

Medical/Mixed-Use Opportunities



Investment Highlights

Renovated Mixed-Use Complex

A unique opportunity is now available after 60 years of occupancy. The recently renovated State Plaza complex will be open in summer of 2017 for medical offices serving the eastern part of Citrus County. This includes adaption of existing 15,000 GSF and new medical build-to-suit development. Benefit from tax favorable investment in nationally branded hotel, credit grocery store tenant, and retail franchises.

Over the past several years, the region has experienced some of the highest population growth rates in the U.S. The three-county population total is projected to climb from 788,020 in 2015 to 1,043,803 in 2030. Lake County's economy added nearly 4,000 jobs in the past year, the highest year over year percentage job growth in nearly a decade. Ocala is #7 among 18 metros that will see the most economic growth next year, according to a report from the U.S. Conference of Mayors.

State Plaza Inverness, Florida

Opportunities Include:

Medical Office Complex

**Grocery and Retail
Outparcel**

Retail Franchise

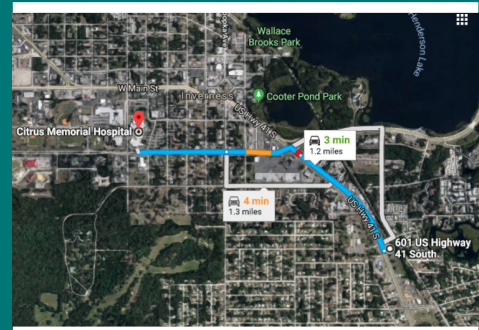
Hotel and Retail

**New Build Medical Clinic
with Retail**

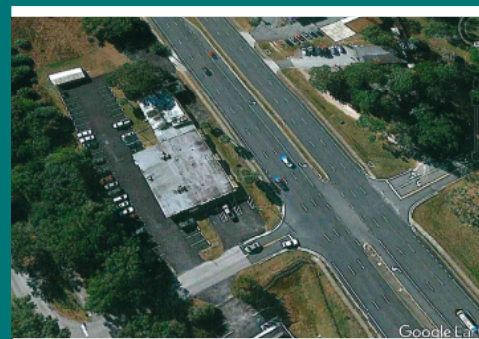
Property Features

Building and Acreage

Five mixed-use investment opportunities to lease facilities and/or acquire, develop, build-to-suit, and/or joint venture development parcels.



Aerial Map in Relation to Hospital

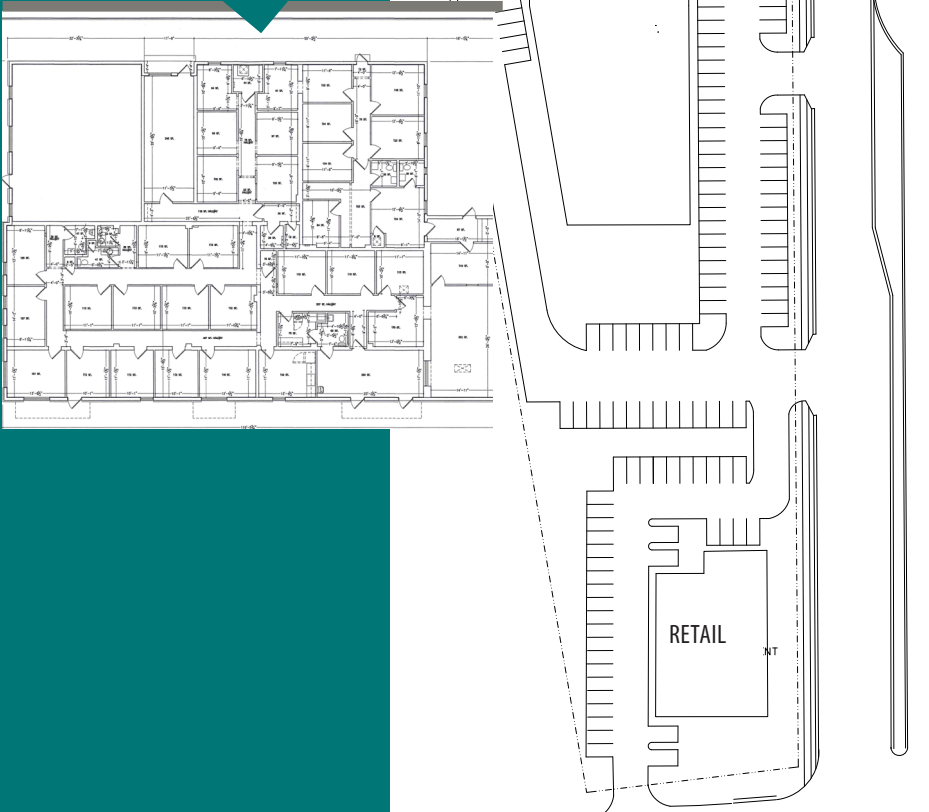


Google Aerial Map

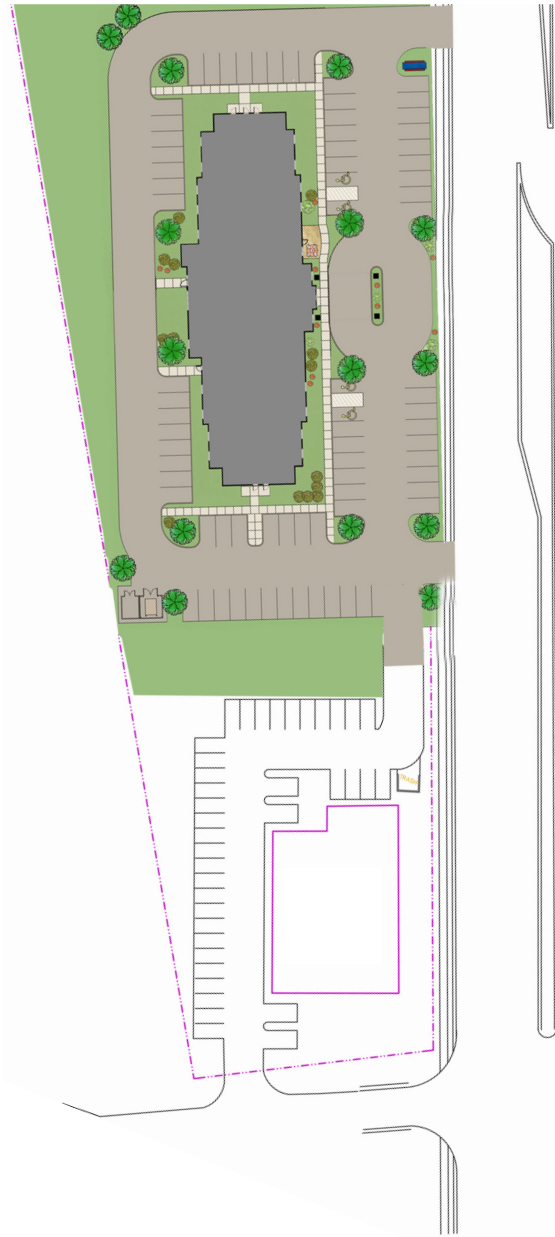
State Plaza, Inverness, Florida

Grocery/Retail Opportunity

Medical Office/Clinic Opportunity



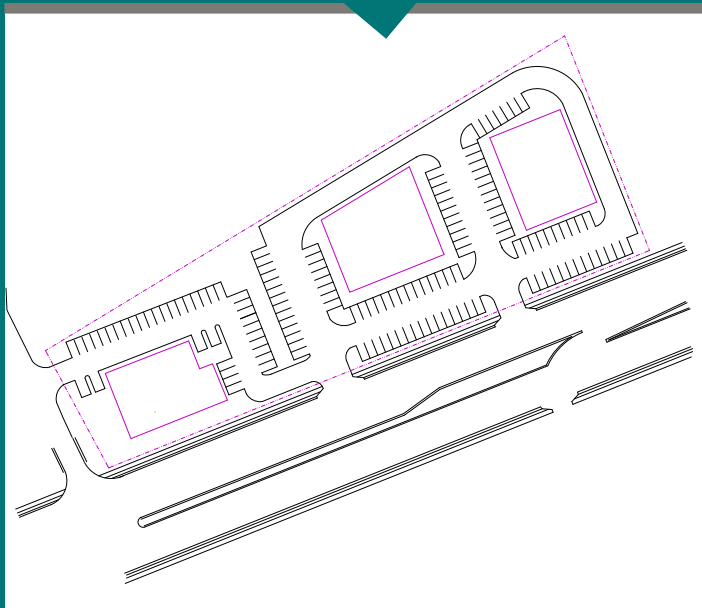
Hotel and Retail Opportunity



Retail/Franchise Leasing and Investment Opportunity

Potential Retailers:

- Bojangles
- Cold Stone Creamery
- Taco Time
- Craft Burger Bar
- New York Bagel Café and Deli
- Nestle Tollhouse Café
- Uncle Willies Smokehouse
- Ben and Jerrys
- Captain Ds
- Jon Smith Subs
- Shakeaway
- Johnny Bruscos Pizza



For more information on any of the opportunities now available at the State Plaza complex, call **646-945-6814** or email **info@stateplaza2020.com**.