

WILDWOOD PROFESSIONAL OFFICE BUILDINGS WITH 3.34 ACRES

Marvin Puryear

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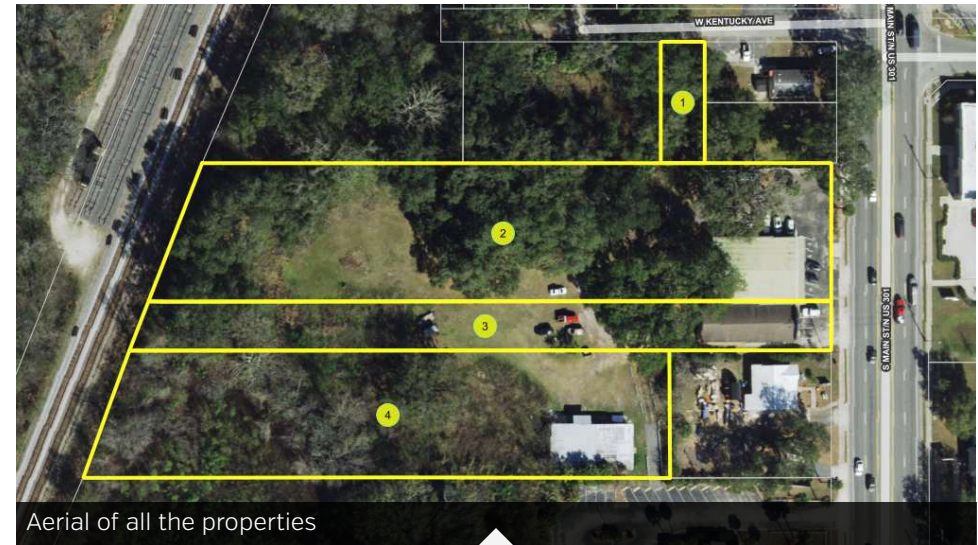
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Property Details & Highlights

2 commercial buildings with a large storage shed and an additional lot totaling approximately 3.34 ± acres. Property is zoned C1 with a daily traffic count of 23,500 ± cars per day and onsite parking. Located 1 mile north of the Florida Turnpike and two miles east of I75, and just north of CR44.

- 1) .10-acre lot on Kentucky Ave, which allows access to property 2
- 2) 4,500 ± SF Professional Office Building built in 1981, zoned C1 [Wildwood] on 1.74 acres fronting Main St. in Wildwood, FL. There are 6 dedicated parking spaces in the front plus additional side parking. The building has a reception area, waiting area, 7 ± offices, and a large middle room plus 2 bathrooms. Currently there is a month to month tenant in the building.
- 3) 2,485 +/-SF Professional Office Building built in 1951 and remodeled around 2000, zoned C1 [Wildwood] on .64 acres fronting Main St. in Wildwood, FL. There are 3 dedicated parking spaces in the front plus additional side parking. The building has a reception area, three offices, a conference room, a storage area in the back accessible from the office, and a single entry rear roll up door.
- 4) 1.34-acre lot with a 71x40 storage building.



Aerial of all the properties

- Sale Price: **\$850,000**
- 2 Commercial Buildings-4,500 ± sq. ft. and 2,485 ± sq. ft.
- Zoned C12
- 2 additional lots-1 lot with a 71x40 storage shed
- 2 miles east of Interstate 75
- 1 mile north of Florida Turnpike
- On site parking

Property Details



Sale Price **\$850,000**

LOCATION INFORMATION

Building Name Wildwood Professional Office Buildings with 3.34 acres
Street Address 805 S Main St, 813 S. Main St., 819 S. Main St. and Kentucky Ave.
City, State, Zip Wildwood, FL 34785
County Sumter
Market Central Florida
Sub-market Wildwood
Side of the Street West
Signal Intersection No
Road Type Paved
Market Type Medium
Nearest Highway US Hwy 301
Nearest Airport Orlando International Airport is approximatley 1 hr. to the Southeast; Sanford International Airport is approximately 1 hr. East

BUILDING INFORMATION

Building Size 6,985 SF
Building Class B
Occupancy % 50.0%
Tenancy Single
Number of Floors 1

PROPERTY INFORMATION

Property Type Office
Property Subtype Office Building
Zoning C-1
Lot Size 3.34 Acres
APN # G07-052, G07-053, G07-128, G07E023
Lot Frontage 169 ft
Lot Depth 595 ft
Corner Property No
Traffic Count 23500
Traffic Count Street S. Main St.
Traffic Count Frontage 169
Power Yes

PARKING & TRANSPORTATION

Street Parking No
Parking Type Surface

UTILITIES & AMENITIES

Number of Elevators 0
Central HVAC Yes
HVAC Yes
Broadband Cable

City Information - Wildwood



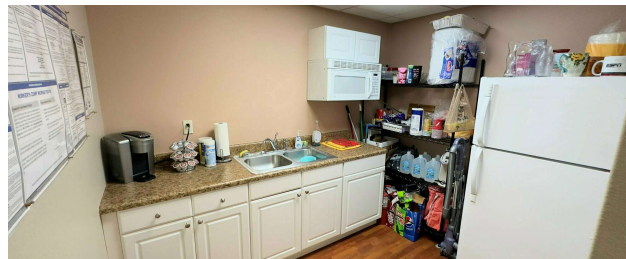
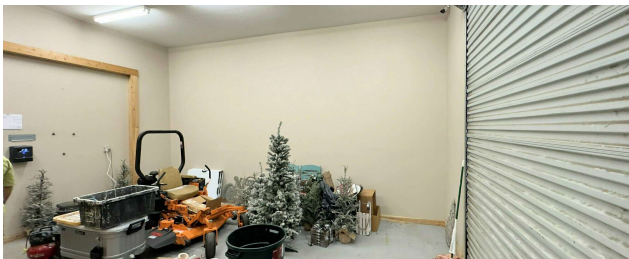
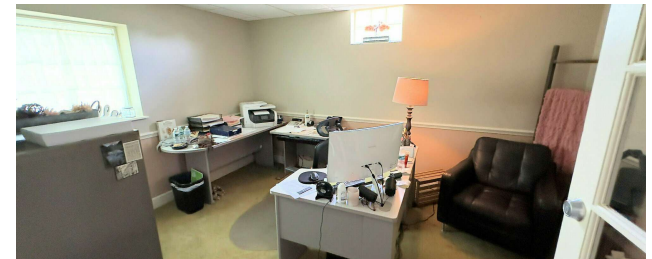
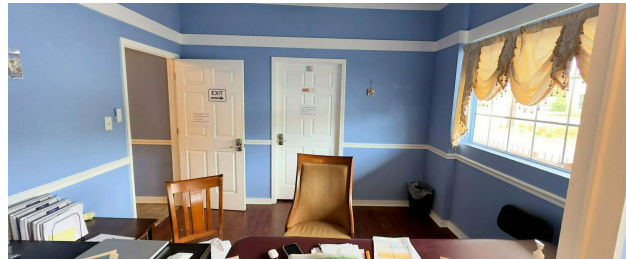
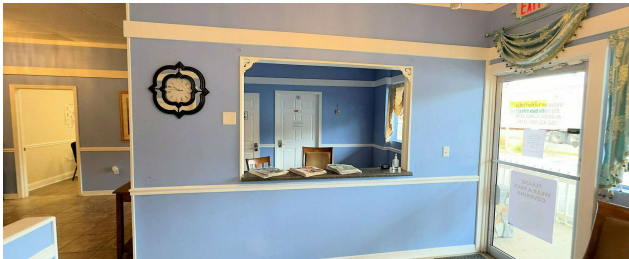
LOCATION DESCRIPTION

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

Market	Central Florida
Sub Market	Wildwood
County	Sumter
Street Parking	No
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	US Hwy 301
Nearest Airport	Orlando International Airport is approximately 1 hr. to the Southeast; Sanford International Airport is approximately 1 hr. East

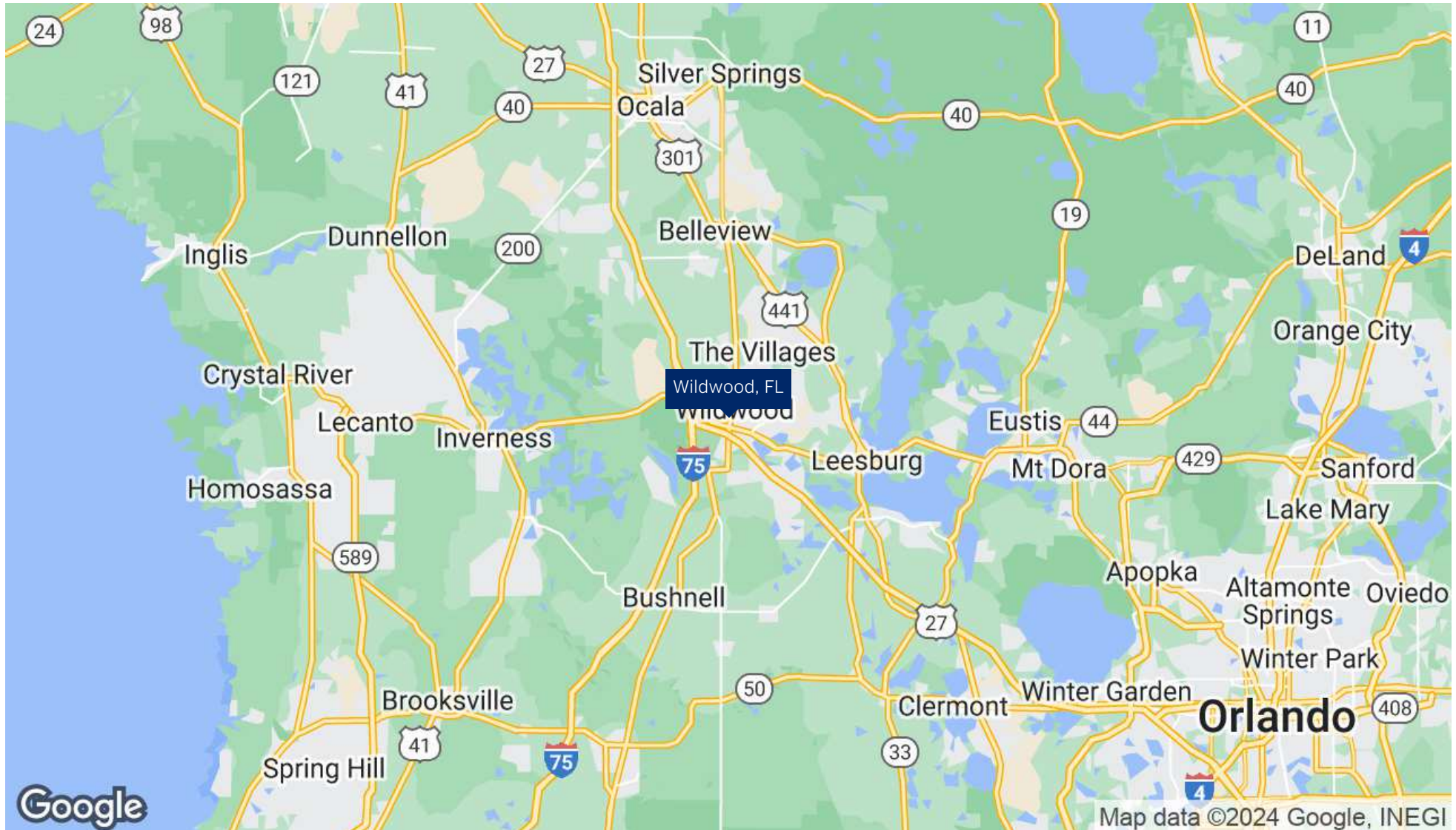
Additional Photos



Retailer Map



Regional Map

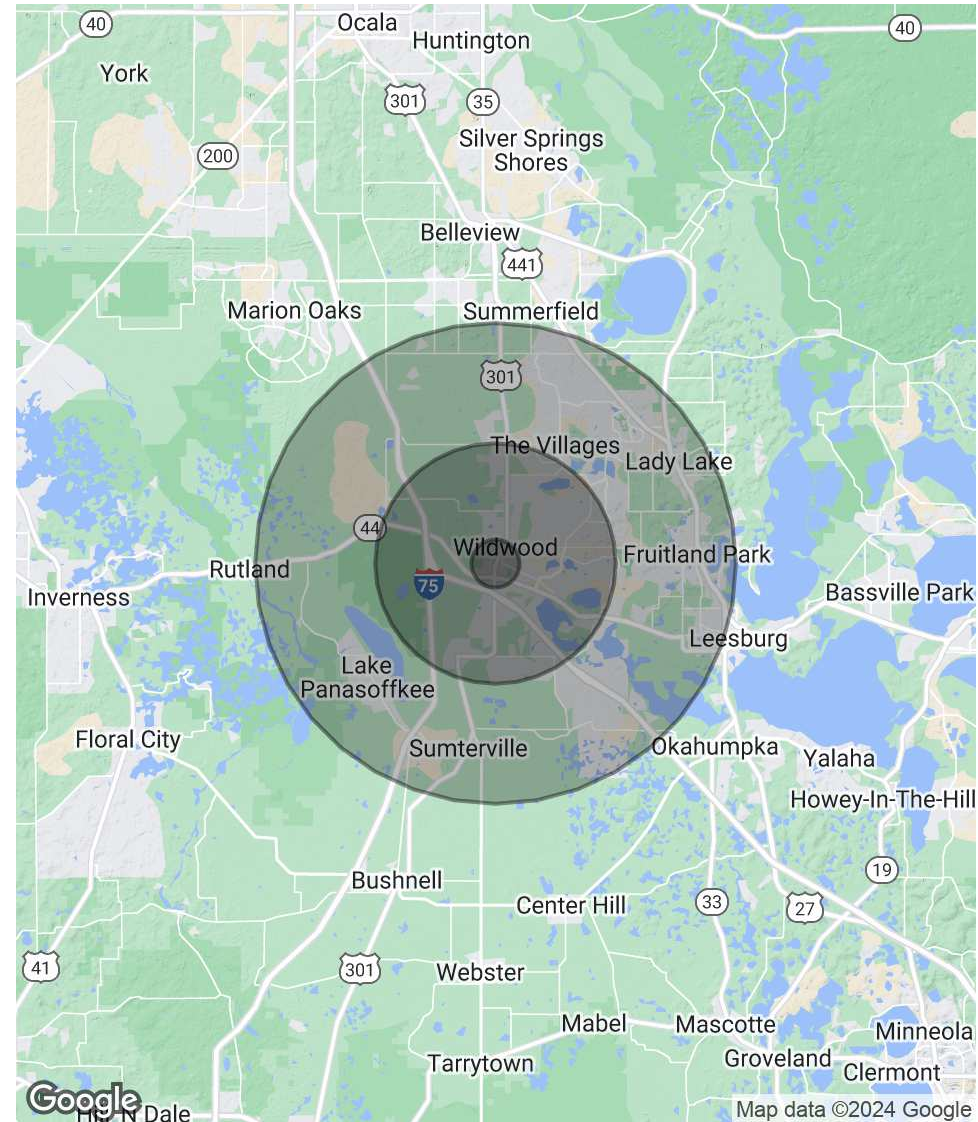


Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,281	24,099	50,867
Average Age	36.1	39.3	39.0
Average Age (Male)	29.8	36.3	36.1
Average Age (Female)	38.5	43.3	41.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,520	10,870	22,206
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$44,244	\$53,342	\$50,321
Average House Value	\$259,136	\$145,583	\$128,239

* Demographic data derived from 2020 ACS - US Census



Advisor Biography



MARVIN PURYEAR

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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 Association of Realtors (NAR), International Council of Shopping Centers (ICSC), and the Realtor Association of Lake and Sumter Counties. Marvin has also served in many industry leadership positions including president for the Greater Lake County Association of Realtors and director for the MFRMLS.

Marvin specializes in:

- Development Land Sales
- Property Disposition/Sales
- Land Use
- International Targeted Marketing
- Negotiation
- Property Valuation
- Seller Representation
- Leasing



For more information visit www.SVNsaunders.com

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