



**FOR SALE**

# 3,985 SF Professional/Medical Office in Wildwood

**837 S. MAIN ST.**  
Wildwood, FL 34785

**PRESENTED BY:**

**MARVIN PURYEAR**  
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44

SUNOCO

E Gulf Atlantic Hwy

S Main St

CVS  
pharmacy



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,250,000
<b>BUILDING SIZE:</b>	3,985 SF
<b>LOT SIZE:</b>	3.02 Acres
<b>PRICE / SF:</b>	\$313.68
<b>RENOVATED:</b>	2005
<b>ZONING:</b>	C1
<b>TRAFFIC COUNT:</b>	23,500

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## PROPERTY OVERVIEW

This 3,985 SF Professional/Medical Office Building is situated on 3.03 acres, fronting Main St. in Wildwood, Florida, with a Daily Traffic Count of 23,500 vehicles, and located 1 mile North of the Florida Turnpike and two miles East of I75. The building was built in 1967, was remodeled in 2005, and functioned as a medical office. There are 28 parking paved parking spaces with 2 handicapped spaces. The building is 3,985 FR and has a covered drive-through. A copy of the floor plan is attached.

## PROPERTY HIGHLIGHTS

- 3,985 SF Professional/Medical Office Building
- 1 mile North of the Florida Turnpike
- 2 miles East of Interstate 75
- On-site parking/28 parking spaces with 2 handicapped spaces
- Located on Main St. Wildwood, FL

# PROPERTY DETAILS & HIGHLIGHTS

<b>BUILDING NAME</b>	3,985 SF Professional/Medical Office in Wildwood
<b>PROPERTY TYPE</b>	Office
<b>PROPERTY SUBTYPE</b>	Office Building
<b>APN</b>	48361
<b>BUILDING SIZE</b>	3,985 SF
<b>LOT SIZE</b>	3.02 Acres
<b>BUILDING CLASS</b>	B
<b>YEAR BUILT</b>	1965
<b>YEAR LAST RENOVATED</b>	2005
<b>NUMBER OF FLOORS</b>	1
<b>PARKING SPACES</b>	30
<b>FREE STANDING</b>	Yes
<b>NUMBER OF BUILDINGS</b>	1



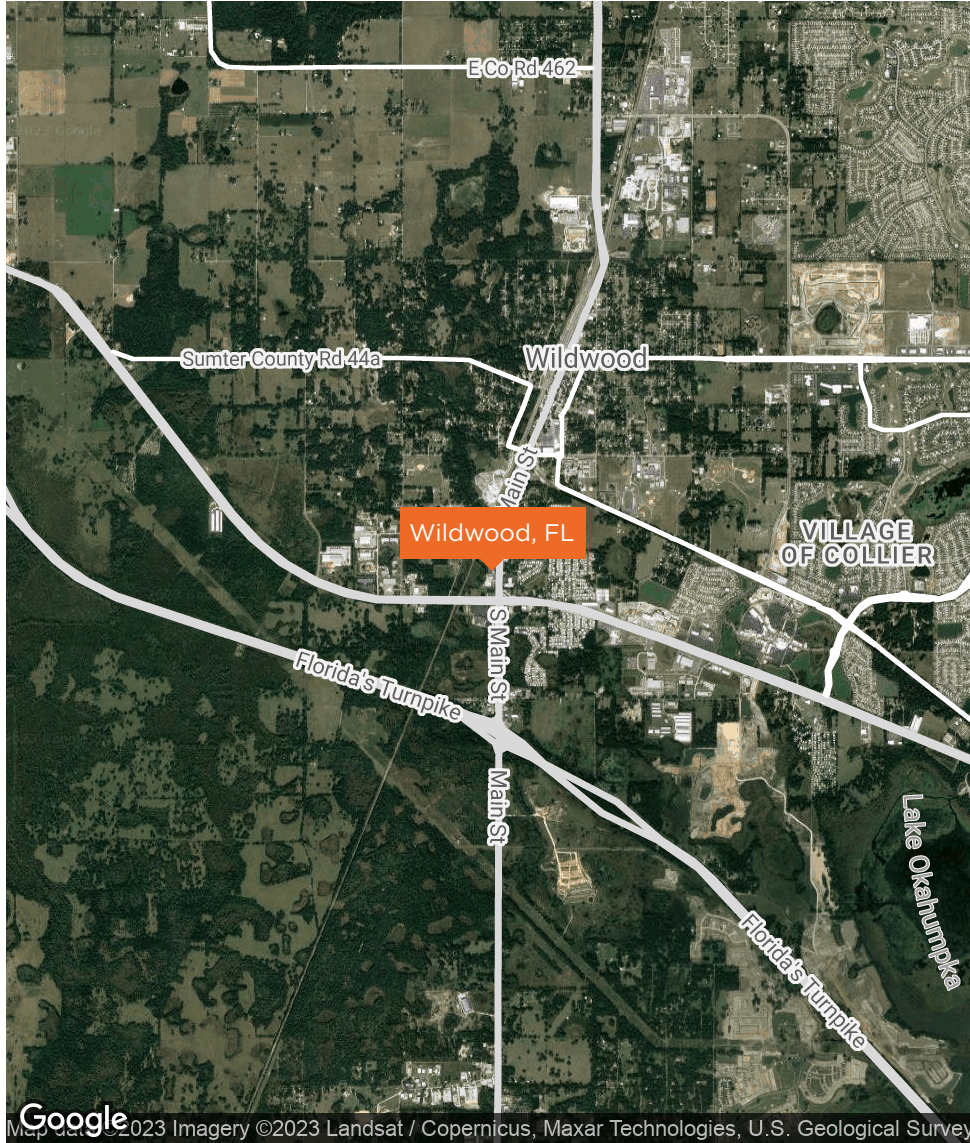
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ADDITIONAL PHOTOS



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## CITY INFORMATION



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## LOCATION DESCRIPTION

Wildwood is located at the intersection of I75 and the Florida Turnpike, with easy access to the entire state within one day's drive, making this an industrial hub for Florida. The property is situated on US Hwy 301 just N of State Rd 44, just 2 miles west of The Villages. Because of its centralized location and easy access to both coasts, it is often referred to as "The Crossroads of Florida". Wildwood is embarking on an ambitious revitalization of its downtown area and is growing faster than any other city in the State.

## LOCATION DETAILS

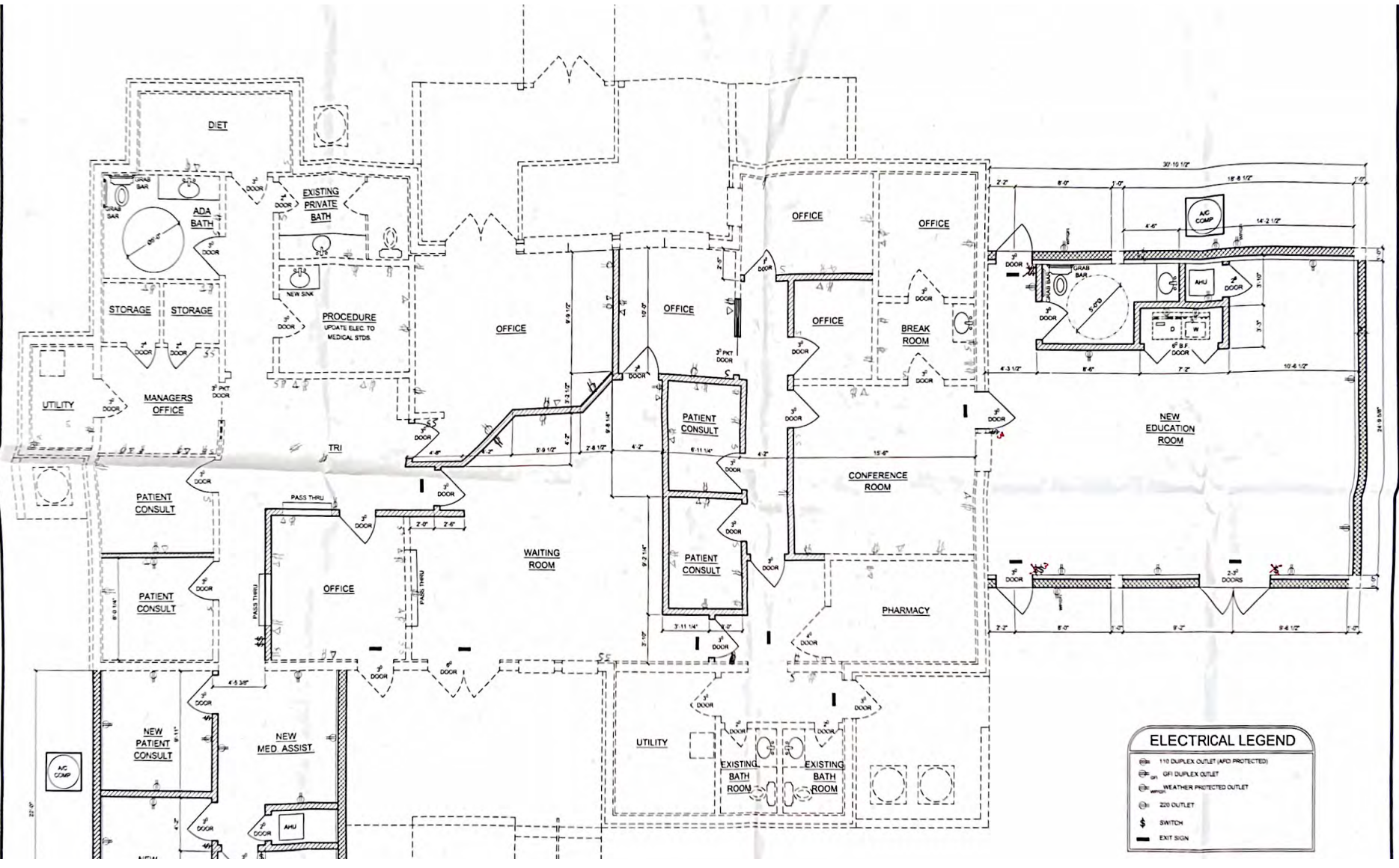
<b>MARKET</b>	Central Florida
<b>SUB MARKET</b>	Wildwood
<b>COUNTY</b>	Sumter
<b>STREET PARKING</b>	No
<b>SIGNAL INTERSECTION</b>	No
<b>ROAD TYPE</b>	Paved
<b>MARKET TYPE</b>	Medium
<b>NEAREST HIGHWAY</b>	Hwy 301
<b>NEAREST AIRPORT</b>	Orlando Sanford International Airport

**ADDITIONAL PHOTOS**



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# OFFICE FLOOR PLAN



REVISIONS	
ADD BATH	12.14

**ELECTRICAL LEGEND**

- 110 DUPLEX OUTLET (APD PROTECTED)
- GFI DUPLEX OUTLET
- WEATHER PROTECTED OUTLET
- 220 OUTLET
- SWITCH
- EXIT SIGN

Build Out for:  
Neurology Center  
of Excellence

Floor Plan  
837 South Main Street  
Wildwood, FL 34785

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# LOCATION MAP



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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

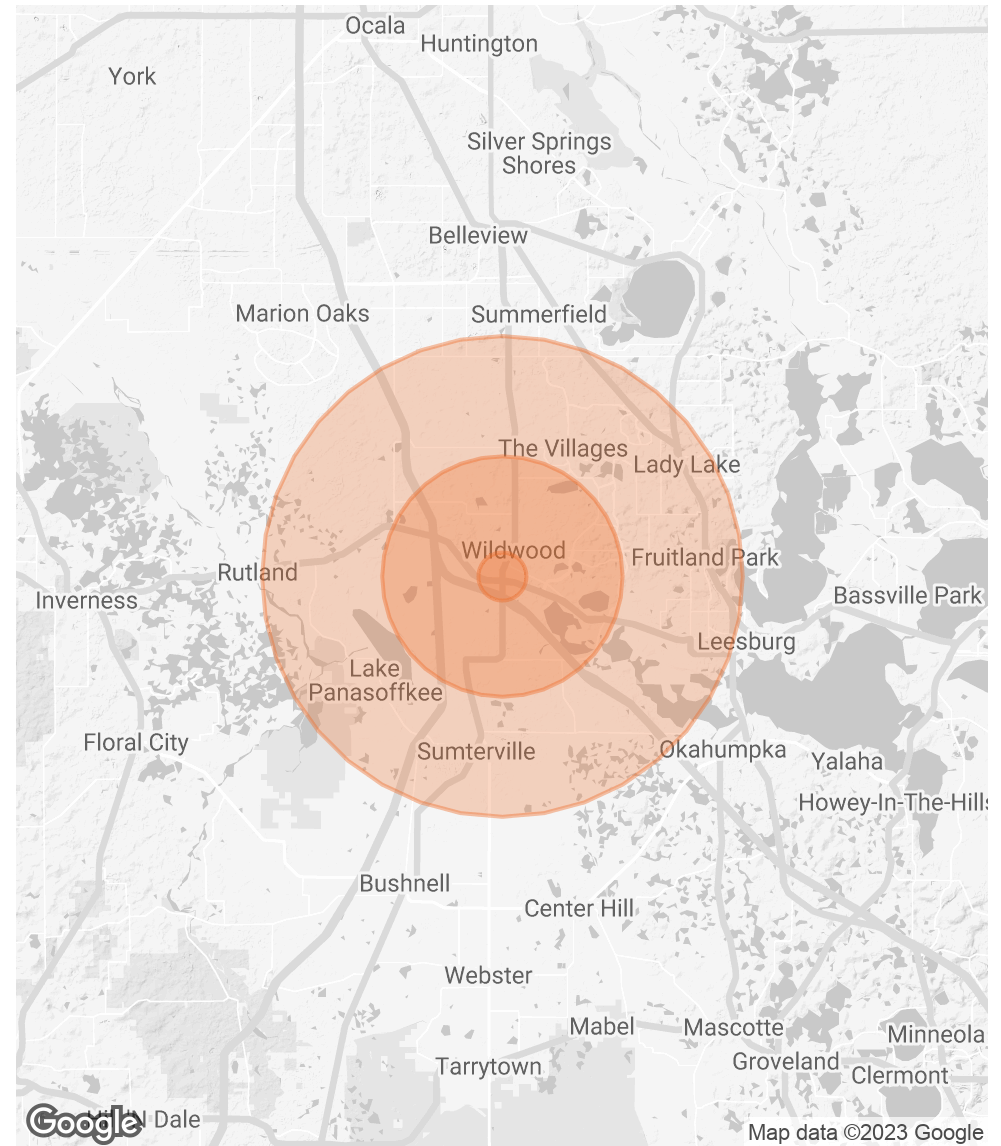
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	1,410	45,881	166,263
<b>AVERAGE AGE</b>	39.6	63.7	61.6
<b>AVERAGE AGE (MALE)</b>	50.9	62.8	60.8
<b>AVERAGE AGE (FEMALE)</b>	41.1	63.9	62.1

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	765	28,491	96,586
<b># OF PERSONS PER HH</b>	1.8	1.6	1.7
<b>AVERAGE HH INCOME</b>	\$35,330	\$66,222	\$58,402
<b>AVERAGE HOUSE VALUE</b>	\$93,741	\$287,220	\$243,549

\* Demographic data derived from 2020 ACS - US Census



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## MARVIN PURYEAR

Senior Advisor

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### PROFESSIONAL BACKGROUND

Marvin Puryear is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Marvin's specialty is the sale of development land for large residential, commercial / retail, and industrial developments throughout Central Florida and the entire state. Marvin works regularly with most of the national and regional homebuilders, retail and industrial developers, representing land owners in the sale of their development property.

Marvin is a native of Central Florida who, starting in Clermont, has been in the real estate industry in since 1995. For 20 years, his real estate career included being a broker for 80 agents in two international franchised brokerages in the Central Florida area: a Top-50 ERA residential brokerage and a Coldwell Banker Commercial brokerage. During this time, Marvin was consistently one of the top selling brokers in volume and quickly became known as one of the top real estate leaders in the market, both as a company broker and as an expert in developments and large commercial transactions. This included the sale and leasing of office, retail, industrial, and development properties. He produced detailed market analysis and trends in residential and commercial real estate that were utilized by end users and the real estate industry.

Marvin has been recognized by SVN for exemplary sales, including the Presidents Circle Award. He is also a three-time award winner in commercial real estate from the Central Florida Commercial Association of Realtors. Additionally, Marvin has won numerous sales and management awards and distinctions, including Lake County's Top Commercial Real Estate Agent award. He is a regular contributor to the Orlando Business Journal regarding market information and recent transactions.

Before his real estate career, Marvin spent 10 years in corporate management in Chicago, IL, managing the region for the world's largest photography company and with CompUSA.

Throughout his education, Marvin attended Lake Sumter Community College and Wake Forest University, where he majored in psychology. He is a member of National

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For more information visit [SVNsaunders.com](http://SVNsaunders.com)

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