the state as both are within an hour's drive. The city and surrounding area is known as the "Horse Capital of the World" and is the home to many equine and cowboy related events such as trick shows, parades and rodeo demonstrations.

The largest industries in the area are focused around health care & social assistance, retail trade and construction. The local economy supports over 127,000 jobs. The median household income is \$44,576 and has seen growth of 1.5% in the last year. The Ocala Horse Industry has a major impact on the economy, with visitors visiting often and for longer periods of time. Much of that activity douses around the Florida Horse Park which is the official training site for the U.S. Equestrian Team. Other major employers in the area include Emergency One, Pioneer Baking Company and Sunair Electronics who recently moved its headquarters to the city as growth has continued to draw new opportunities to Central Florida.

The center of town is home to many restaurants, nightclubs and shopping in the Historic Downtown Square. This has served as the perfect place for those in the area to meet and explore all of the fun that exists in Ocala. In addition, the area has much of that natural beauty that people think of when they think of Florida. One of the pristine and untouched gems is Silver Springs State Park, a nature theme park and national landmark. Covering an astounding 350 acres, it is considered to be one of the premier landmarks in the state. Visitors can enjoy the Silver Springs River, a nature theme amusement park, or the Alexander Springs nature park. The latter provides picnic tables and grills. It is the perfect place for a cookout. Also, other activities, such as swimming, football, and enjoying the beach are available.



	3 MILES	5 MILES	10 MILES
POPULATION	26,218	68,748	158,658
AVERAGE HH INCOME	\$48,862	\$55,473	\$54,954



FORMER
STEAK 'N SHAKE

(64,170 VPD)

(27,222 VPD)

(37,007 VPD)

(11,725 VPD)

CONFIDENTIALITY AGREEMENT

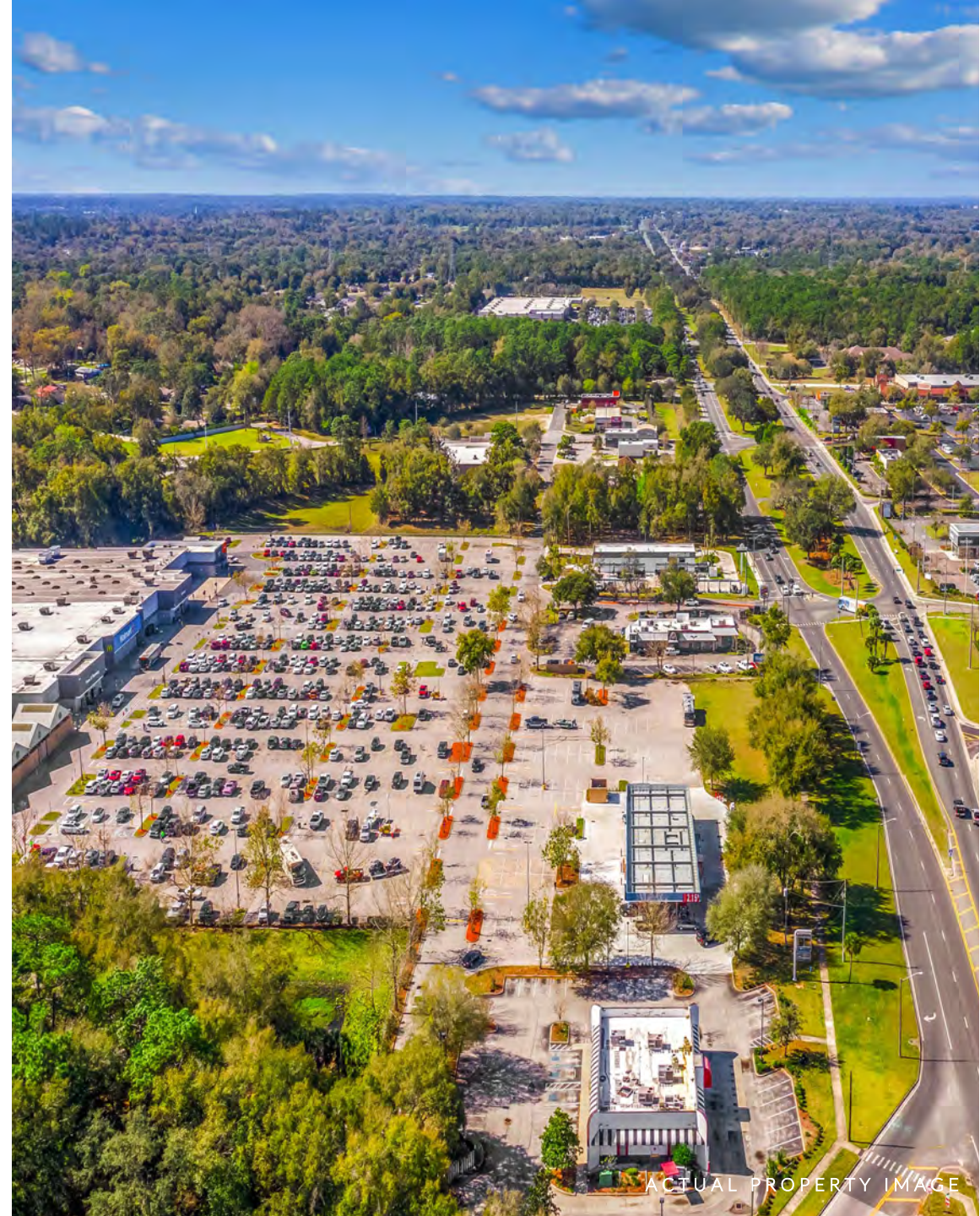
The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified 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, 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, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the 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 to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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