



1.15  
Acres

1.15 ACRES HWY 200

SW COLLEGE RD  
OCALA, FL 34474

Bartow McDonald IV  
Managing Director  
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# Advisor Bio & Contact 1

## 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.

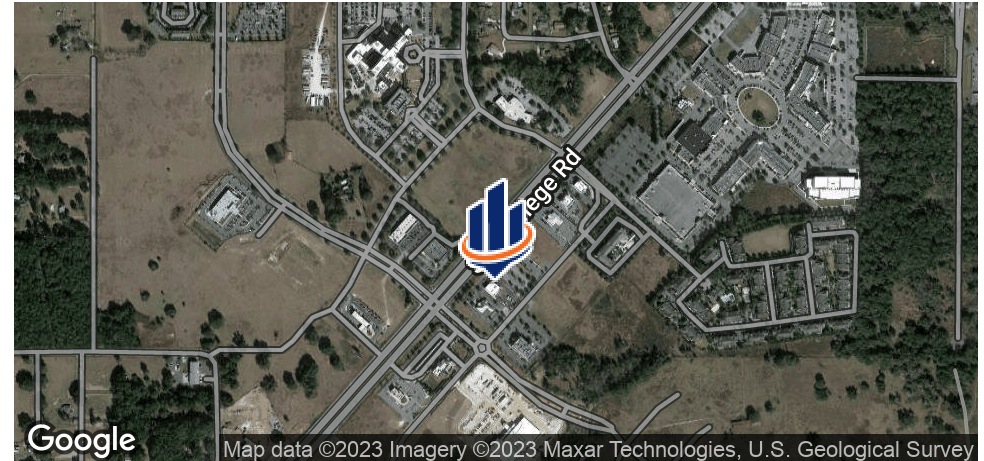
## EDUCATION

MBA, University of Florida

B.S. in Business Administration



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$799,000
Lot Size:	1.15 Acres
Zoning:	B-2
Market:	North Central Florida
Submarket:	Ocala
Price / SF:	\$15.95

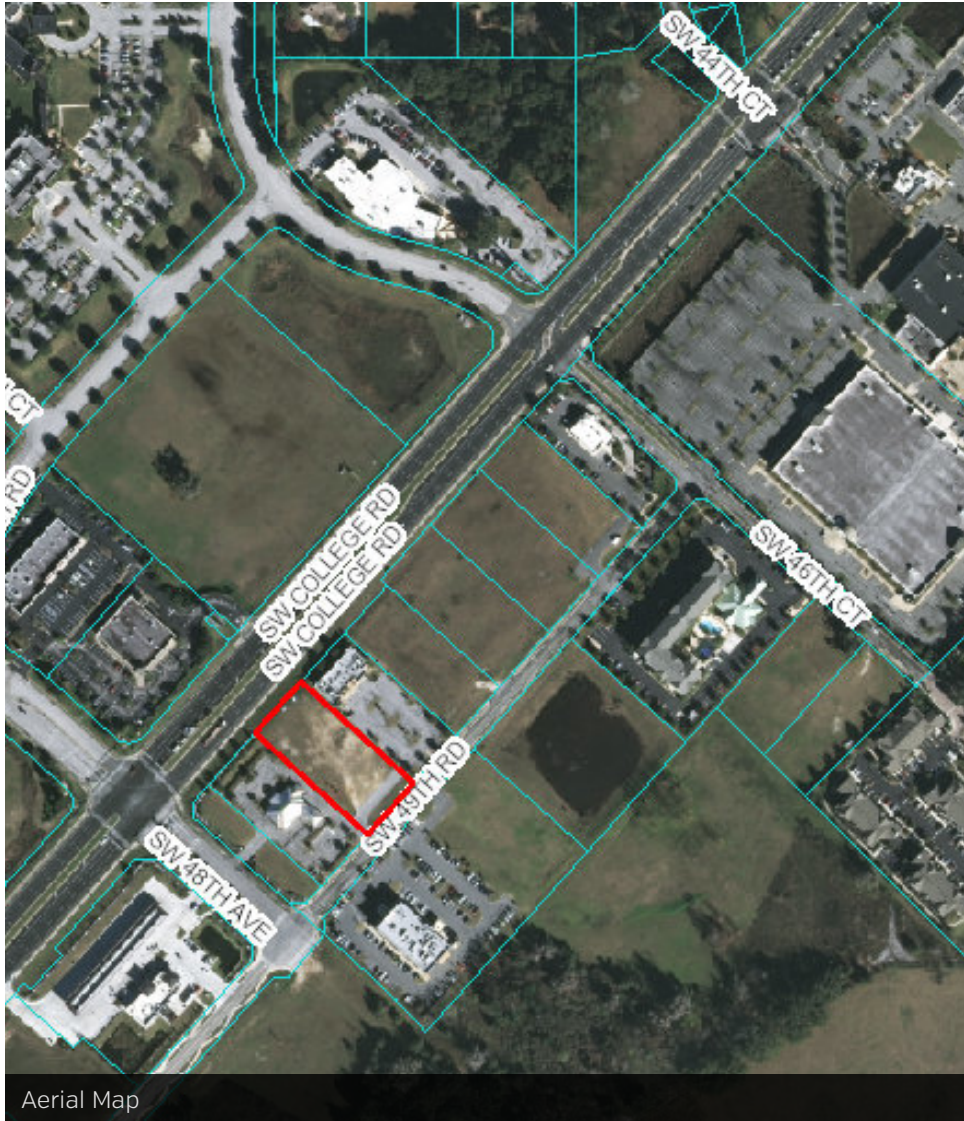
## PROPERTY OVERVIEW

1.15 commercial acre outparcel with excellent visibility on Hwy 200 near I-75. This property is located across the street from Walgreens and West Marion Hospital, next to Heritage Bank and in front of UF Health. Neighboring retailers include: Dillard's, Dick's Sporting Goods, Bonefish Grill, Panera Bread, Barnes and Noble, Ulta Cosmetics, DSW Shoes, Old Navy, Talbots, Home Goods, Kirklands, Starbucks, Yamato Japanese Steak House, and Mimi's Cafe.

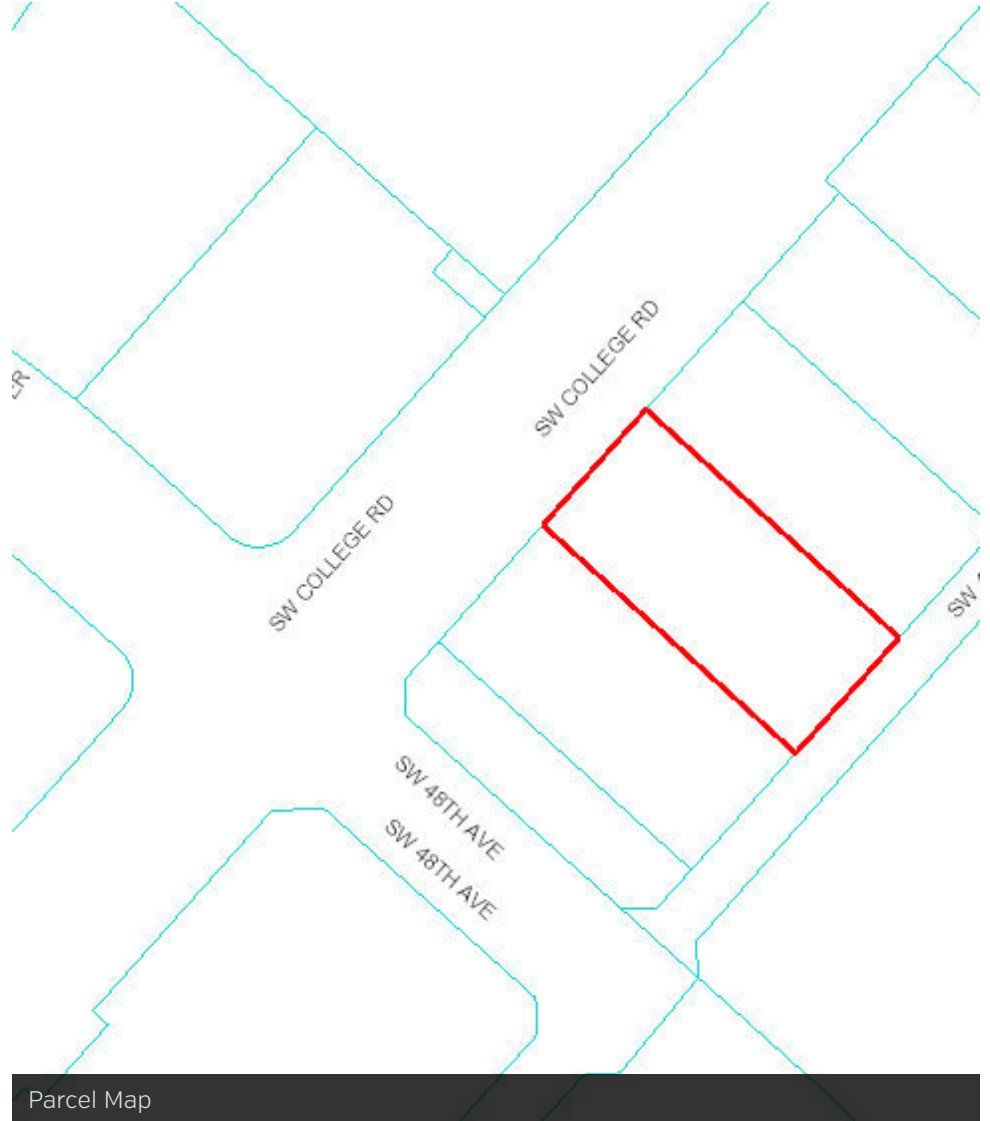
## PROPERTY HIGHLIGHTS

- 47,000 ADT
- High Visibility on Hwy 200
- Across from Hospital
- Next to Many National Retailers
- Outparcel
- Off Site Water Retention





Aerial Map



Parcel Map

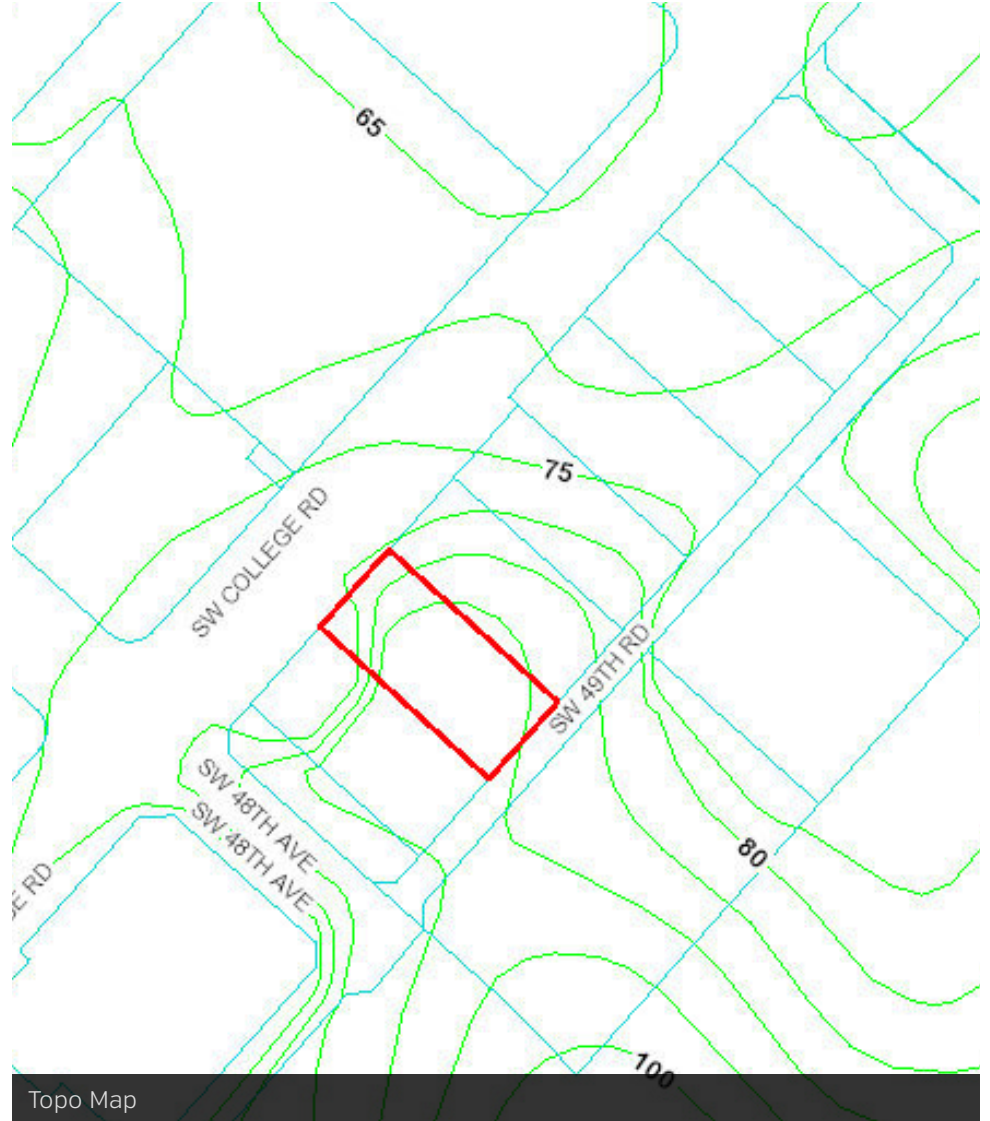
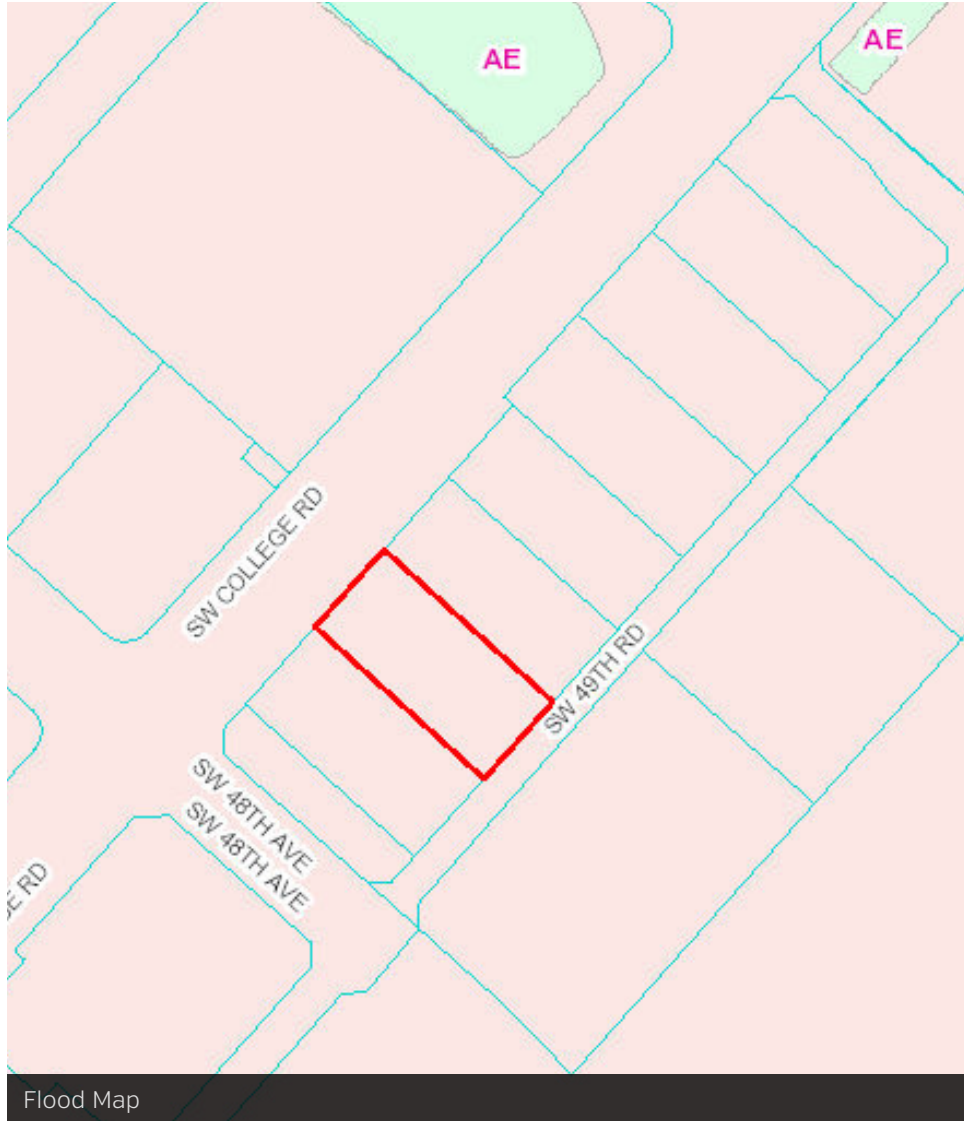
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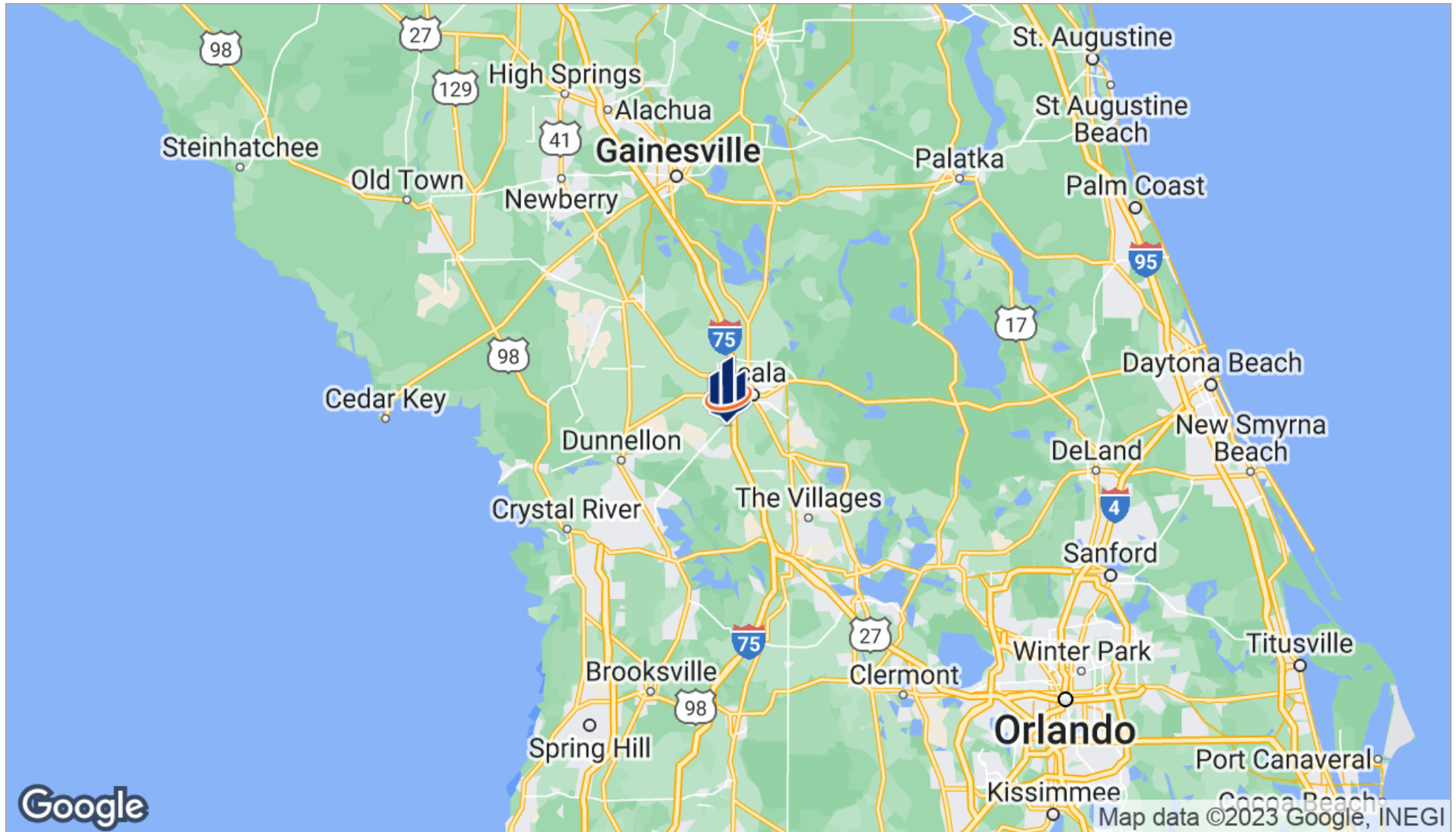
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# Maps



# Location Maps



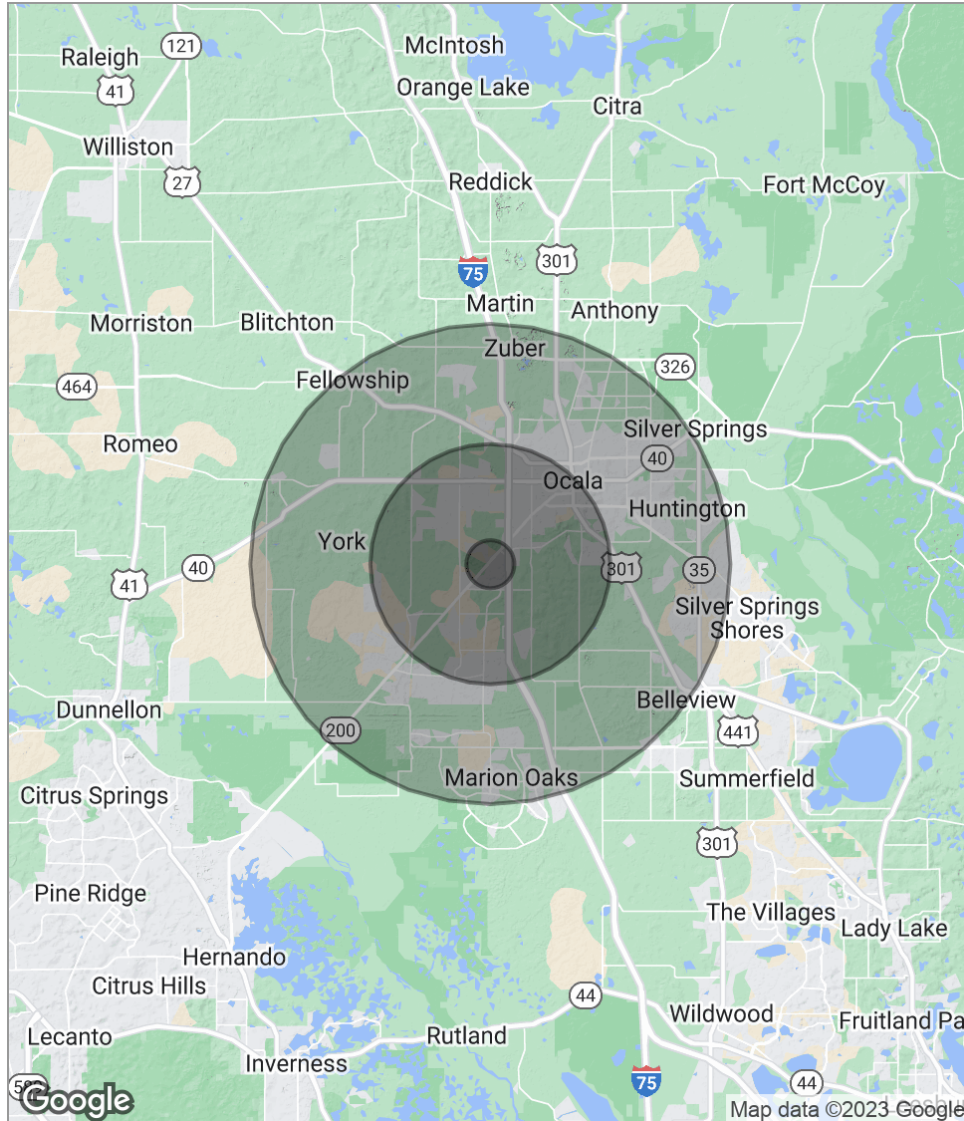


# Aerial Map





# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,781	53,237	182,874
Median age	38.8	40.9	44.7
Median age [Male]	38.1	40.0	43.3
Median age [Female]	39.2	42.5	46.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	637	20,806	75,359
# of persons per HH	2.8	2.6	2.4
Average HH income	\$66,640	\$57,934	\$55,021
Average house value	\$266,236	\$247,529	\$202,287

\* Demographic data derived from 2020 ACS - US Census



# Disclaimer

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