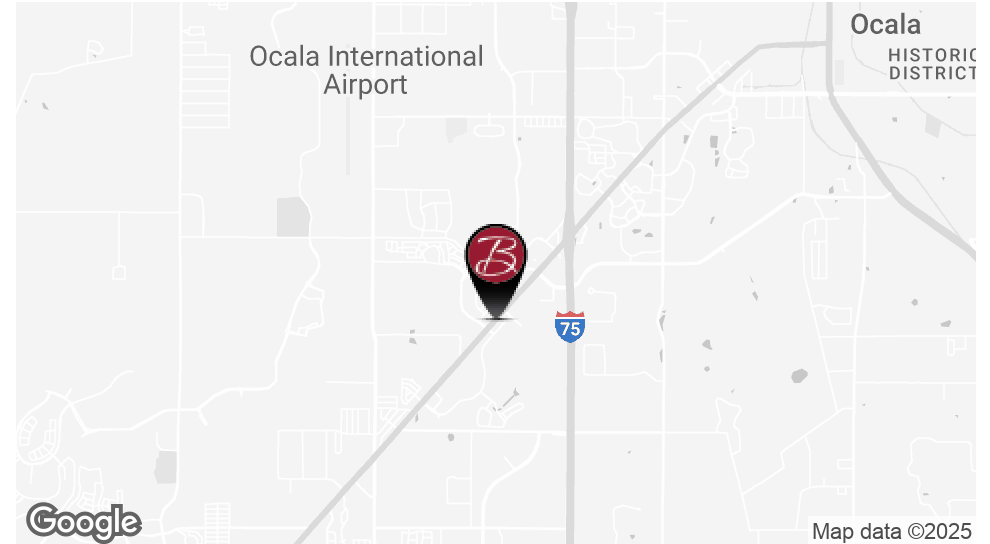


YAMATOS HIBACHI RESTARUANT (BUILDING + BUSINESS)

EXECUTIVE SUMMARY

4714 Southwest College Road | Ocala, FL 34474



OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	5,976 SF
Lot Size:	1.079 Acres
Price / SF:	\$418.34
Zoning:	B-2
Parcel ID:	23874-000-06
College Road AADT:	44,005

PROPERTY OVERVIEW

For decades, Yamato Japanese Steakhouse has been a beloved Ocala landmark, offering guests an authentic and memorable Japanese dining experience. This freestanding restaurant is ideally situated just on College Road near West Marion Community Hospital and Interstate 75, providing exceptional visibility and accessibility with ample on-site parking. The property features a fully equipped, turnkey setup that includes 10+ hibachi cooking stations, a full-service bar, a complete commercial kitchen with walk-in coolers and freezers, and all furniture, fixtures, and equipment (FF&E) included in the sale.

Guests have long enjoyed the distinctive Yamato experience, where traditional Japanese cuisine meets a lively and interactive dining atmosphere. The menu features a wide range of sushi, sashimi, tempura, hibachi, and other authentic Japanese dishes prepared using fresh, high-quality ingredients sourced from trusted suppliers. The restaurant's inviting interior creates a cozy, family-friendly ambiance, perfect for both casual dining and special occasions. This is a rare opportunity to acquire a well-established, turnkey restaurant with a loyal customer base, decades of brand recognition, and strong location fundamentals in one of Gainesville's busiest commercial corridors.

FOR MORE INFORMATION:



Makayla Richardson
Commercial Associate
352.256.7532
makayla@bosshardtrealty.com



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

YAMATOS HIBACHI RESTAURANT (BUILDING + BUSINESS)

EXTERIOR PHOTOS

4714 Southwest College Road | Ocala, FL 34474



FOR MORE INFORMATION:



Makayla Richardson
Commercial Associate
352.256.7532
makayla@bosshardtrealty.com



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

YAMATOS HIBACHI RESTAURANT (BUILDING + BUSINESS)

RETAILER MAP

4714 Southwest College Road | Ocala, FL 34474



FOR MORE INFORMATION:



Makayla Richardson
Commercial Associate
352.256.7532
makayla@bosshardtrealty.com



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com

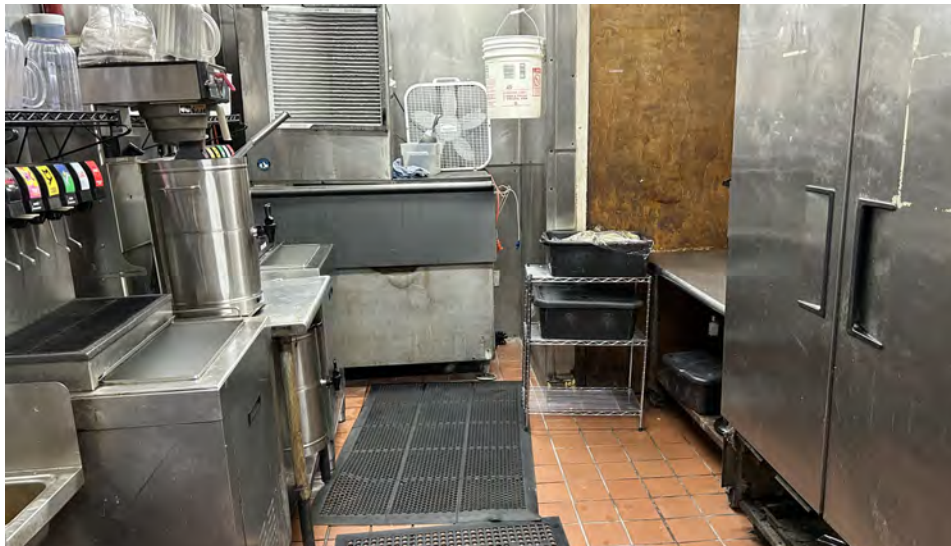


BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

YAMATOS HIBACHI RESTAURANT (BUILDING + BUSINESS)

INTERIOR & KITCHEN PHOTOS

4714 Southwest College Road | Ocala, FL 34474



FOR MORE INFORMATION:



Makayla Richardson
Commercial Associate
352.256.7532
makayla@bosshardtrealty.com



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

YAMATOS HIBACHI RESTARUANT (BUILDING + BUSINESS)

DEMOGRAPHICS MAP & REPORT

4714 Southwest College Road | Ocala, FL 34474

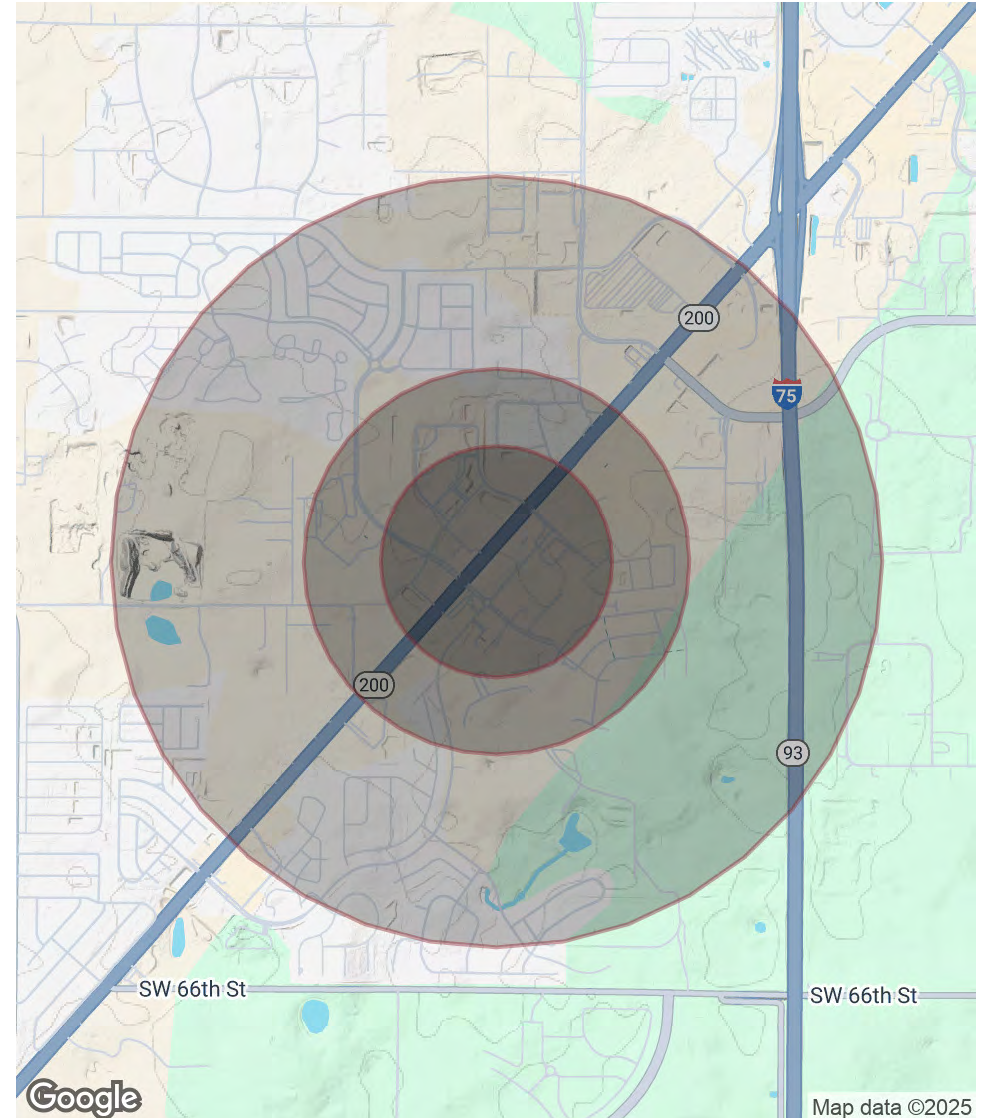
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	229	807	5,384
Average Age	37	38	39
Average Age (Male)	36	37	38
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	91	307	2,068
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$122,025	\$119,296	\$111,104
Average House Value	\$584,309	\$532,590	\$457,104

Demographics data derived from AlphaMap



FOR MORE INFORMATION:



Makayla Richardson
 Commercial Associate
 352.256.7532
 makayla@bosshardtrealty.com



Eric Ligman
 Director
 352.256.2112
 Ericligman@bosshardtrealty.com



BOSSHARDT
 REALTY SERVICES
 COMMERCIAL & LAND DIVISION

YAMATOS HIBACHI RESTARUANT (BUILDING + BUSINESS)

4714 Southwest College Road | Ocala, FL 34474



MAKAYLA RICHARDSON

Commercial Associate

makayla@bosshardtrealty.com

Direct: **352.256.7532**

FL #SL3598503

PROFESSIONAL BACKGROUND

As a Commercial Associate with Bosshardt Realty, Makayla Richardson takes a multi-faceted and forward-thinking approach to commercial real estate. With years of experience, she brings a fresh perspective to a seasoned industry, combining market insight with creativity and strategy.

Makayla specializes in acquisitions, focusing on industrial and retail properties across North Florida. Her goal is to help business owners, landlords, and developers maximize profitability through informed deal structures and a deep understanding of market trends.

An entrepreneur at heart, Makayla also runs GainesvilleCommercial.com, where she interviews local business owners and developers, gaining unique insights into the region's growth and innovation. Passionate about learning and leveraging new technology, she's dedicated to delivering value and helping clients achieve lasting success.

EDUCATION

Associate's Degree in Economics, Santa Fe College

MEMBERSHIPS

GACAR - Realtor Association

Bosshardt Realty Services

5542 NW 43rd Street
Gainesville, FL 32653
352.371.6100

FOR MORE INFORMATION:



Makayla Richardson
Commercial Associate
352.256.7532
makayla@bosshardtrealty.com



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION

YAMATOS HIBACHI RESTARUANT (BUILDING + BUSINESS)

4714 Southwest College Road | Ocala, FL 34474



ERIC LIGMAN

Director

Ericligman@bosshardtrealty.com

Direct: **352.256.2112** | Cell: **352.256.2112**

PROFESSIONAL BACKGROUND

Eric Ligman is a prominent figure in the North Florida commercial real estate market, boasting over two decades of experience and an exceptional reputation for delivering results. As the Director of the Commercial and Land Division at Bosshardt Realty Services, Eric is known for his unwavering commitment to his clients and innovative strategies that achieve their goals.

Eric has played a pivotal role in transforming the North Florida landscape by brokering major deals with national and regional companies such as Pennsylvania Real Estate Trust, Campus USA Credit Union, TD Bank, Encell Technologies, RaceTrac, and Sunstate Credit Union. His expertise in navigating complex transactions and negotiating favorable client terms has earned him a trusted and indispensable reputation in the industry.

MEMBERSHIPS

ICSC
LoopNet
CoStar
Gainesville Chamber Commerce
GACAR- Gainesville Alachua County Association of Realtors
National Association of Realtors (NAR)

Bosshardt Realty Services

5542 NW 43rd Street
Gainesville, FL 32653
352.371.6100

FOR MORE INFORMATION:



Makayla Richardson
Commercial Associate
352.256.7532
makayla@bosshardtrealty.com



Eric Ligman
Director
352.256.2112
Ericligman@bosshardtrealty.com



BOSSHARDT
— REALTY SERVICES —
COMMERCIAL & LAND DIVISION