



4,045SF FORMER BANK BRANCH

6801 SE MARICAMP ROAD
OCALA, FL 34472

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BARTOW MCDONALD IV

Managing Director



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PROFESSIONAL BACKGROUND

Bartow McDonald IV is an entrepreneur who serves as managing director for SVN in Ocala, FL, where he enjoys working on commercial real estate deals in North Central Florida.

Prior to joining SVN, McDonald served as the vice president of acquisitions and development for Cope Properties, Inc. in Ocala, Florida where he was responsible for the acquisition, entitlement, and marketing of portfolio and client properties.

Previously, McDonald served as the founder and chief executive officer of two start-up companies; Bluewire, a service based electrical solutions company and StoreParts, an e-commerce company that supplied supply chain management technology to the supermarket and food retail industries.

Before starting two companies, McDonald spent six years working for a fast-growing international manufacturing firm, where he gained in-depth industrial experience through his leadership positions in manufacturing operations, distribution, logistics, and marketing.

In the early 1990's, McDonald served in college leadership with Young Life and interned with the Southwestern Company and Merrill Lynch.

McDonald previously served as chairman of the board for RMI (Reciprocal Ministries International), board member of Ocala Chamber of Commerce, the Central Florida Commercial Association of Realtors, chairman of the regional advisory board of directors for RBC Bank and as a director on the advisory board for Wachovia Bank. In addition, he has participated as a conference speaker for the Florida Venture Capital Forum, the Food Marketing Institute and has been quoted in the Wall Street Journal and Forbes.

McDonald earned his MBA and Bachelor of Science from the University of Florida in Gainesville, Florida.

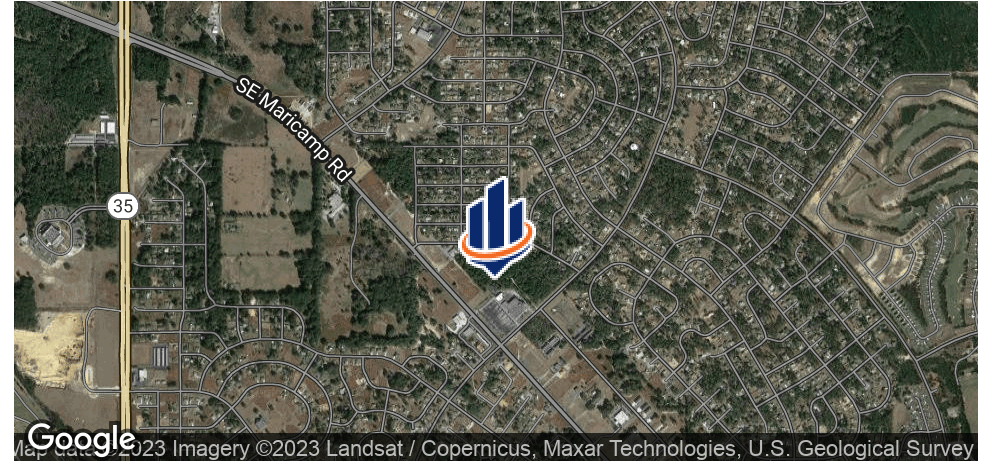
Sight fishing and bow hunting are two things that will get him up before sunrise.

EDUCATION

MBA, University of Florida

B.S. in Business Administration

Property Summary



OFFERING SUMMARY

Sale Price:	\$299,000
Lot Size:	1.79 Acres
Year Built:	1998
Building Size:	4,045 SF
Zoning:	B-2
Market:	North Central Florida
Submarket:	Ocala
Price / SF:	\$73.92

PROPERTY OVERVIEW

Former retail bank branch with covered drive thru located off Maricamp Road in Ocala, FL. 4,045sf building includes large open lobby, four spacious executive offices along the perimeter with floor to ceiling glass walls, Teller work area, break room, supply and IT rooms, along with and two restrooms. The main access from Maricamp is a shared easement across the Crystal Square Shopping Center.

PROPERTY HIGHLIGHTS

- 18 Parking Spaces
- 34,000 ADT
- New O'Reilly Auto Across the Street

Photos



Photos





Photos



Regional Map



Aerial Map

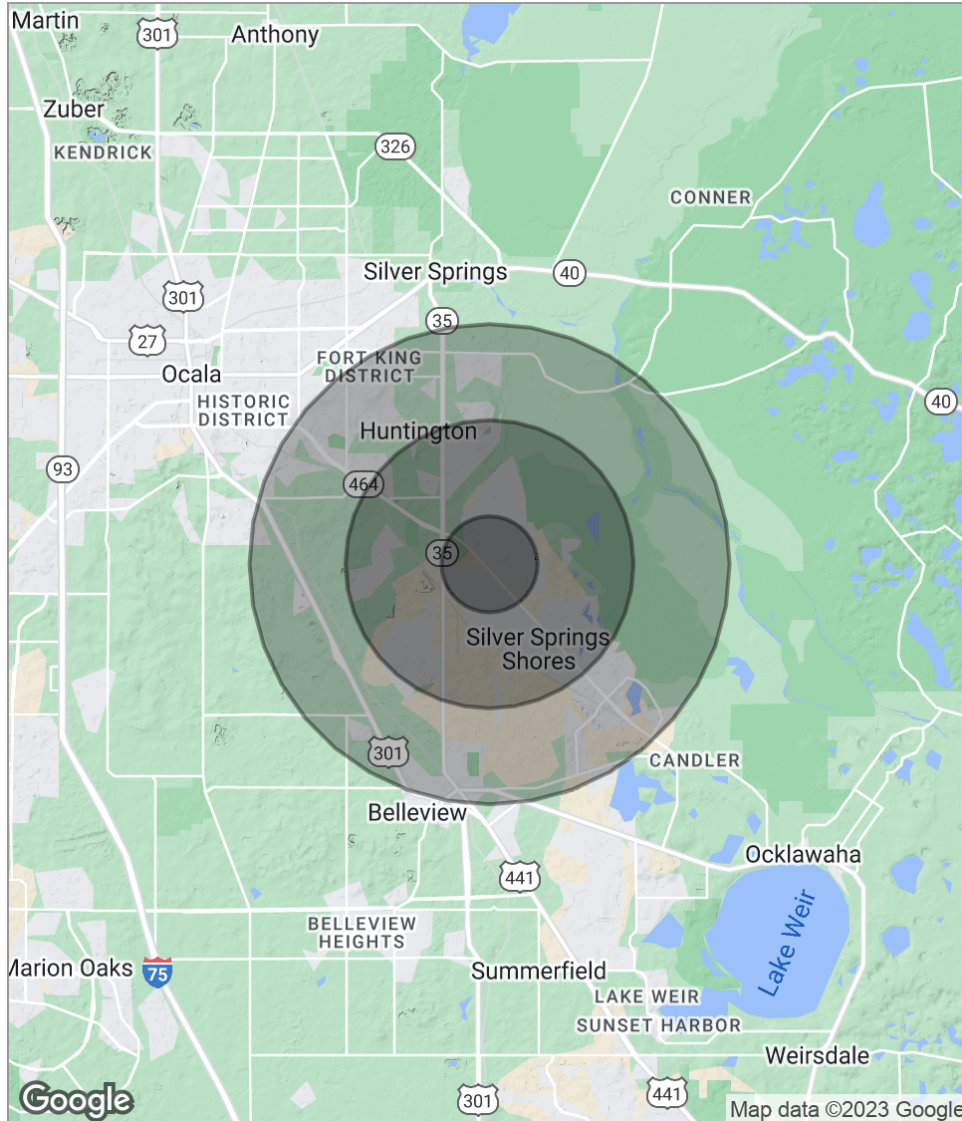


Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	5,340	30,331	60,826
Median age	36.4	37.9	40.4
Median age (male)	33.7	36.9	39.7
Median age (female)	37.9	38.7	41.0
Total households	1,877	11,221	23,271
Total persons per HH	2.8	2.7	2.6
Average HH income	\$46,620	\$52,396	\$59,605
Average house value		\$178,441	\$206,151

** Demographic data derived from 2020 ACS - US Census*

Demographics Map



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HOUSEHOLDS & INCOME

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