

Wildwood Turnpike Warehouses

3384 NE 34th Ave., Wildwood, FL 34785



Presented by
Smith & Smith Realty



Price:	\$1,890,000
Building Size:	60,000 SF
Price/SF:	\$31.50
Property Type:	Industrial
Property Sub-type:	Flex Space
Property Use Type:	Investment
Commission Split:	3%
Occupancy:	40%
Tenancy:	Multiple
Year Built:	2002

For more information visit
<http://www.crelisting.net/19L4MT89g>

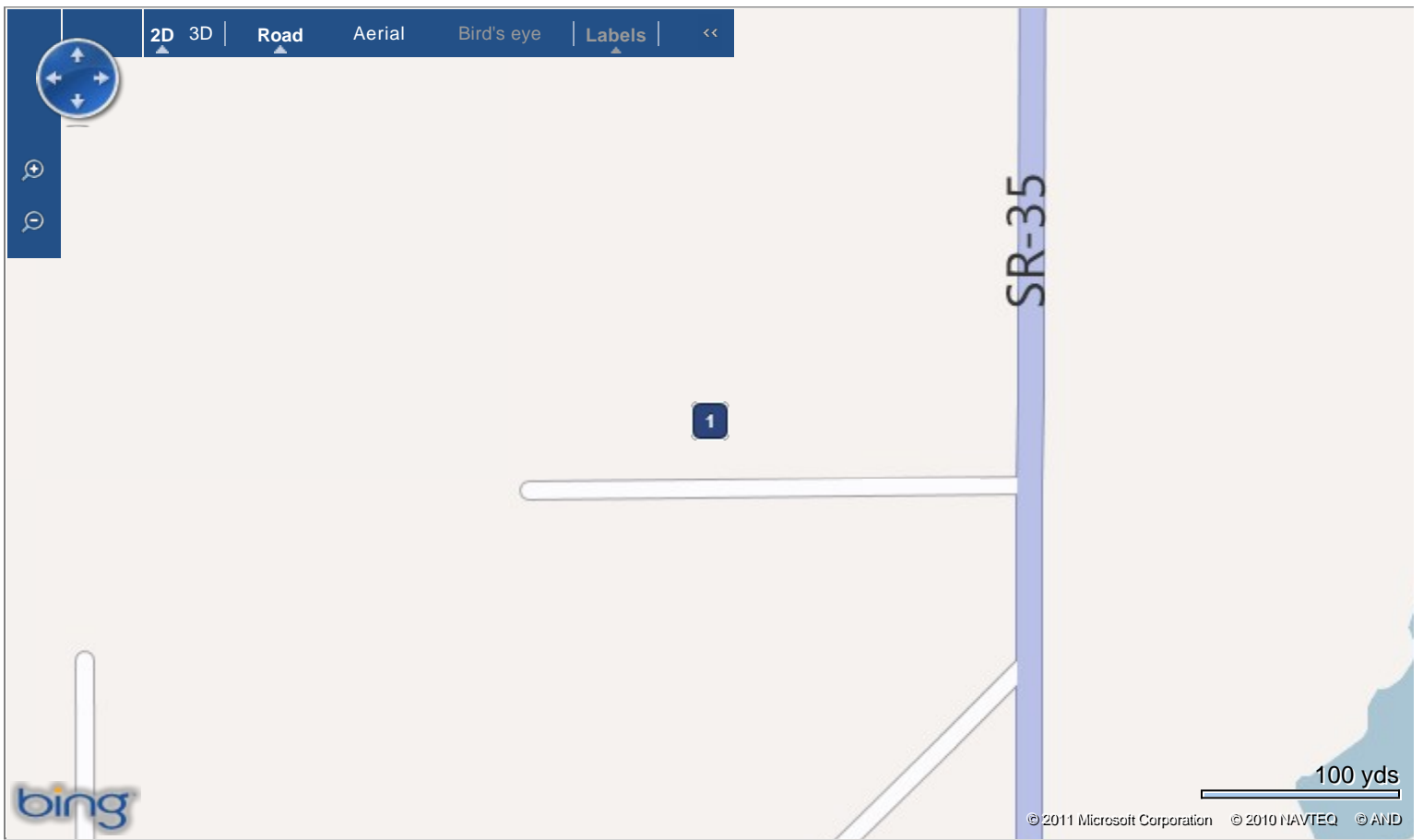
\$1,890,000

Great Opportunity for manufacturing/warehouse space in Wildwood. Just off Hwy 301 and close to FL Turnpike, I-75 and SR 44. 3-20,000sf building for a total of 60,000 sf in all. Grade Level Roll up Doors, Gated and Fenced. About 40% occupied, flex space 2,500 sf and up will lease at \$4 sf gross. More land available if needed. Call today for more information.



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Wildwood, FL 34785



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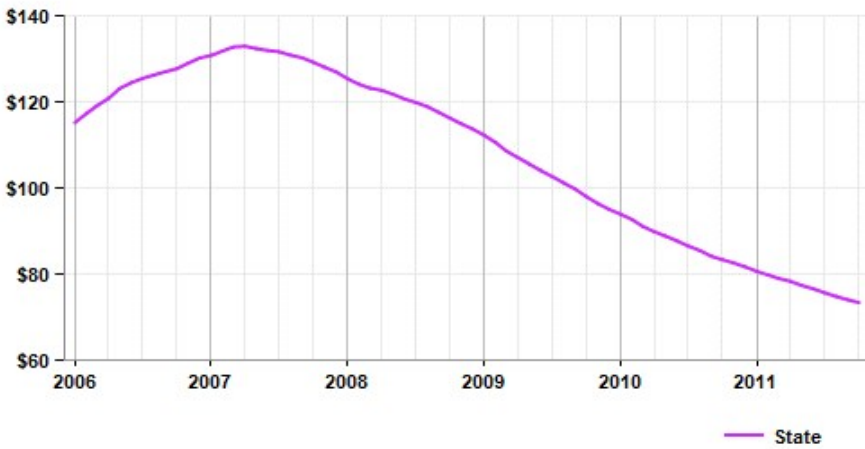
Located on the south end of Wildwood/The Villages on US 301. Very convenient to the Turnpike and I-75. Also easy access to SR 44 and 471.

Property Photos



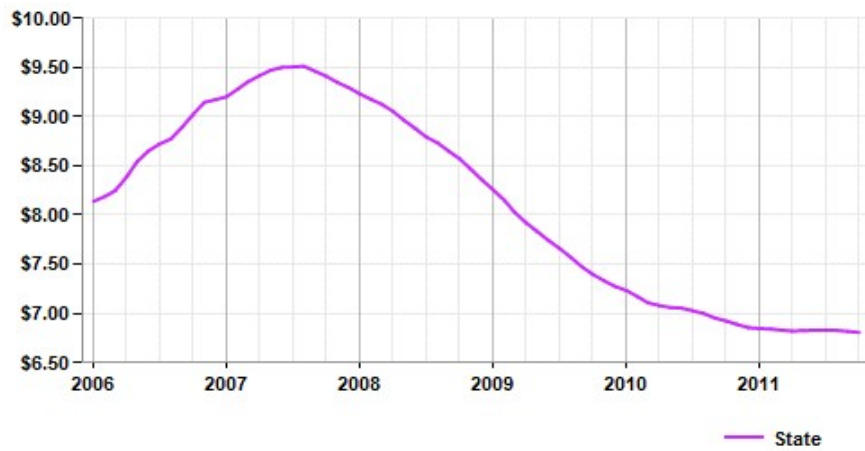
Market Trends

Asking Prices Industrial for Sale Wildwood, FL (\$/SF)



	Oct 11	vs. 3 mo. prior	Y-O-Y
State	\$74	-1.9%	-11.9%

Asking Rent Industrial for Lease Wildwood, FL (\$/SF/Year)



	Oct 11	vs. 3 mo. prior	Y-O-Y
State	\$6.81	-0.3%	-1.7%

Demographics

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	206	2,011	6,357
2011 Female Population	175	1,619	5,960
% 2011 Male Population	54.07%	55.40%	51.61%
% 2011 Female Population	45.93%	44.60%	48.39%
2011 Total Adult Population	286	3,097	9,717
2011 Total Daytime Population	442	3,602	11,544
2011 Total Daytime Work Population	121	1,425	5,357
2011 Median Age Total Population	34	41	38
2011 Median Age Adult Population	41	45	45
2011 Age 0-5	23	158	944
2011 Age 6-13	50	254	1,107
2011 Age 14-17	23	121	550
2011 Age 18-20	14	95	503
2011 Age 21-24	20	192	696
2011 Age 25-29	26	260	880
2011 Age 30-34	35	283	799
2011 Age 35-39	31	311	898
2011 Age 40-44	48	342	949
2011 Age 45-49	30	283	860
2011 Age 50-54	29	265	773
2011 Age 55-59	13	154	515
2011 Age 60-64	6	105	409
2011 Age 65-69	8	137	425
2011 Age 70-74	6	166	478
2011 Age 75-79	8	212	566
2011 Age 80-84	6	169	497
2011 Age 85	6	125	469
% 2011 Age 0-5	6.02%	4.35%	7.66%
% 2011 Age 6-13	13.09%	6.99%	8.99%
% 2011 Age 14-17	6.02%	3.33%	4.47%
% 2011 Age 18-20	3.66%	2.62%	4.08%
% 2011 Age 21-24	5.24%	5.29%	5.65%
% 2011 Age 25-29	6.81%	7.16%	7.14%
% 2011 Age 30-34	9.16%	7.79%	6.49%
% 2011 Age 35-39	8.12%	8.56%	7.29%
% 2011 Age 40-44	12.57%	9.42%	7.70%
% 2011 Age 45-49	7.85%	7.79%	6.98%
% 2011 Age 50-54	7.59%	7.30%	6.28%
% 2011 Age 55-59	3.40%	4.24%	4.18%
% 2011 Age 60-64	1.57%	2.89%	3.32%
% 2011 Age 65-69	2.09%	3.77%	3.45%
% 2011 Age 70-74	1.57%	4.57%	3.88%
% 2011 Age 75-79	2.09%	5.84%	4.59%

Demographics

Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2011 Age 80-84	1.57%	4.65%	4.03%
% 2011 Age 85	1.57%	3.44%	3.81%
2011 White Population	259	3,090	9,785
2011 Black Population	102	420	2,073
2011 Asian/Hawaiian/Pacific Islander	3	17	78
2011 American Indian/Alaska Native	4	20	55
2011 Other Population (Incl 2 Races)	12	83	327
2011 Hispanic Population	17	136	595
2011 Non-Hispanic Population	364	3,494	11,722
% 2011 White Population	68.16%	85.12%	79.44%
% 2011 Black Population	26.84%	11.57%	16.83%
% 2011 Asian/Hawaiian/Pacific Islander	0.79%	0.47%	0.63%
% 2011 American Indian/Alaska Native	1.05%	0.55%	0.45%
% 2011 Other Population (Incl 2 Races)	3.16%	2.29%	2.65%
% 2011 Hispanic Population	4.46%	3.75%	4.83%
% 2011 Non-Hispanic Population	95.54%	96.25%	95.17%
2000 Non-Hispanic White	304	4,025	9,429
2000 Non-Hispanic Black	180	1,855	3,390
2000 Non-Hispanic Amer Indian/Alaska Native	2	16	36
2000 Non-Hispanic Asian	2	41	113
2000 Non-Hispanic Hawaiian/Pacific Islander	1	11	11
2000 Non-Hispanic Some Other Race	n/a	n/a	n/a
2000 Non-Hispanic Two or More Races	8	107	202
% 2000 Non-Hispanic White	61.17%	66.47%	71.53%
% 2000 Non-Hispanic Black	36.22%	30.64%	25.72%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.40%	0.26%	0.27%
% 2000 Non-Hispanic Asian	0.40%	0.68%	0.86%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.20%	0.18%	0.08%
% 2000 Non-Hispanic Some Other Race	0.00%	0.00%	0.00%
% 2000 Non-Hispanic Two or More Races	1.61%	1.77%	1.53%
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2011 Total Population	381	3,631	12,317
2011 Total Households	259	1,692	5,438
Population Change 1990-2011	-14	354	2,390
Household Change 1990-2011	31	267	1,243
% Population Change 1990-2011	-3.54%	10.80%	24.08%
% Household Change 1990-2011	13.60%	18.74%	29.63%

Demographics

Population Change (Cont.)	1-mi.	3-mi.	5-mi.
Population Change 2000-2011	-212	-4,121	-2,814
Household Change 2000-2011	8	16	615
% Population Change 2000-2011	-35.75%	-53.16%	-18.60%
% Households Change 2000-2011	3.19%	0.95%	12.75%
Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	274	2,115	6,106
2000 Occupied Housing Units	238	1,703	4,849
2000 Owner Occupied Housing Units	186	1,450	3,993
2000 Renter Occupied Housing Units	52	253	856
2000 Vacant Housing Units	37	412	1,258
% 2000 Occupied Housing Units	86.86%	80.52%	79.41%
% 2000 Owner Occupied Housing Units	67.64%	68.56%	65.38%
% 2000 Renter Occupied Housing Units	18.91%	11.96%	14.02%
% 2000 Vacant Housing Units	13.45%	19.48%	20.60%
Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$15,713	\$22,819	\$27,630
2011 Per Capita Income	\$20,499	\$16,141	\$16,452
2011 Average Household Income	\$30,155	\$34,639	\$37,264
2011 Household Income < \$10,000	87	349	733
2011 Household Income \$10,000-\$14,999	39	218	654
2011 Household Income \$15,000-\$19,999	21	208	611
2011 Household Income \$20,000-\$24,999	12	125	491
2011 Household Income \$25,000-\$29,999	12	106	439
2011 Household Income \$30,000-\$34,999	11	101	397
2011 Household Income \$35,000-\$39,999	20	127	379
2011 Household Income \$40,000-\$44,999	10	119	337
2011 Household Income \$45,000-\$49,999	4	49	193
2011 Household Income \$50,000-\$59,999	13	74	344
2011 Household Income \$60,000-\$74,999	12	98	300
2011 Household Income \$75,000-\$99,999	10	57	318
2011 Household Income \$100,000-\$124,999	2	14	65
2011 Household Income \$125,000-\$149,999	3	7	67
2011 Household Income \$150,000-\$199,999	n/a	n/a	16
2011 Household Income \$200,000-\$249,999	n/a	12	29
2011 Household Income \$250,000-\$499,999	1	15	40
2011 Household Income \$500,000	1	12	27
2011 Household Income \$200,000	2	39	96
% 2011 Household Income < \$10,000	33.72%	20.64%	13.47%
% 2011 Household Income \$10,000-\$14,999	15.12%	12.89%	12.02%
% 2011 Household Income \$15,000-\$19,999	8.14%	12.30%	11.23%

Demographics

Income (Cont.)	1-mi.	3-mi.	5-mi.
% 2011 Household Income \$20,000-\$24,999	4.65%	7.39%	9.03%
% 2011 Household Income \$25,000-\$29,999	4.65%	6.27%	8.07%
% 2011 Household Income \$30,000-\$34,999	4.26%	5.97%	7.30%
% 2011 Household Income \$35,000-\$39,999	7.75%	7.51%	6.97%
% 2011 Household Income \$40,000-\$44,999	3.88%	7.04%	6.19%
% 2011 Household Income \$45,000-\$49,999	1.55%	2.90%	3.55%
% 2011 Household Income \$50,000-\$59,999	5.04%	4.38%	6.32%
% 2011 Household Income \$60,000-\$74,999	4.65%	5.80%	5.51%
% 2011 Household Income \$75,000-\$99,999	3.88%	3.37%	5.85%
% 2011 Household Income \$100,000-\$124,999	0.78%	0.83%	1.19%
% 2011 Household Income \$125,000-\$149,999	1.16%	0.41%	1.23%
% 2011 Household Income \$150,000-\$199,999	0.00%	0.00%	0.29%
% 2011 Household Income \$200,000-\$249,999	0.00%	0.71%	0.53%
% 2011 Household Income \$250,000-\$499,999	0.39%	0.89%	0.74%
% 2011 Household Income \$500,000	0.39%	0.71%	0.50%
% 2011 Household Income \$200,000	0.78%	2.31%	1.76%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$50,650	\$361,857	\$1,211,668
2011 Jewelry Stores	\$37,705	\$268,528	\$901,419
2011 Mens Clothing Stores	\$82,800	\$616,595	\$1,997,696
2011 Shoe Stores	\$75,949	\$557,471	\$1,826,950
2011 Womens Clothing Stores	\$158,929	\$1,198,674	\$3,844,714
2011 Automobile Dealers	\$963,266	\$6,406,063	\$22,722,205
2011 Automotive Parts/Acc/Repair Stores	\$120,189	\$850,497	\$2,869,699
2011 Other Motor Vehicle Dealers	\$36,901	\$270,526	\$887,428
2011 Tire Dealers	\$31,394	\$219,822	\$748,008
2011 Hardware Stores	\$12,021	\$74,911	\$280,166
2011 Home Centers	\$111,130	\$770,620	\$2,642,746
2011 Nursery/Garden Centers	\$31,611	\$215,313	\$749,102
2011 Outdoor Power Equipment Stores	\$12,029	\$68,222	\$275,788
2011 Paint/Wallpaper Stores	\$4,305	\$28,954	\$101,769
2011 Appliance/TV/Other Electronics Stores	\$91,740	\$678,608	\$2,210,323
2011 Camera/Photographic Supplies Stores	\$15,515	\$110,533	\$370,939
2011 Computer/Software Stores	\$49,972	\$358,556	\$1,196,496
2011 Beer/Wine/Liquor Stores	\$55,867	\$403,190	\$1,339,225
2011 Convenience/Specialty Food Stores	\$100,441	\$715,462	\$2,627,762
2011 Restaurant Expenditures	\$432,467	\$3,269,448	\$11,658,711
2011 Supermarkets/Other Grocery excl Conv	\$680,443	\$4,829,362	\$16,256,327
2011 Furniture Stores	\$95,601	\$680,356	\$2,285,232
2011 Home Furnishings Stores	\$58,277	\$432,319	\$1,404,929
2011 Gen Merch/Appliance/Furniture Stores	\$862,036	\$6,234,203	\$20,673,110
2011 Gasoline Stations w/ Convenience Stores	\$562,162	\$4,286,114	\$13,857,077
2011 Other Gasoline Stations	\$461,721	\$3,570,653	\$11,229,317
2011 Department Stores excl Leased Depts	\$953,776	\$6,912,809	\$22,883,430

Demographics

Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2011 General Merchandise Stores	\$766,434	\$5,553,847	\$18,387,877
2011 Other Health/Personal Care Stores	\$63,742	\$433,964	\$1,510,389
2011 Pharmacies/Drug Stores	\$329,302	\$2,335,110	\$7,865,881
2011 Pet/Pet Supplies Stores	\$50,117	\$362,801	\$1,202,133
2011 Book/Periodical/Music Stores	\$24,270	\$220,876	\$612,677
2011 Hobby/Toy/Game Stores	\$23,479	\$129,277	\$535,676
2011 Musical Instrument/Supplies Stores	\$8,588	\$59,262	\$204,041
2011 Sewing/Needlework/Piece Goods Stores	\$3,714	\$30,920	\$91,809
2011 Sporting Goods Stores	\$40,680	\$347,515	\$1,011,605
2011 Video Tape Stores - Retail	\$7,667	\$54,797	\$183,421