



Berkshire Oaks



- › An exceptional redevelopment opportunity as a mixed use/entertainment center with great visibility on I-75!
- › Less than 15% of the income expires in the next ten years
- › Over 550% NOI growth potential
- › Un-leveraged IRR return potential of over 24%
- › Daytime population of over 60,000 and an average income of \$62,000+
- › Excellent highway visibility with over 90,000 VPD
- › An acquisition/development loan with interest only may be obtained for the redevelopment phase



COLLIERS INTERNATIONAL
255 S. Orange Ave., Suite 1300
Orlando, FL 32801
407 843 1723
www.colliers.com

3950 College Road Ocala, Florida 34474

Sean Glickman, CCIM, with the Milano-Glickman Retail Team and Managing Director at Colliers International is proud to offer for sale Berkshire Oaks (the "Property"), an anchored shopping center with outparcels that total to 253,550 square feet of space. The property is on a **ground-lease** and located in Ocala, Florida along State Road 200, Ocala's main retail artery. The property is 59% occupied and boasts many national brands that offer great synergy for prospective tenants that are considering the unoccupied space. Less than 15% of the income expires in the next ten years. This is an excellent opportunity to acquire a value-add asset with substantial upside potential or an exceptional redevelopment opportunity.

- › Significant value-add potential
- › Well positioned along the dominant retail corridor
- › Excellent frontage along Interstate-75
- › Great synergy with national tenants

NOI: \$304,196
Asking Price: \$5,500,000
Price Per SF: \$21.69
Price Per Acre: \$164,228



Address	4465-4475 SW 40th Ave Ocala, Florida 34474
GLA	253,550 SF
Lot Size	33.49± AC
Year Built	2008
Occupancy	59%
Traffic Count	41,500 VPD - State Road 200 90,745 VPD - Interstate-75
Units	18
Tenants	Kohl's (88,800 SF) Petco (15,000 SF) Guitar Center (8,400 SF)
Parking	1,235 free surface spaces
Property Website	http://cilistings.listinglab.com/BerkshireOaks



AERIAL



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CONTACT US

CHRIS SMITH
407 362 6159
chris.d.smith@colliers.com

BRANDON RAPONE
407 362 6167
brandon.rapone@colliers.com

SEAN GLICKMAN, CCIM
sean.glickman@colliers.com

MIKE MILANO, CCIM, MAI
mike.milano@colliers.com



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