



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

3970 SW 3rd Street
Ocala, Florida 32803


FORMER GANDER OUTDOORS BOX



FOR LEASE/SALE

- + Price: Call For Pricing / Rate
- + Building Size: 65,194 SF
- + Display Area: 15,943 SF
- + Land Size: 8.17 Acres
- + Zoning: B-4
- + Parking: 4 / 1,000 SF

Highlights

- Property is located off of the intersection of Interstate 75 and Silver Springs Blvd with over 121,500 cars passing the site daily
- Co-Tenancy with  **NORTHERN**
TOOL + EQUIPMENT
- Former Gander Outdoors box with ample parking
- There are over 65,000 residents within a 5-Mile radius
- The site is highly accessible to surrounding markets through Interstate 75, Highway 27 and State Road 40



JP BEAULIEU, CCIM, CLS
Vice President
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JP@BBDRE.com

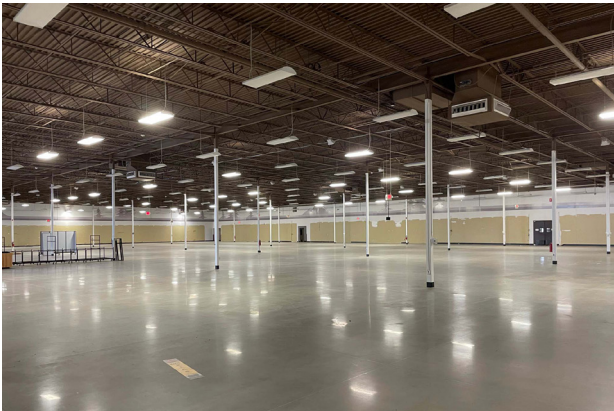
JILL ROSE
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BISHOP BEALE DUNCAN
250 N. Orange Ave., Ste. 1500
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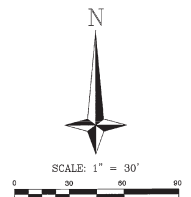
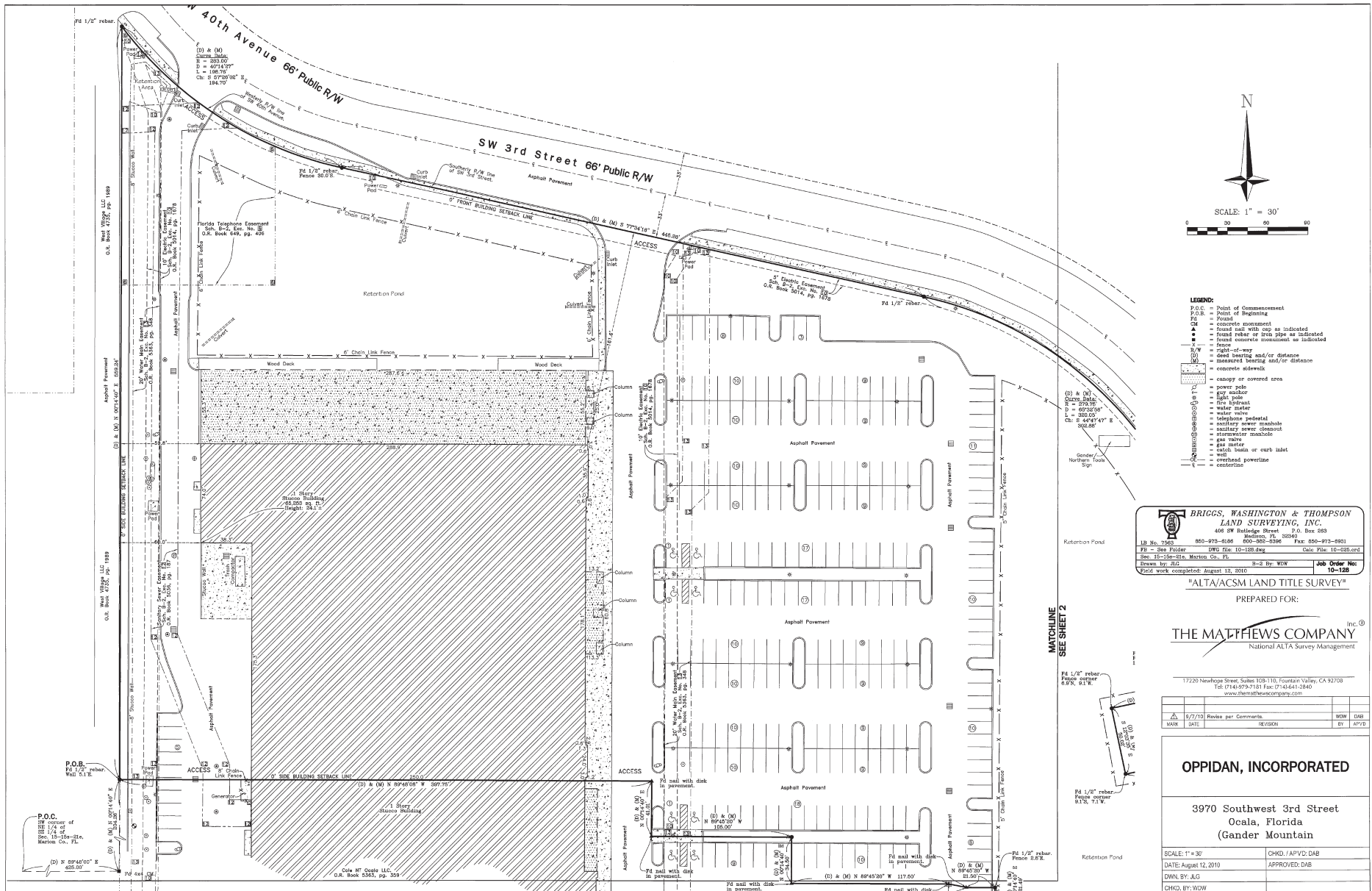
Images



Retail Map



Site Plan



- LEGEND:**
- P.O.C. = Point of Commencement
 - P.O.B. = Point of Beginning
 - FM = Fenced
 - CM = concrete monument
 - ▲ = found nail with cap as indicated
 - = found rebar or iron pipe as indicated
 - = found concrete monument as indicated
 - = fence
 - R/W = right-of-way
 - = dead bearing and/or distance
 - = measured bearing and/or distance
 - = concrete sidewalk
 - = canopy or covered area
 - = power pole
 - = sign anchor
 - = light pole
 - = fire hydrant
 - = water meter
 - = water valve
 - = telephone pedestal
 - = sanitary sewer manhole
 - = sanitary sewer cleanout
 - = stormwater manhole
 - = gas meter
 - = gas meter
 - = catch basin or curb inlet
 - = overhead powerline
 - = concrete

**BRIGGS, WASHINGTON & THOMPSON
LAND SURVEYING, INC.**
408 SW Bulwidge Street P.O. Box 263
Medford, FL 32949
Tel: 850-973-6166 Fax: 850-973-6396
Job Order No: 10-128

"ALTA/ACSM LAND TITLE SURVEY"
PREPARED FOR:

THE MATTHEWS COMPANY
National ALTA Survey Management

17220 Newhope Street, Suite 108-110, Fountain Valley, CA 92708
Tel: (714) 979-7181 Fax: (714) 641-3340
www.themattthewscompany.com

DATE	BY	REVISION	BY
9/7/10	WJW	Revised per Comments	DAB

OPPIDAN, INCORPORATED

3970 Southwest 3rd Street
Ocala, Florida
(Gander Mountain)

SCALE: 1" = 30'	CHKD: JAP/VD DAB
DATE: August 12, 2010	APPROVED: DAB
DRAWN BY: JLG	
CHKD BY: WJW	

Sheet 2 of 2 J.N.: 36137

