

OUTPOST MARINE GROUP

HOLIDAY, FL



OFFERING MEMORANDUM

KW COMMERCIAL
2424 N Federal Highway,
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Boca Raton, FL 33431

PRESENTED BY:

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HOLIDAY, FL

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OUTPOST MARINE GROUP

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

A SERIOUS BOAT SALES FACILITY

ROBUST SERVICE DEPARTMENT

SHADED DISPLAY AREAS

FABULOUS SHOWROOM

RECEPTION / CONFERENCE ROOM / PARTS DEPT.

TOOLS & EQUIPMENT

EXECUTIVE SUMMARY



SALE PRICE: \$2,400,000

LOT SIZE: 1.91 Acres

BUILDING SIZE: 8,250 SF

CROSS STREETS: Bonita Road

BUSINESS OVERVIEW

This is Tampa Bay's premier retailer of quality new and pre-owned boats. The Company offers a full line of vessels that includes Baja, Donzi, Lowe, Mako, Mercury, Piranha, Starcraft, Stott Craft, Sun Tracker, Tahoe, Tracker, Triton, Shearwater, Sterling, Heyday and Blackwater along with a fresh stock of gently-used, new-boat trade-ins. The Certified Service Division is operated by factory-trained technicians who are supported by an experienced staff.

PROPERTY FEATURES

- Located directly on US Highway 19, drive-by is massive with over 90,000 potential customers passing the facility daily.
- Large paved surfaces provide expansive and convenient space to display new and used boats.
- The showroom and sales offices provide a comfortable and professional environment where deals are negotiated and closed.
- The grounds are always nicely appointed and the facility is kept meticulous and well-maintained.

PROPERTY DESCRIPTION



PROPERTY OVERVIEW

This property is currently leased by the business owner and is available for long term lease and continued use as a very successful boat dealership. The business is for sale with the lease in place or it can be purchased with the real estate for an additional \$2.5 million.

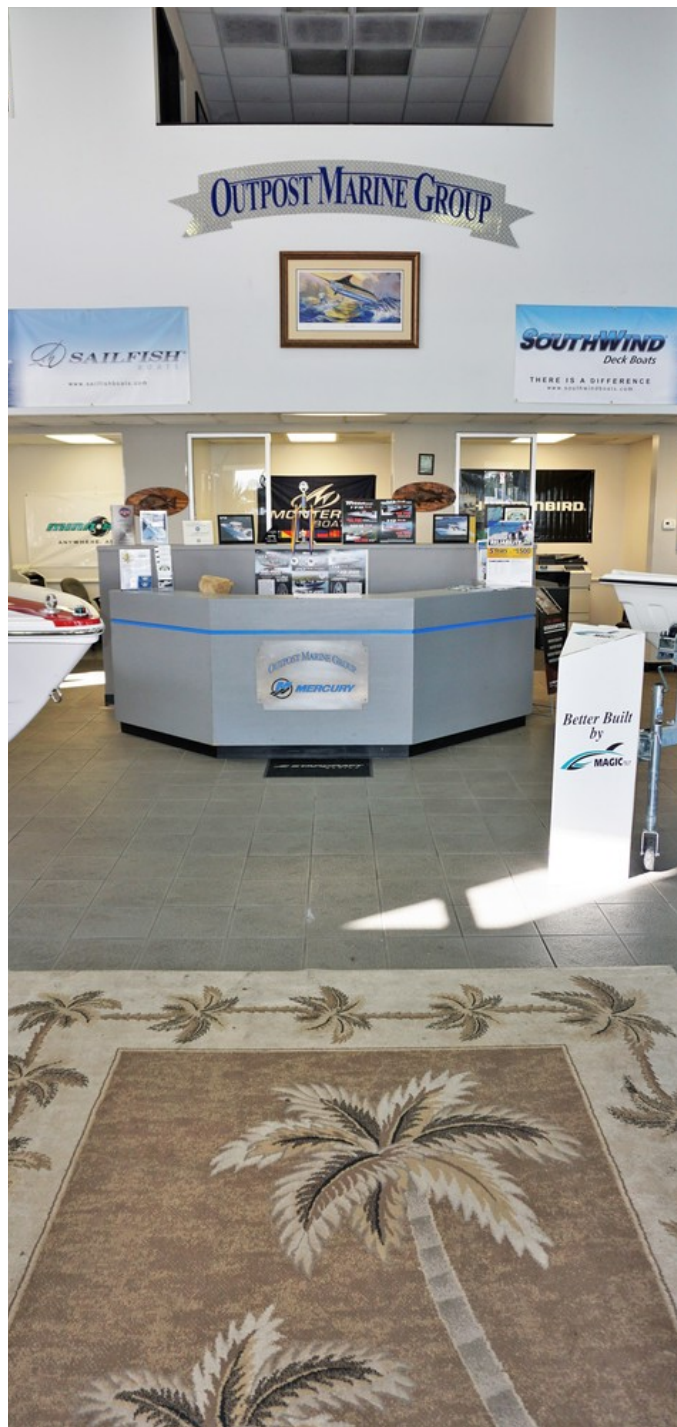
Located in Pasco County with over 450' odirectly on US Highway 19, the property is especially well-suited to draw upon a massive audience from a well known and very robust boating community.

Deferred maintenance on the property does not exist. The grounds are well maintained, the equipment is operating and kept in excellent condition, the offices are vibrant and very professional for closing deals and the sales lot is expansive and visible to every passer-by.

An established customer base formed by years of successful sales is what drives strong repeat service customers. A ships store complements the effort with necessary parts and supplies on site.

PROPERTY DETAILS

PROPERTY NAME:	Outpost Marine Group
STREET ADDRESS:	1925 US-19
CITY, STATE, ZIP:	Holiday, FL 34691
APN:	31-26-16-0010-01700-0010
YEAR BUILT:	1994
WALLS:	Concrete Block



COMPLETE HIGHLIGHTS

PROPERTY HIGHLIGHTS

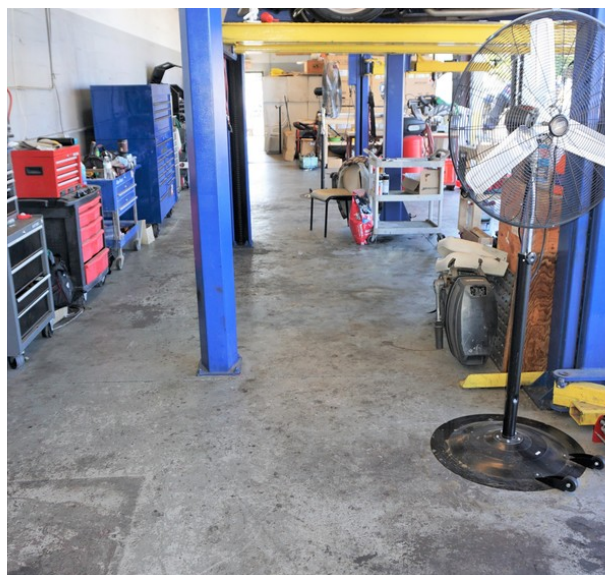
- Powerful Boat Sales and Service Dealership
- Massive Drive-by on US Hwy 19
- Expansive Sales Lot for boat display
- Fabulous Showroom
- Multiple Professional Sales Offices
- Conference Rooms on Second Floor
- Ships Store
- Shaded Boat Display Areas Outside
- Multiple Service Bays for undercover work
- Easy access throughout property
- Robust Boating Community
- Established and Expanding Quality Boat Lines
- Superior Staff and Experienced Technicians



A SERIOUS BOAT SALES FACILITY



ROBUST SERVICE DEPARTMENT



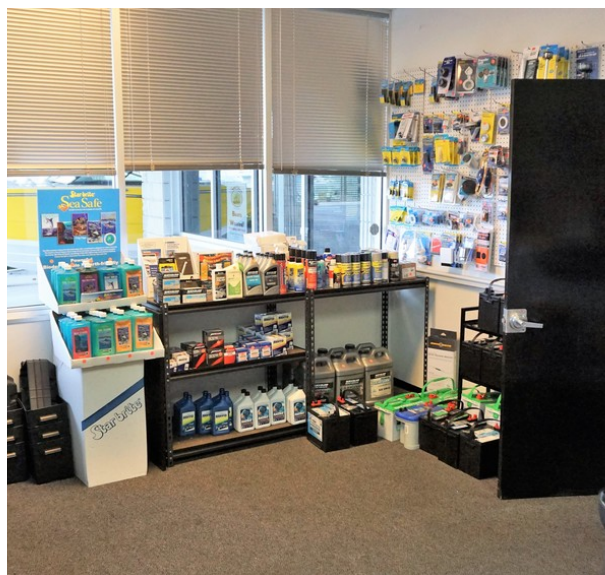
SHADED DISPLAY AREAS



FABULOUS SHOWROOM



RECEPTION / CONFERENCE ROOM / PARTS DEPT.



TOOLS & EQUIPMENT



OUTPOST MARINE GROUP

LOCATION INFORMATION

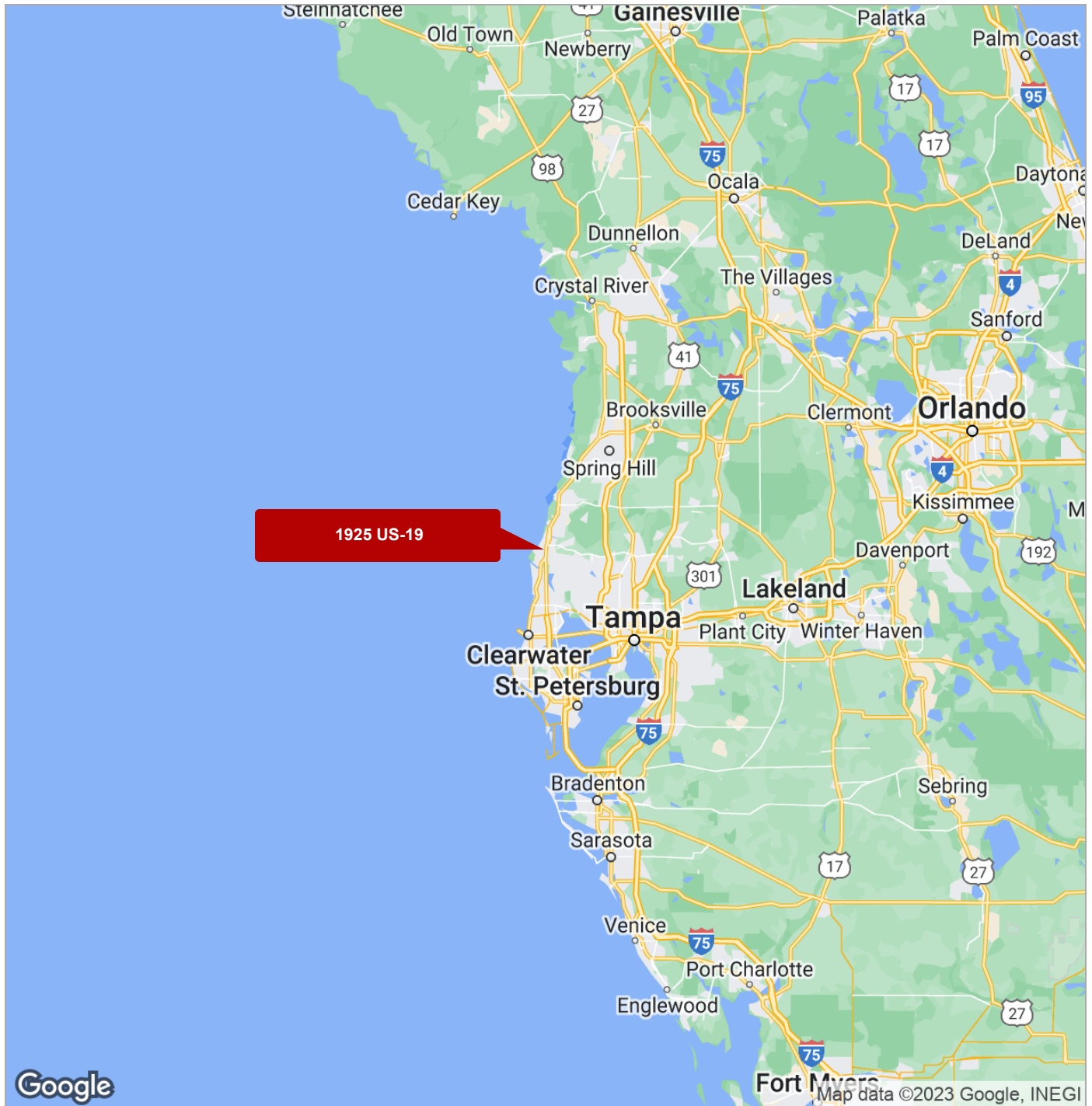
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REGIONAL MAP

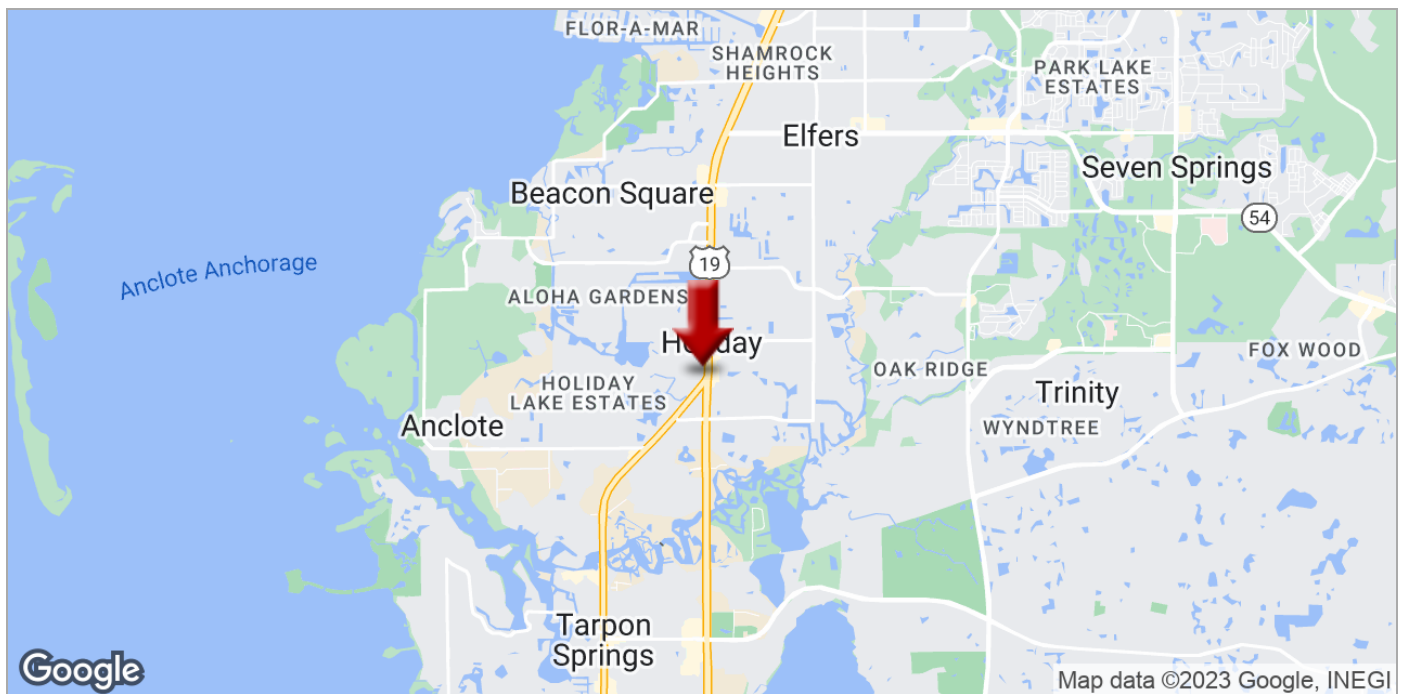
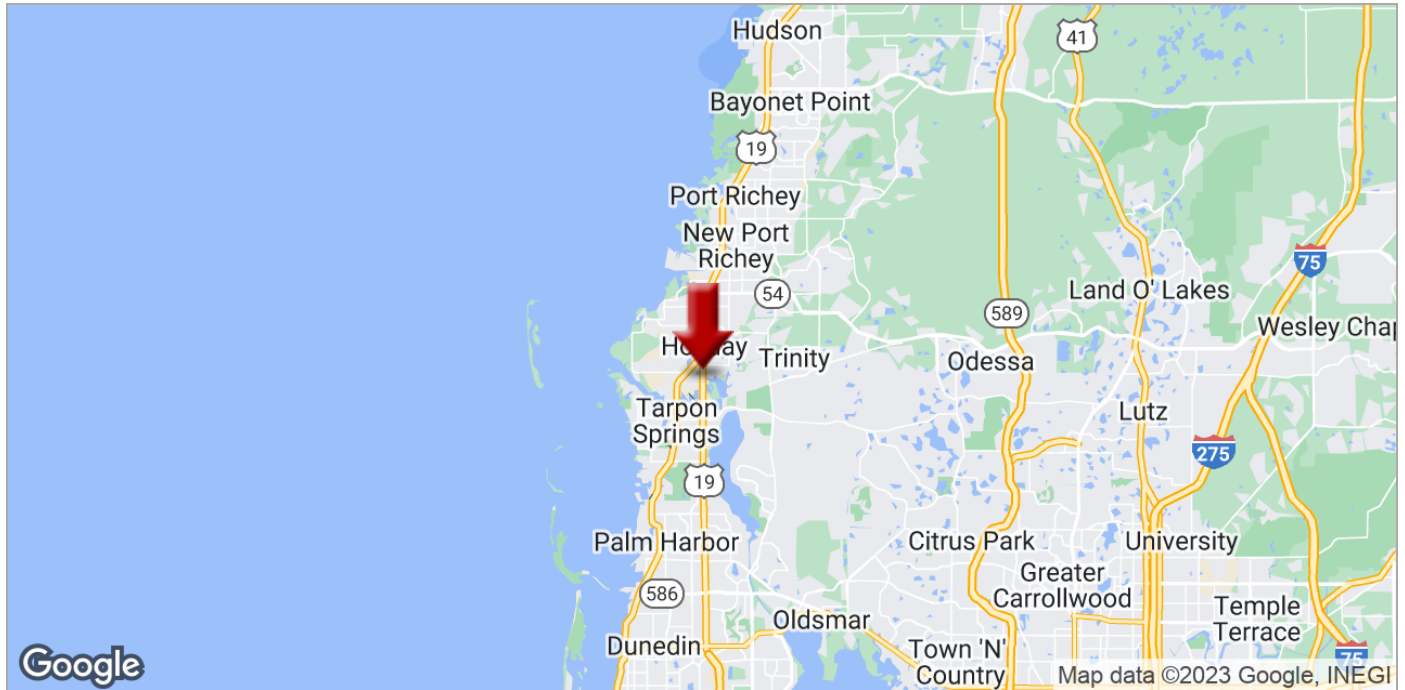
LOCATION MAPS

AERIAL MAP

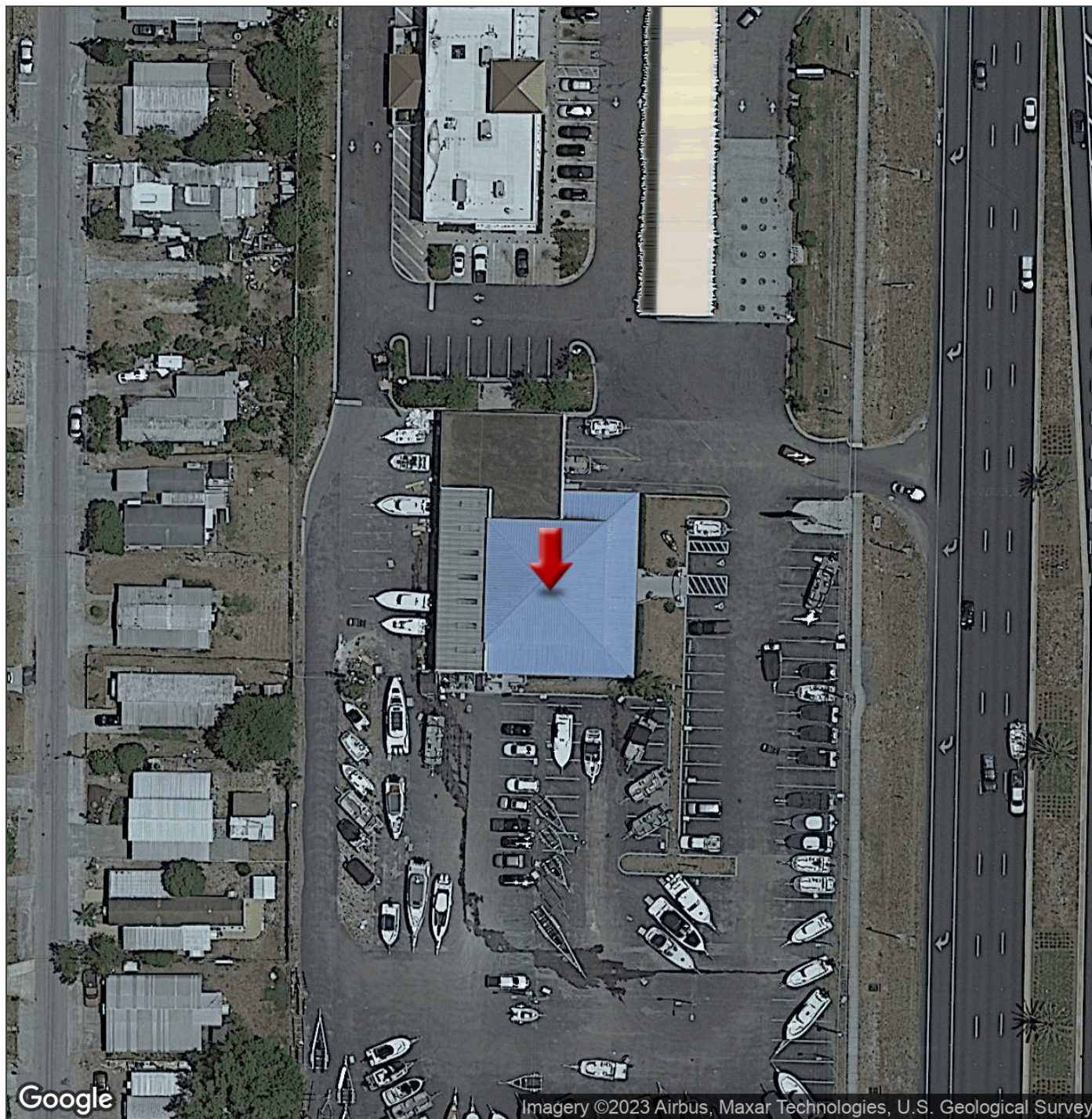
REGIONAL MAP



LOCATION MAPS



AERIAL MAP



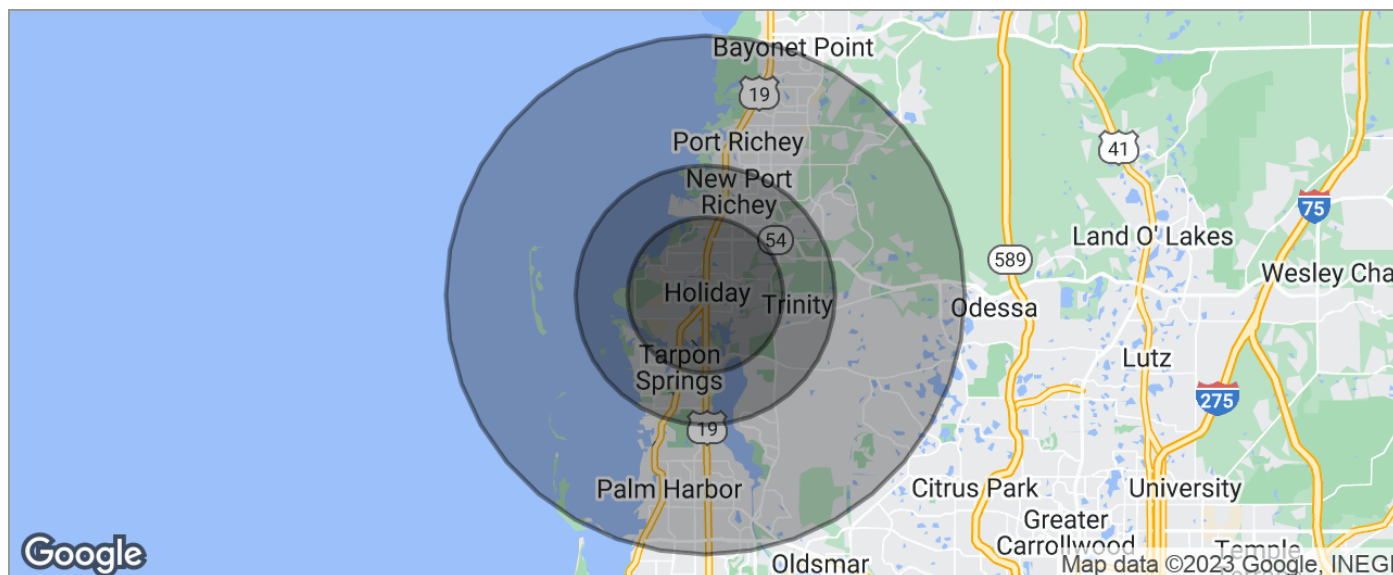
OUTPOST MARINE GROUP

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	60,972	121,571	317,682
MEDIAN AGE	44.2	44.7	45.8
MEDIAN AGE (MALE)	42.0	42.6	44.4
MEDIAN AGE (FEMALE)	45.2	46.1	46.7
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	26,335	52,536	136,647
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$49,301	\$54,076	\$62,432
AVERAGE HOUSE VALUE	\$168,174	\$198,949	\$218,204
RACE	3 MILES	5 MILES	10 MILES
% WHITE	91.6%	91.7%	92.8%
% BLACK	3.3%	3.4%	2.4%
% ASIAN	1.7%	1.8%	1.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.2%	0.2%
% OTHER	1.6%	1.3%	1.1%
ETHNICITY	3 MILES	5 MILES	10 MILES
% HISPANIC	6.9%	7.2%	7.4%

* Demographic data derived from 2020 ACS - US Census