

# WALMART NEIGHBORHOOD MARKET

7855 SW Highway 200 | Ocala, FL

OFFERING MEMORANDUM



COLLISION CAPITAL

# Walmart Neighborhood Market

## CONTENTS

### 01 Investment Summary

- Offering Summary
- Investment Highlights
- Location Highlights
- Aerial View Map
- Drive Times
- Property Images

### 02 Tenant Overview

- Lease Summary

### 03 Additional Information

- Corporate Overview

*Exclusively Marketed by:*

#### **Carter Collison**

Collison Capital, LLC  
Director of Acquisitions and Dispositions  
(407) 234-4111  
carter@collisoncap.com  
Florida - BK3199690



<https://collisoncapital.com/>

# OFFERING SUMMARY

PRICE	\$6,947,368
CAP RATE	4.75%
NOI	\$330,000
LANDLORD RESPONSIBILITIES	None
TENANT	Walmart Neighborhood Market
LEASE TYPE	Ground Lease
LEASE TERM REMANING	10 Years

# PROPERTY SUMMARY

ADDRESS	7855 SW Highway 200 Ocala, FL 34476
COUNTY	Marion
BUILDING SF	41,117
LAND ACRES	5.95
YEAR BUILT	2016
PARCEL NUMBER	35300-001216
CONVENIENCE STORE + FUEL	Yes





## INVESTMENT

### Investment Overview

- ❖ Collison Capital is pleased to present a ground leased Walmart Neighborhood Market located at 7855 SW Highway 200 in Ocala, Florida. Built in 2016 and situated on 5.95 acres of land, the Walmart Neighborhood Market is comprised of 41,117 square feet of retail space which includes a drive-thru pharmacy and a convenience store with fuel pumps.

The subject property provides an investor both the opportunity to acquire an exceptionally well located retail asset that is leased to an investment grade tenant and has attractive lease terms. This Walmart Neighborhood Market is subject to a 20-year ground lease with 10 years remaining and 14, 5-year options.

### Investment Highlights

- ❖ Investment Grade Credit Rating "AA" - S&P/Fitch
- ❖ Fourteen (14), Five-Year Tenant Renewal Options w/ increases
- ❖ Ground leased retail asset
- ❖ Walmart fuel and convenience store along prime Highway 200 frontage
- ❖ 100% occupied shopping center with national brands such as Starbucks, Verizon and Taco Bell



## Location Overview

- ❖ The Ocala market is defined by a rapidly growing population, with the metropolitan area ranking as the fastest-growing in the U.S. in 2024. The growth is driven by migration from other areas, leading to new housing developments and an expanding job market in key industries like healthcare and manufacturing. According to the U.S. Census Bureau, the Ocala metro was the fastest-growing in the U.S. between July 2023 and July 2024, with its population increasing to 428,905 residents.

A significant number of people are moving to the area for new jobs created by multinational manufacturing companies building facilities in the region. The market also draws new residents from other parts of the country due to its attractive market and more affordable real estate compared to some coastal areas.

## Ocala Highlights

- ❖ Ocala is a vibrant city known for its historic downtown district, charming brick-lined streets, and numerous cultural attractions such as the Appleton Museum of Art and the Ocala Civic Theatre.
- ❖ The property is situated along SW Highway 200, a major thoroughfare in Ocala that sees high traffic volumes, providing excellent visibility and accessibility for businesses.
- ❖ Nearby amenities include the Paddock Mall, a popular shopping destination featuring a variety of retailers and dining options, offering convenience for both residents and employees in the area.
- ❖ Ocala is known for its equestrian roots and is home to the World Equestrian Center, a premier venue hosting world-class equestrian events, adding to the area's unique character and attracting visitors from around the globe.
- ❖ The city of Ocala offers a diverse mix of residential neighborhoods, schools, and recreational facilities, creating a well-rounded community that appeals to a range of demographics and lifestyles.

**SUBJECT PROPERTIES**  
7855 SW STATE RD 200  
OCALA, FL

INDIGO EAST  
COMMUNITY CENTER

TIRES PLUS  
TOTAL CAR CARE  
jiffy lube

LOWE'S

ALDI

FOX CREEK  
ANIMAL HOSPITAL

OCALA  
SUNSHINE SENIORS

MARION LANDING  
LIFESTYLE CENTER

200

CITIZENS  
FIRST BANK

CIRCLE K

ellianos  
coffee

WELLS FARGO TOWNEPLACE  
SUITES  
MARRIOTT  
Publix SAGE DENTAL

Walmart  
Neighborhood Market  
STARBUCKS  
TWISTEE TREAT  
MoneyGram  
BURGER KING  
TACO BELL

OCALA

SW 80TH AVE

316 Golf Links  
Players Ocala

On Top of  
the World

UNITED STATES  
POSTAL SERVICE  
Home  
hardware  
Pizza  
Hut

200

McDonald's

Bravo

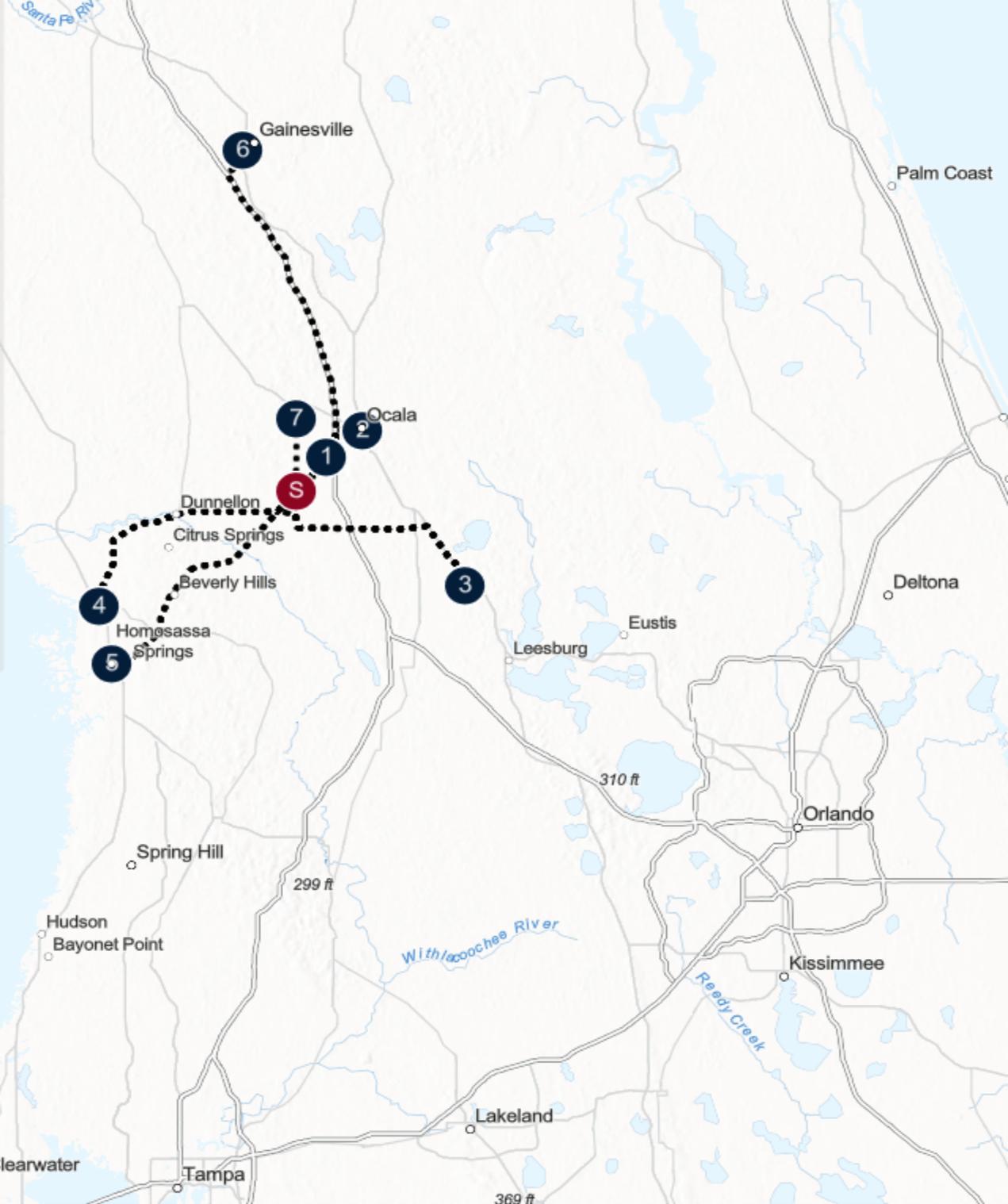
SPROUTS  
FARMERS MARKET

CVS

Wendy's

Little Joey's  
Pasta & Italian Restaurant

- 1** West Marion Community Hospital Emergency Room  
5.66 miles | 11.8 minutes
- 2** Ocala Downtown Square  
11.79 miles | 22.6 minutes
- 3** The Villages  
29.24 miles | 48.5 minutes
- 4** Crystal River  
29.34 miles | 40.4 minutes
- 5** Homosassa Springs  
29.91 miles | 43.6 minutes
- 6** University of Florida  
44.55 miles | 52.0 minutes
- 7** World Equestrian Center  
8.77 miles | 16.9 minutes









## LEASE ABSTRACT

TENANT	Walmart Neighborhood Market
GUARANTOR	Walmart (NYSE: WMT)
EXPIRATION DATE	8/2/2036
LEASE TERM REMAINING	10 Years
RENEWAL OPTIONS	14 - 5 Years
CURRENT RENT	\$330,000
RENT INCREASES	5% Each Option Period

## RENT SCHEDULE

YEARS 1-10	\$330,000/Year	\$27,500/Month
OPTION 1	\$346,500/Year	\$28,875/Month
OPTION 2	\$363,825/Year	\$30,319/Month
OPTION 3	\$382,016/Year	\$31,835/Month
OPTION 4	\$401,117/Year	\$33,426/Month
OPTION 5	\$421,173/Year	\$35,098/Month
OPTION 6	\$442,232/Year	\$36,853/Month
OPTION 7	\$464,343/Year	\$38,695/Month
OPTION 8	\$487,560/Year	\$40,630/Month
OPTION 9	\$511,938/Year	\$42,662/Month
OPTION 10-14	5% Increases Each Option Period	

## LEASE STRUCTURE

LEASE TYPE	Ground Lease
ROOF	Tenant
STRUCTURE	Tenant
HVAC	Tenant
CAM	Tenant
PARKING	Tenant
PROPERTY TAXES	Tenant
UTILITIES	Tenant
INSURANCE	Tenant



## WALMART'S STORY

Originally founded as a single variety shop in 1950 by Sam Walton, Walmart has since grown to over 10,750 retail outlets globally and operations in 19 countries. Each week, Walmart serves approximately 270 million customers across Walmart U.S., Walmart International, and Sam's Club businesses that collectively focus on providing a broad assortment of quality merchandise at everyday low prices. Headquartered in Bentonville, Arkansas, the company reported total revenues of \$681 billion in 2025 and has a market cap (9/30/25) of over \$824 billion, making Walmart the largest brick and mortar retailer in the world. Walmart continues to invest in their omni-channel capabilities through a combination of stores, eCommerce sites, and service offerings, including Walmart+, a monthly subscription service that includes unlimited complimentary shipping, free delivery from store, fuel discounts, mobile scan and go, and additional member benefits.

## HIGHLIGHTS

- **Global Leader** - Walmart is the world's largest retailer and the biggest private employer globally
- **Vast Footprint** - The company operates approximately 10,750 stores and clubs in 19 countries, with over 270 million customers visiting weekly
- **High Revenue** – Walmart's annual revenue exceeded \$648 billion in fiscal year 2024, showcasing its immense financial scale
- **Technology Integration** - Stores are designed to feel like part of the neighborhood, fostering a sense of familiarity and community
- **Pharmacy Services** – Many Neighborhood Markets include a full-service pharmacy, adding to their role as a one-stop shop for daily needs.
- **Competitive Strategy** - Neighborhood Markets compete with other grocery stores and dollar stores by offering a blend of affordability and convenience

Market Summary > Walmart Inc

103.34 USD

+102.82 (19,773.08%) ↑ all time

Sep 30, 10:28 AM EDT • Disclaimer

1D 5D 1M 6M YTD 1Y 5Y Max



Open	103.00	Mkt cap	820.41B	52-wk high	106.11
High	103.23	P/E ratio	38.92	52-wk low	78.98
Low	102.72	Div yield	0.91%	Qtrly Div Amt	0.23

# Walmart

## Neighborhood Market



### CONCEPT

The **Walmart Neighborhood Market** concept is a smaller-footprint, community-focused grocery store format designed for quick, convenient trips to purchase fresh produce, groceries, and household essentials, often including a pharmacy. Launched in 1998, and now totaling over 675+ stores in the United States, Walmart Neighborhood Markets aim to be a convenient, local alternative to large Supercenters, emphasizing affordability, daily needs, and fresh food selections in urban and suburban markets. Walmart recently introduced expanded self-checkout, larger pharmacy/medical areas, drive-thru pickup windows and upgraded exterior signage at its WNM locations further cementing the company's financial commitment to this store format.

### KEY ASPECTS

- **Smaller Footprint** - The stores have a much smaller physical size compared to Supercenters, making them easier to integrate into urban and suburban communities.
- **Grocery – Focused** - The primary focus is on groceries, produce, and household goods, providing a local supermarket experience.
- **Gas Stations** – The majority of the Neighborhood Market stores have a gas station with a store creating a one stop shop experience for customers/drivers.
- **Convenience** – The concept is built around quick in-and-out shopping for daily needs and forgotten items, offering a convenient alternative to large stores.
- **Community Connection** - Stores are designed to feel like part of the neighborhood, fostering a sense of familiarity and community.

# Walmart Neighborhood Market

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Collison Capital, LLC and it should not be made available to any other person or entity without the written consent of Collison Capital, LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Collison Capital, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Collison Capital, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Collison Capital, LLC has not verified, and will not verify, any of the information contained herein, nor has Collison Capital, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*

### **Carter Collison**

Collison Capital, LLC  
Director of Acquisitions and Dispositions  
(407) 234-4111  
carter@collisoncap.com  
Florida - BK3199690



<https://collisoncapital.com/>

powered by CREOP