

COMMERCIAL PROPERTY REPORT

10889 N Us Highway 301, Oxford, FL 34484



Presented by

Danny Smith | REALTOR® | ALC, CCIM

Florida Real Estate License: 646735

Smith & Smith
REALTY

Mobile: (352) 461-1186 | Fax: (352) 748-4642

Main: dannysmith@ccim.net

Office: www.ccimLand.com

Smith & Smith Realty
1102 N Main St Suite F
Wildwood, FL 34785

10889 N Us Highway 301, Oxford, FL 34484

 **FOR SALE**
 Active: 3/19/2012

List Price
\$3,500,000
 List Date: 3/19/2012
 List Price / sq ft:
\$884

Property Facts

	Public Facts	Listing Facts
Property Type	Shopping Center	Retail
Property Subtype	Community: Shopping Plaza, Shopping Center, Mini-Mall	Retail
Number of Buildings	5	5
Building Area (sq ft)	3,959	-
Lot Size	3 acres	3.63 acres
Lot Dimensions	3.00 AC	-
Year Built	2006	2006
Construction	Masonry	-

Extended Property Facts

Structure Details

Ceiling Height 10 to 15 Feet

Interior Details

Base Area 3959 sq ft
Gross Area 3959 sq ft
Canopy 86 sq ft

Exterior Features

Road Highway
Lot Size Range Two + to Five Acres

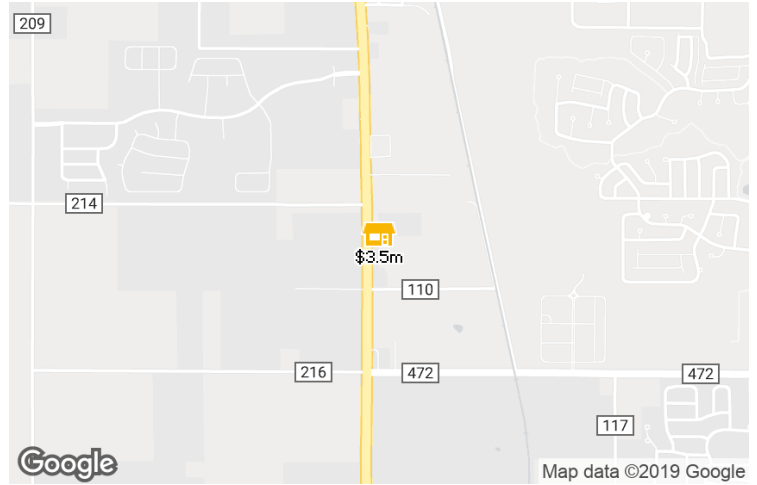
Exterior Details

Lot Size - Square Feet 130680 sq ft
Lot Size - Acres 3.000 ac
Neighborhood Code 1001

Location Details

Directions to Property From Wildwood head north on US 301. When you get to Oxford the property will be on the east side of the road just south of C-466. No sign on property and please do not disturb tenants.
Potential Use Commercial, Professional/Office, Retail

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.



Tenant Data – Total Tenants Found: 12

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
SWANKY CHICS BOUTIQUE & MORE LTD GRAHAM, CHRISTY, Officer	#1	–	Retail Stores NEC	1/4/2018
GREGORY LAND HOLDINGS LLC GREGORY, WILLIAM W, MANAGER	STE 1	5/12/2005	–	7/22/1983
THE BEADED GARDEN LLC GARBIG, PAMELA A, Manager	STE 2	–	–	12/28/2009
MAXSON TAX SERVICES INC ELLIOTT, DANIELLE, PRESIDENT	STE 20	–	Tax & accounting offices	3/16/2016
GREGORY LAND HOLDINGS LLC GREGORY, WILLIAM W, MANAGER	SUITE 1	–	–	3/3/2005
THERAPEUTIC BODYWORK & MASSAGE LLC CLEVELAND, KAREN L, MANAGER	SUITE 21	–	Personal services (barbers, salons, spas, gyms)	1/14/2016
DOWN HOME CLEANING SERVICES LLC JOY, VICKIE, MANAGER	SUITE 8	–	Cleaning & Janitorial Services	3/16/2016
HAYES LIGHTING & ELECTRIC SERVICE INC HAYES, GREGORY, PRESIDENT	UNIT 13	–	–	1/6/2016
GALAXY OF LEARNING OXFORD INC –	–	–	Schools NEC	–
ISLANDS OF BEAUTY LLC –	–	–	Personal services (barbers, salons, spas, gyms)	11/2/2006
THE BEADED GARDEN LLC GARBIG, PAMELA A, MANAGER	–	–	–	12/28/2009
WAX ME & MORE INC MILLAR, VICKI T, PRESIDENT	–	–	–	11/5/2015

Listing Facts and Details

Listing Details

Listing ID: G4681891

Listing Source: MFRMLS

Original List Price: \$3,500,000

Original List Date: 3/19/2012

Current List Price: \$3,500,000

Listing Agreement Type: Exclusive Right to Sell(ER)

Showing Instructions: Appointment Only

Age: Completed

Net Income: \$251,298

Potential Use: Commercial, Professional/Office, Retail

Details:

Five Ranch Style Retail/Office Buildings Four -built in 2008 and one- built in 2006, all still in great shape and good appearance. Total square footage is just over 24,000'sf. Room to build one more 4,800 sf Building. Zoned light commercial and in the heart of The Villages development; located on Hwy. 301 between Wildwood and Oxford this retail plaza has room for growth. This is a unique opportunity to invest in an established business with tenants in place. CAP rate of 6+% Please note, Smith & Smith Realty is acting as a single agent broker, representing the seller.

Legal:

SEC/TWN/RNG/MER:SEC 20 TWN 18S RNG 23E BEG AT NW COR OF N1/2 OF NW1/4 S 512.5 FT FOR POB E 850 FT S 256.25 FT W 850 FT N 256.25 FT TO POB LESS RD R/W OR 175 PG492

Business Details

Net Income: \$251,298

Price Change History

Change Date	Description	New List Price	% Change
5/6/2019	Active	\$3,500,000	-
6/5/2014	Active	\$3,500,000	-
-	Expired	\$3,500,000	-
-	Expired	\$3,500,000	-
-	Expired	\$3,500,000	-
-	-	\$3,500,000	-

Public Facts

Owner Information

Owner Name

Gregory Land Holdings Llc

Mailing Address

Po Box 129 Oxford FL 34484-0129

Vesting

Company/Corporation

Legal Description

APN:
D20-050

Tax ID:
-

Zoning:
-

Census Tract:
121199112.001148

Abbreviated Description:
SEC/TWN/RNG/MER:SEC 20 TWN
18S RNG 23E BEG AT NW COR OF
N1/2 OF NW1/4 S 512.5 FT FOR
POB E 850 FT S 256.25 FT W 850
FT N 256.25 FT TO POB LESS RD
R/W OR 175 PG492

City/Municipality/Township:
Oxford, FL 34484

Assessed Values

Date	Improvements	Land	Total	Tax
2018	\$1,057,480	\$80,360	\$1,137,840	\$12,798
2017	\$1,057,480	\$80,360	\$1,137,840	\$13,238
2016	-	-	\$1,111,320	\$13,128

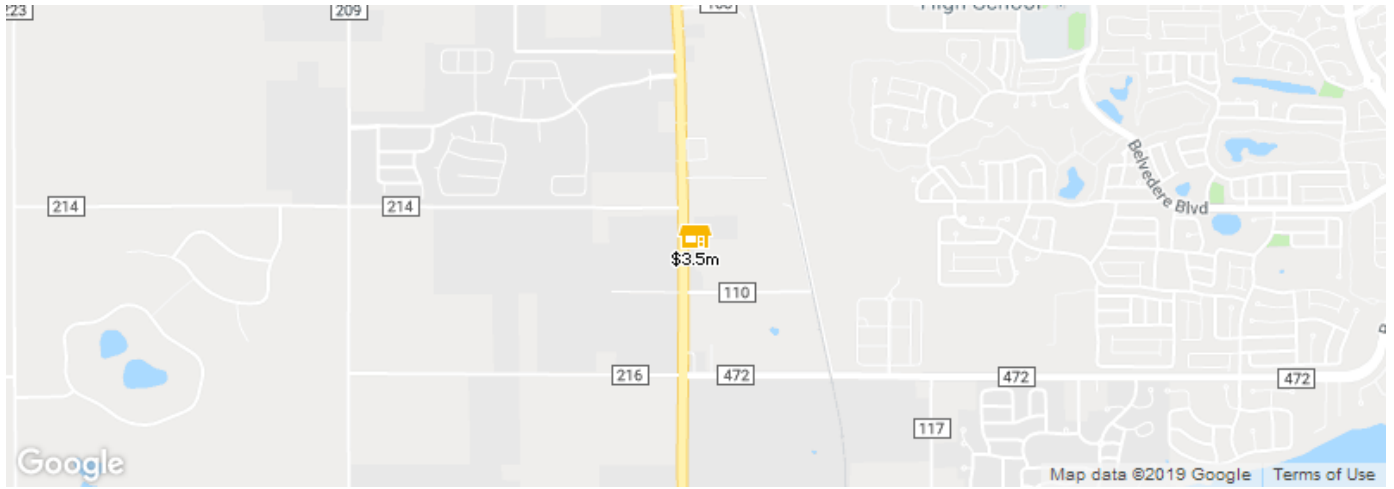
Deed Records

Recording Date	5/12/2005	1/29/2001	1/29/2001
Document Type	Warranty Deed	Warranty Deed	Quit Claim Deed
Sales Price	\$280,000	–	–
Sales Price Code	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.	–	–
Buyer Name	GREGORY LAND HOLDINGS LLC	STEVEN J LEWS	CHARLES B KITCHEN, TRICIA D KITCHEN
Buyer ID	Company	–	Husband and Wfe
Seller Name	STEVEN J LEWS	CHARLES B KITCHEN, TRICIA D KITCHEN	KEVIN B KITCHEN
Seller ID	–	Husband and Wfe	–
Document #	2005-15308	–	–
Total Transfer Tax	\$1,960	–	–
Book #	1371	00854	00854
Page #	0240	00169	00168
Contract Date	3/21/2005	1/23/2001	1/12/2001

Mortgage Records

Recording Date	12/21/2004
Borrower Name	STEVEN J LEWS
Lender Name	WLLIAM M GREGORY
Lender Type	Private Party (individual)
Loan Amount	\$35,000
Document Number	2004-36188
Loan Type	Commercial
Contract Date	12/17/2004

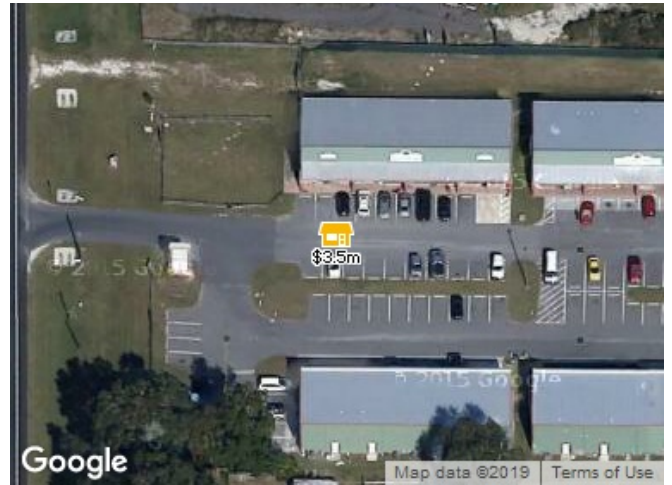
Maps



Legend:  Subject Property



Legend:  Subject Property



Legend:  Subject Property

Property Photos

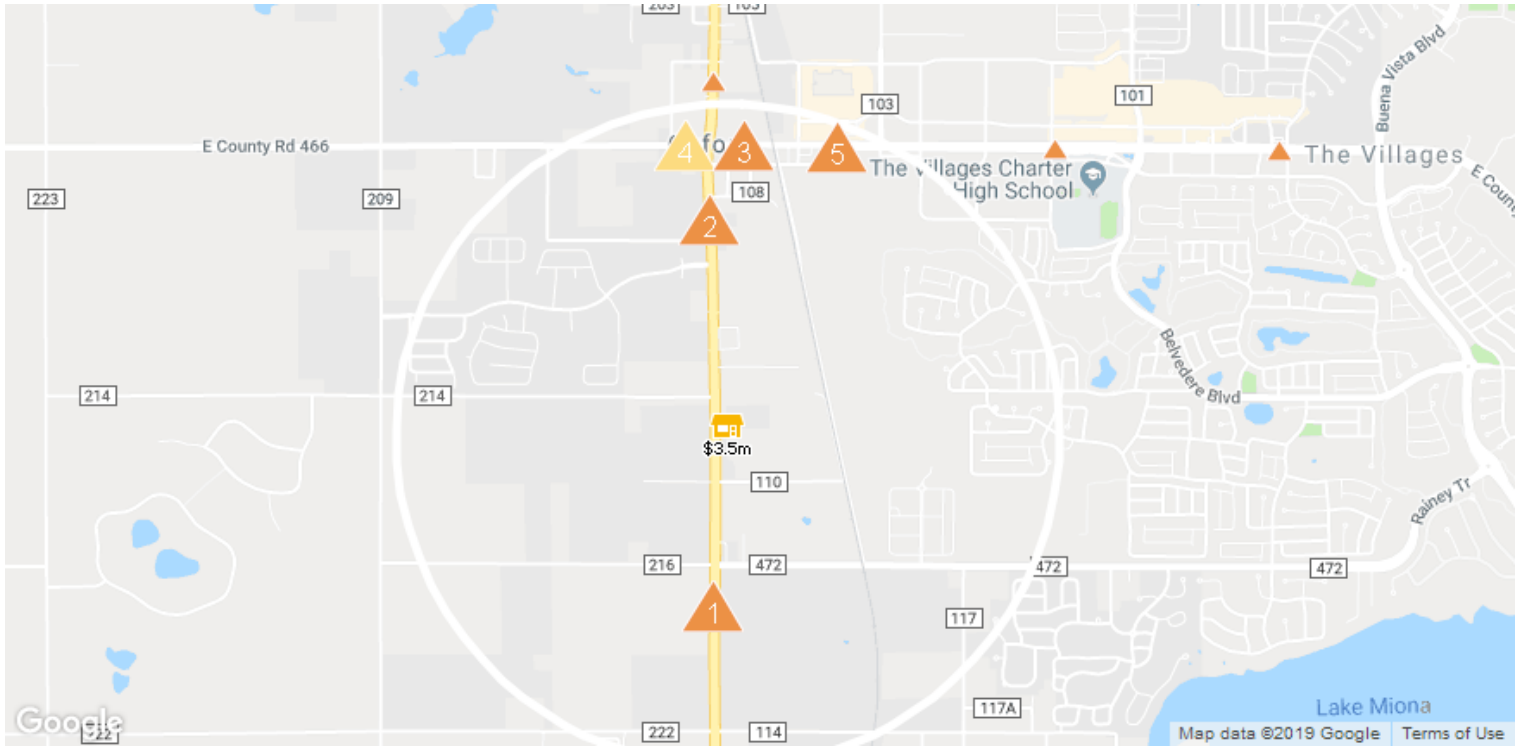




Historical Photos



Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1
13,413

2017 Est. daily traffic counts

Street: US Hwy 301
Cross: Co Rd 110
Cross Dir: N
Dist: 0.38 miles

Historical counts

Year	Count	Type
2005	▲ 16,000	AADT
1997	▲ 6,800	AADT

2
12,645

2017 Est. daily traffic counts

Street: US Hwy 301
Cross: Co Rd 108
Cross Dir: N
Dist: 0.07 miles

Historical counts

Year	Count	Type
2005	▲ 14,500	AADT
2004	▲ 13,400	AADT
1997	▲ 7,100	AADT

3
11,611

2017 Est. daily traffic counts

Street: Co Rd 466
Cross: Co Rd 107
Cross Dir: W
Dist: 0.05 miles

Historical counts

Year	Count	Type
2004	▲ 11,787	ADT
2003	▲ 10,968	ADT

4
3,789

2017 Est. daily traffic counts

Street: Co Rd 466
Cross: US Hwy 301
Cross Dir: E
Dist: 0.07 miles

Historical counts

Year	Count	Type
2005	▲ 4,151	ADT
2004	▲ 4,525	ADT

5
6,121

2005 Est. daily traffic counts

Street: Co Rd 466
Cross: Co Rd 106
Cross Dir: W
Dist: 0.04 miles

Historical counts

Year	Count	Type
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NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <http://blog.narrpr.com>

