



**Smith & Smith
REALTY**

For Sale

- Five ranch style retail/office buildings
- Approximately 18,000 Leasable SqFt
- Zoned CL (Light Commercial)
- Room to build 1 additional building
- Four (4) buildings constructed in 2008
- One (1) building constructed in 2006



\$3,500,000

10865 N US HWY 301

Oxford, FL 34484



Danny Smith, ALC, CCIM

Smith & Smith Realty, Inc.

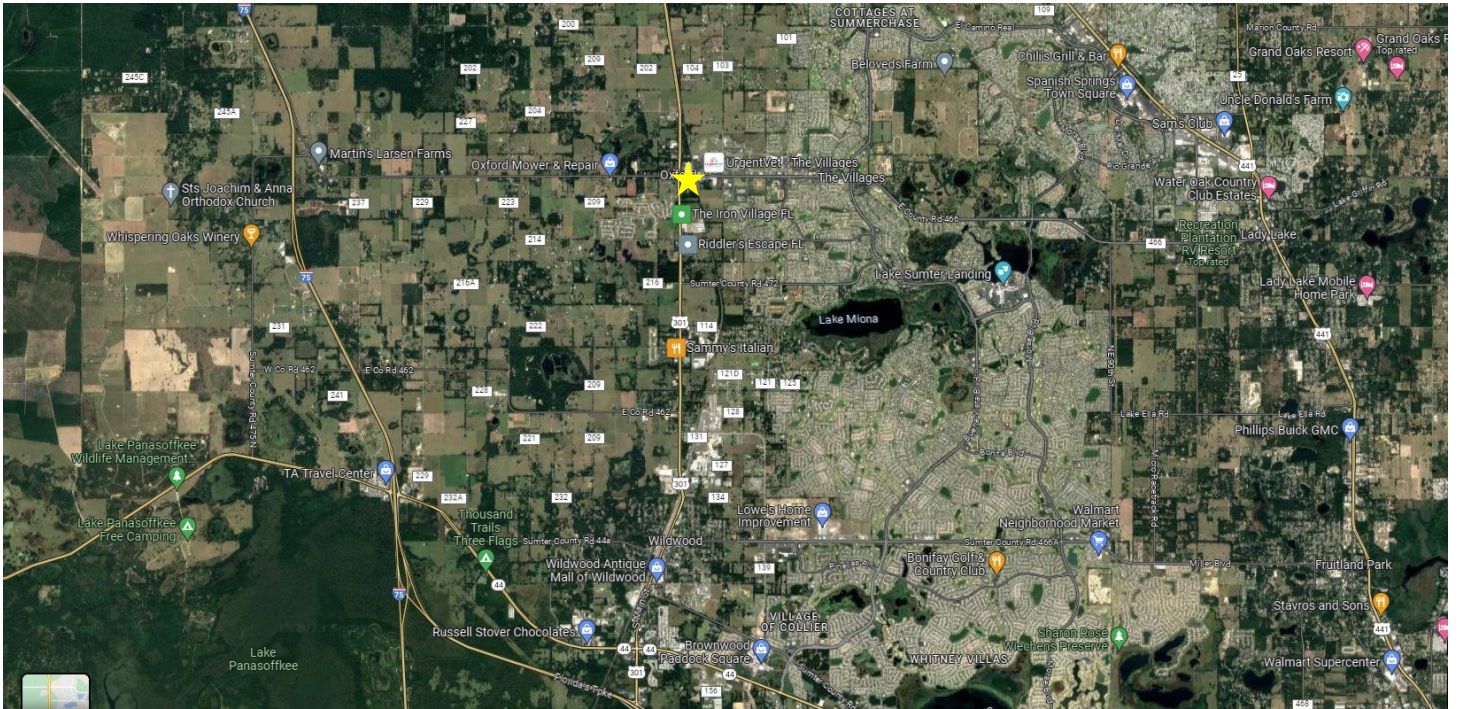
10879 N US HWY 301, Suite 4

Oxford, FL 34484

352-748-5656

Dannysmith@ccim.net

Map of Property



Nearby Highways

- US HWY 301
- CR 466A
- CR 466
- CR 462
- I-75
- Florida's Turnpike
- SR-44
- Hwy 42

Property Description

Five Ranch Style Retail/Office Buildings. Four built in 2008 and one built in 2006, all still in great shape and good appearance. Total square footage is just over 24,000 sf with approximately 18,000 sf leasable/usable. There is room to build one more 4,800 sf Building. Zoned light commercial and in the heart of The Villages development; located on Hwy. 301 between Wildwood and Oxford this retail plaza has room for growth. It has City of Wildwood water and sewer. This is a unique opportunity to invest in an established business with tenants in place. CAP rate of 6+% Please note, Smith & Smith Realty is acting as a single agent broker, representing the seller.

Demographic Profile



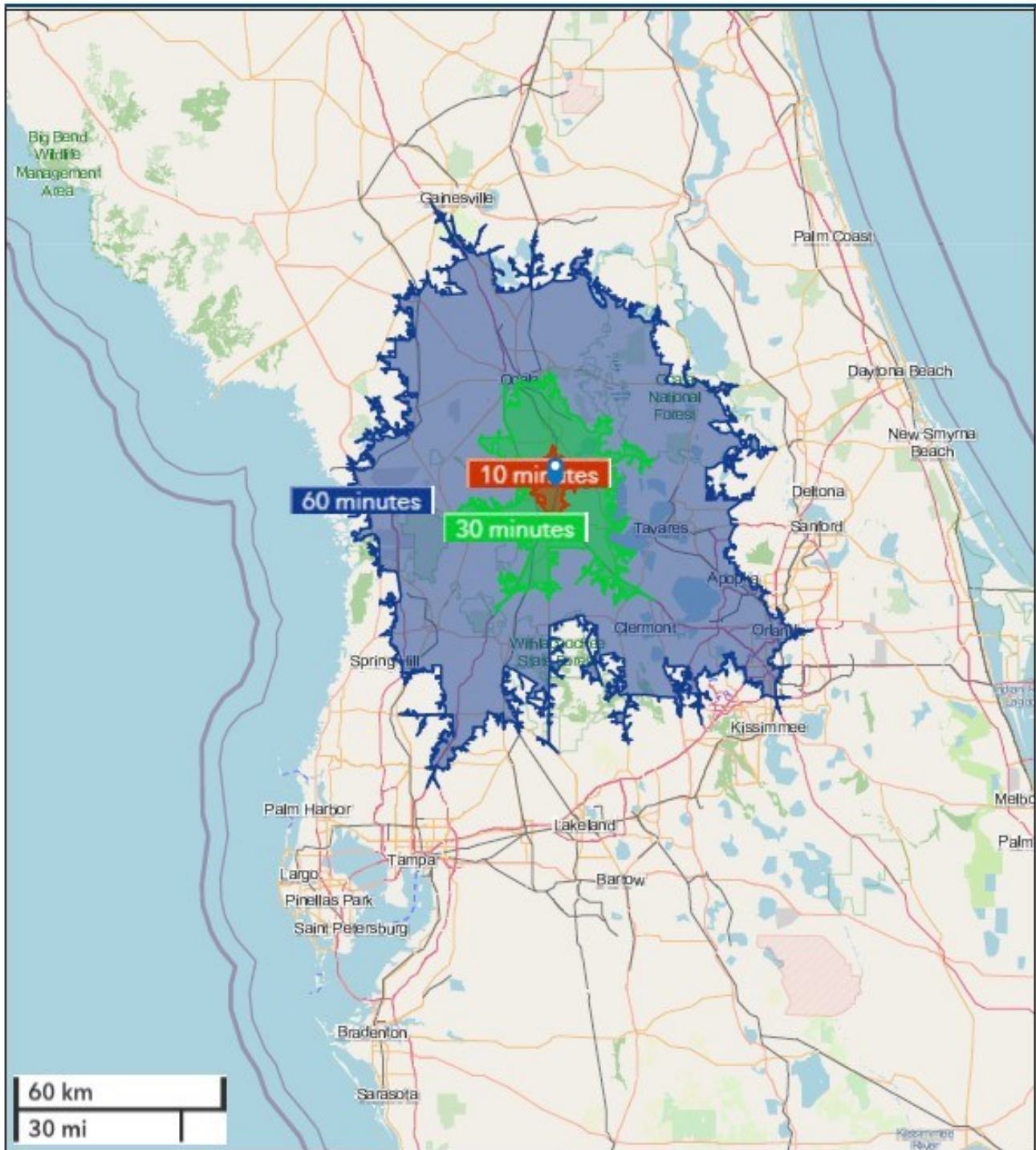
Drive Time Map



esri

Custom Drive Time Map

10865 N US HWY 301, Oxford, FL 34484



September 12, 2023

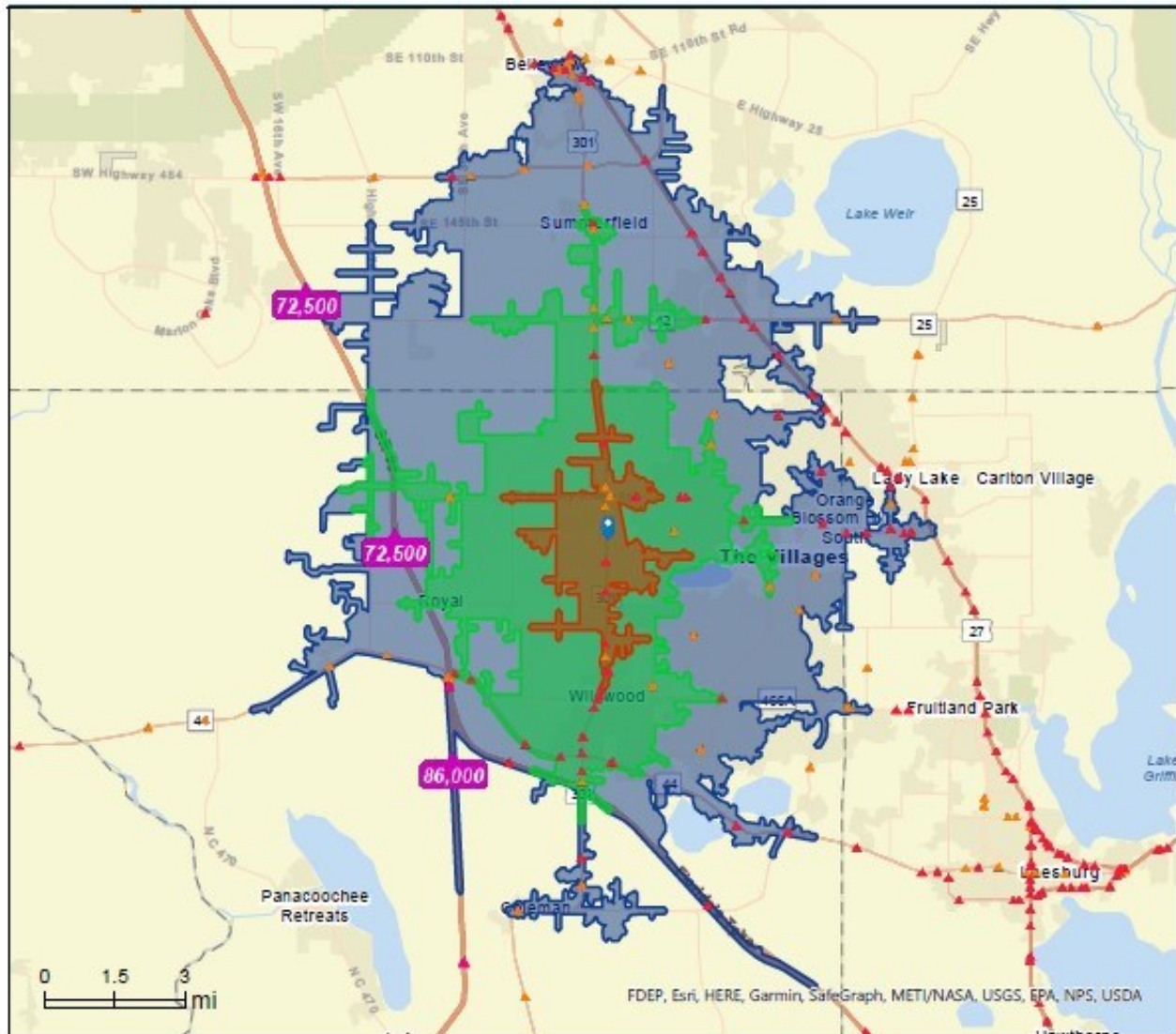
Traffic Count Map



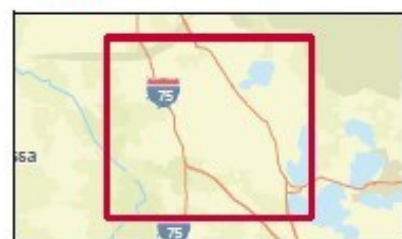
Traffic Count Map

10865 N US Highway 301, Oxford, Florida, 34484 2
10865 N US Highway 301, Oxford, Florida, 34484
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 28.91446
Longitude: -82.03627



Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).

May 18, 2023