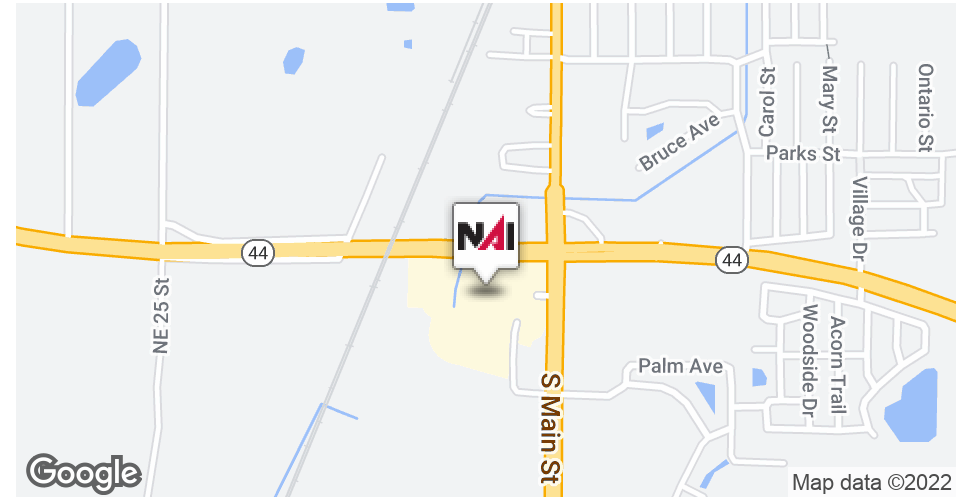


**FOR LEASE
NEGOTIABLE**



Property Highlights

- 52,779sf Center with multiple units available: 1,080sf to 40,817sf
- 23.93 acres, Within the City Limits of Wildwood
- 1/2 of a mile west of The Villages, Sumter County Parcel ID G07=057
- Combined AADT 19,100 cars per day, zoned C3 (General Commercial Hwy.)
- Parking ratio: 6/1,000sf
- Negotiable Rates

Demographics	3 Miles	5 Miles	10 Miles
Total Households	2,395	8,338	53,035
Total Population	5,825	18,623	114,726
Average HH Income	\$44,200	\$55,441	\$54,055



Randy Buss, CCIM, SIOR
 Managing Partner
 352.482.0777 x7214
 randy@naiheritage.com

2605 SW 33rd St. Suite 200
 Ocala, FL 34471
 352.482.0777
naiheritage.com



Randy Buss, CCIM, SIOR
Managing Partner
352.482.0777 x7214
randy@naiheritage.com

2605 SW 33rd St. Suite 200
Ocala, FL 34471
352.482.0777
naiheritage.com



Legend	
■	Available
■	Unavailable

Randy Buss, CCIM, SIOR
 Managing Partner
 352.482.0777 x7214
 randy@naiheritage.com

2605 SW 33rd St. Suite 200
 Ocala, FL 34471
 352.482.0777
naiheritage.com



Commercial Real Estate Services, Worldwide.

Wildwood Marketplace

400-480 W Gulf Atlantic Hwy, Wildwood, FL 34785

Lease Information

Lease Type:	NNN
Total Space:	2,584 - 38,233 SF

Lease Term:	36 months
Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size	Type	Rate	Description
■ 438	Available	2,584 SF	NNN	Negotiable	Open space with one restroom. Double door front entry. (This space is carved out of the Big Box.) 2,584sf.
■ 440	Available	38,233 SF	NNN	Negotiable	Former Winn Dixie Big Box. Large open space. Some walls have been taken down. Floor diagram available. 38,233sf.

Randy Buss, CCIM, SIOR
 Managing Partner
 352.482.0777 x7214
 randy@naiheritage.com

2605 SW 33rd St. Suite 200
 Ocala, FL 34471
 352.482.0777
 naiheritage.com