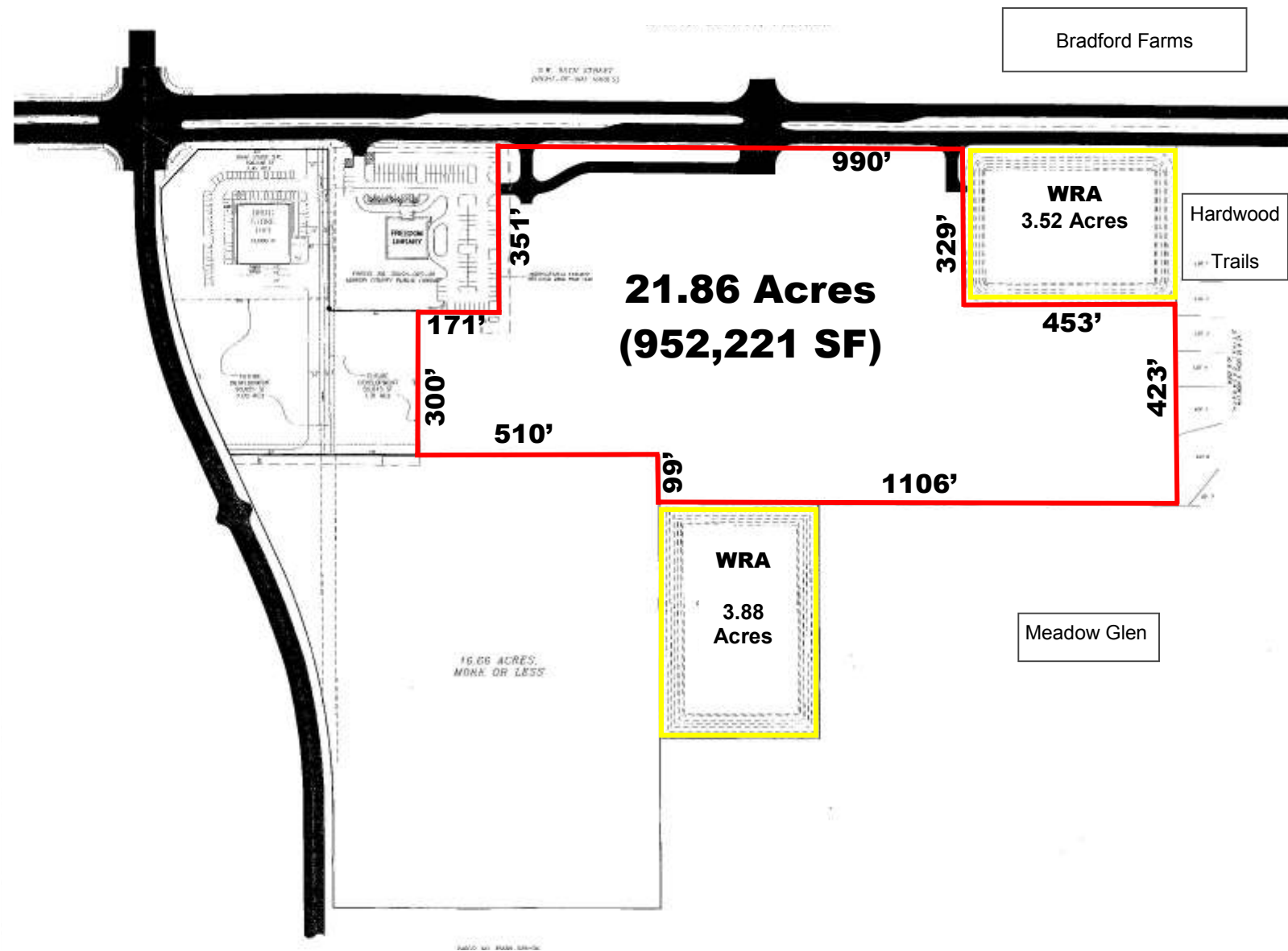
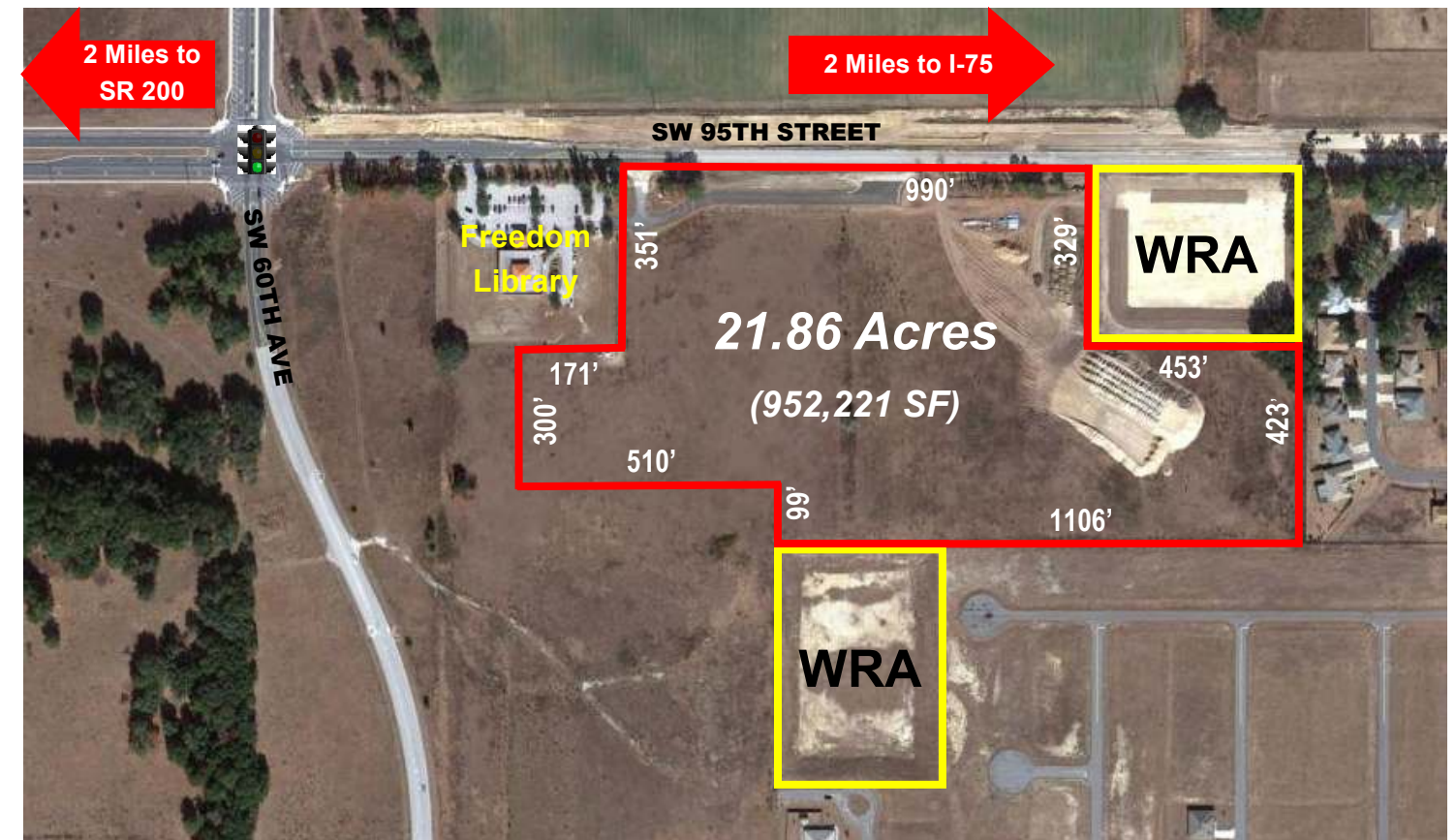


21.86 ACRES

SHOPPING CENTER SITE



- Near Signalized Intersection
- Outstanding Visibility
- Good Local Traffic Count
- 990 Feet 4-Lane Highway Frontage
- County Water & Sewer
- Offsite Water Retention
- 3 Constructed Driveway Entrances off SW 95th Street
- Cross Easements with Library & Adjoining Properties for Access to SW 60th Ave



All information contained herein was derived from reliable sources. However, no express or implied warranties or representations are made as to the accuracy of the information which is offered subject to errors, omissions, change of price, prior sale, rental or withdrawal from the market without notice and is subject to any special conditions or changes which may be imposed or made by Seller. Seller reserves the right to accept or reject any and all offers.

Cell (352) 239-1553
Office (352) 629-6101 X 601
John@IPSRealtor.com
JOHN RUDNIANYN
INTERNATIONAL PROPERTY SERVICES CORP., REALTOR
2441 NE 3rd St. Suite 201 OCALA, FL, 34470
www.IPSRealtor.com

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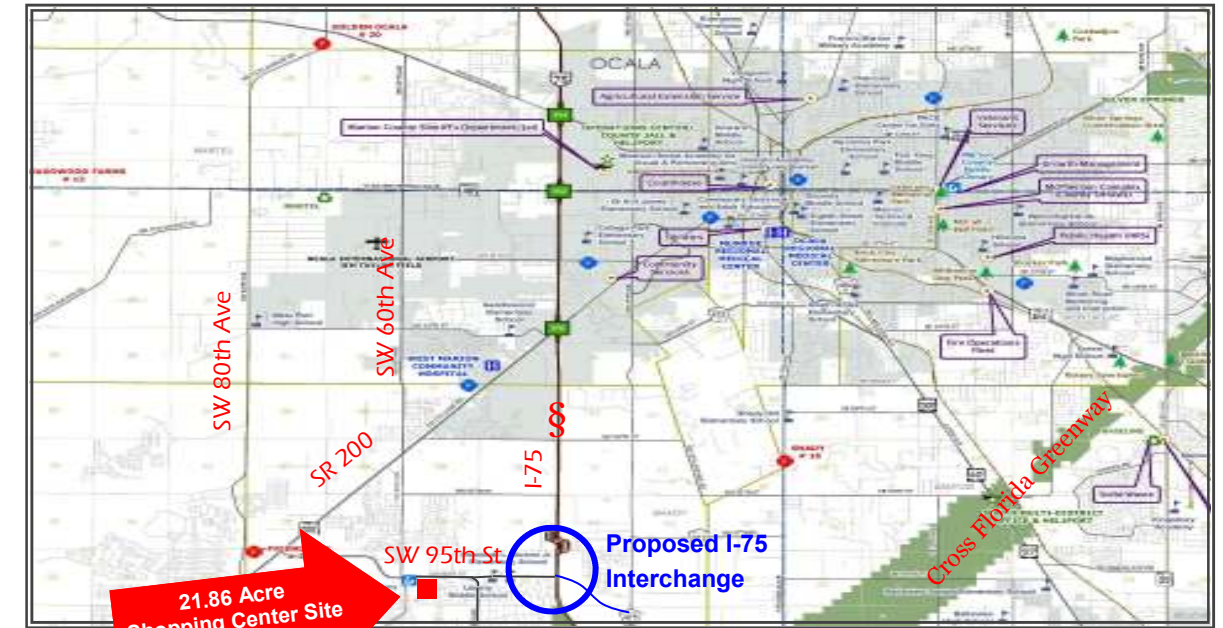
EXECUTIVE SUMMARY

- SIZE:** 21.86 Acres (952,221 Square Feet).
- PRICE:** \$3,300,000 (\$3.47 per Square Foot) Owner will Sell, Lease, or Build to Suit. Owner will divide and reconfigure property to accommodate user or will sell out parcels.
- LOCATION:** Freedom Crossings is located East of the intersection of SW 60th Ave and SW 95th St. (The major intersection between SR 200 and the proposed I-75 interchange.)
- ADDRESS:** 5800 SW 95th Avenue
- ZONING:** Land use is Commercial with B-2 Commercial Zoning. Developers agreement permits hundreds of thousands of square feet of buildings.
- WATER:** Central county public water - 12" Main on SW 95th Street
- SEWER:** Central county public sewer - 12" Main on SW 95th Street
- STORMWATER:** Off-site Storm Water Retention Areas are constructed and operational to permit 80% impervious coverage on property. Storm water facilities are owned and maintained by the Meadow Glen HOA and Marion County. Constructed offsite water retention provides at least a half-million savings in land, construction and maintenance costs.
- EXISTING USE:** Vacant - Ready for immediate development. Includes boundary survey.
- DESCRIPTION:** Metes and Bounds in Section 21, Township 16 South, Range 20 East, Marion County, Florida.

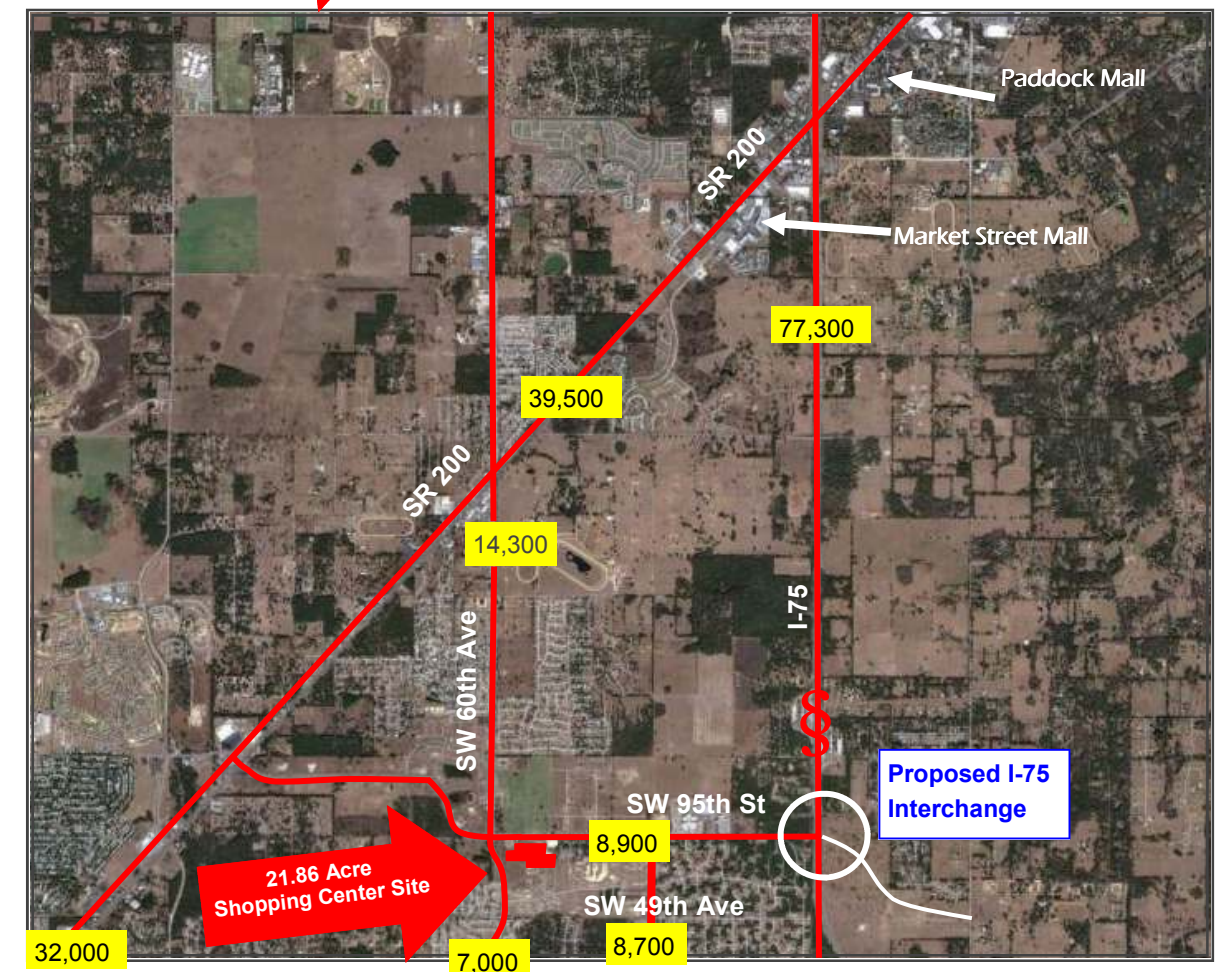
2011 DEMOGRAPHIC INFORMATION

POPULATION	1 mile	2 miles	3 miles	5 miles
Total Population	2,830	11,477	25,346	46,348
Median Age	60.9	58.0	63.4	61.0
POPULATION GROWTH				
2011 to 2016 Annual Growth Rate	0.32%	0.46%	0.52%	0.37%
HOUSEHOLDS				
Total Households	1,378	5,062	12,298	21,806
Average Household Size	2.05	2.27	2.06	2.12
HOUSEHOLD GROWTH				
2011 to 2016 Annual Growth Rate	0.12%	0.24%	0.50%	0.30%
HOUSING MIX				
Owner Occupied Units	91% 1,256	90% 4,548	87% 10,695	83% 18,089
Renter Occupied Units	9% 122	10% 514	13% 1,603	17% 3,717
INCOME				
Average HH Income	\$50,893	\$52,876	\$46,900	\$46,723
Median HH Income	\$41,500	\$42,388	\$37,552	\$36,753
Per capita Income	\$22,779	\$23,034	\$22,542	\$22,248

LOCATION IN MARION COUNTY FL



Traffic Counts



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