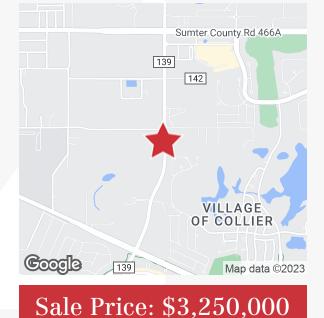


6920 Powell Road

Wildwood, Florida 34785

Property Highlights

- 4.76± acre site entitled for assisted living / independent living facilities
- Zoning: Institutional (City of Wildwood)
- Close to The Villages and convenient to I-75
- · Surrounded by high elderly population growth
- Next to a planned 120,000 SF medical office building in Millennium Park
- Adjacent to Millenium Park & Wildwood Community Center
- Only a mile from Brownwood Paddock Square, a 250,000 SF shopping/lifestyle center
- UF Health The Villages Hospital is within 10 miles

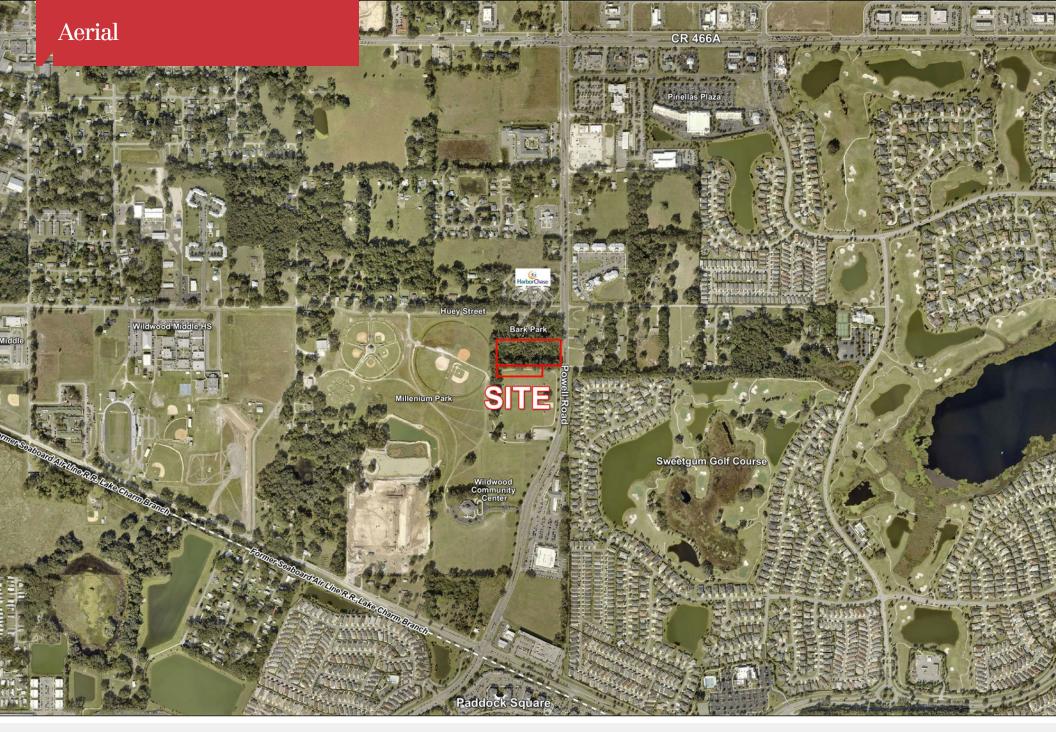


Sale 1110e: \$5,250,000

For more information Brian Adair O: 386 506 0025 badair@realvest.com

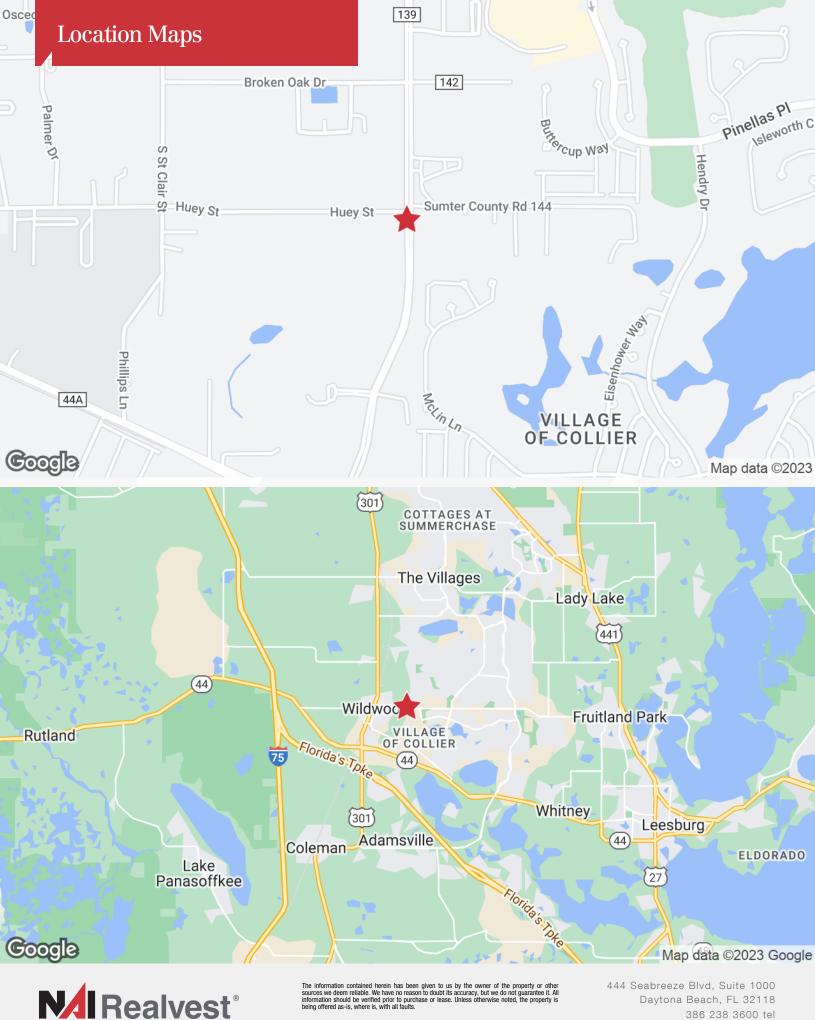


08.29.23 The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults. 444 Seabreeze Blvd, Suite 1000 Daytona Beach, FL 32118 386 238 3600 tel nairealvest.com



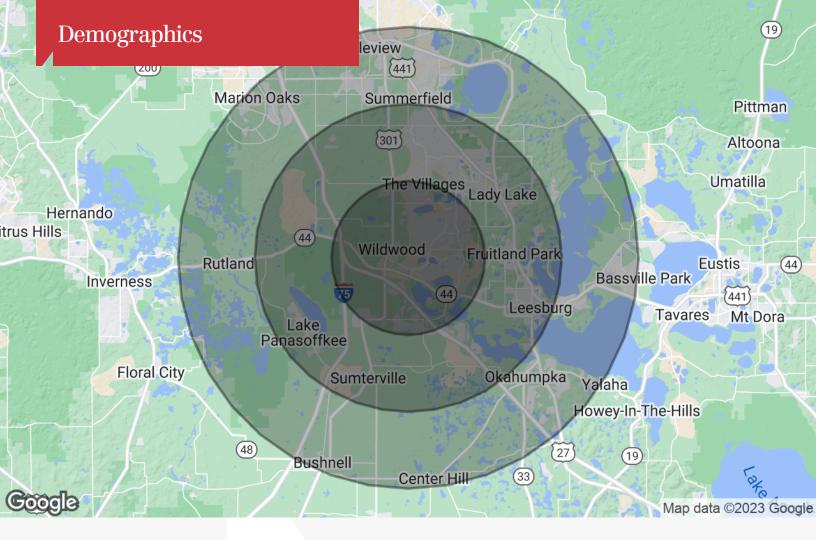


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CHARLES WAYNE

Daytona Beach, FL 32118 386 238 3600 tel nairealvest.com



Population	5 Miles	10 Miles	15 Miles	
TOTAL POPULATION	70,073	179,782	278,781	
MEDIAN AGE	66.5	60.8	57.3	
MEDIAN AGE (MALE)	66.1	59.9	56.4	
MEDIAN AGE (FEMALE)	66.5	61.1	57.7	
Households & Income	5 Miles	10 Miles	15 Miles	
TOTAL HOUSEHOLDS	44,658	103,504	152,383	
# OF PERSONS PER HH	1.6	1.7	1.8	
AVERAGE HH INCOME	\$68,066	\$57,792	\$56,376	
AVERAGE HOUSE VALUE	\$297,807	\$238,108	\$213,422	

* Demographic data derived from 2020 ACS - US Census



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