

For Sale

# Senior Living Site

4.76 Acres | \$682,773 / Acre



## 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 Millenium 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 Price: \$3,250,000**

For more information

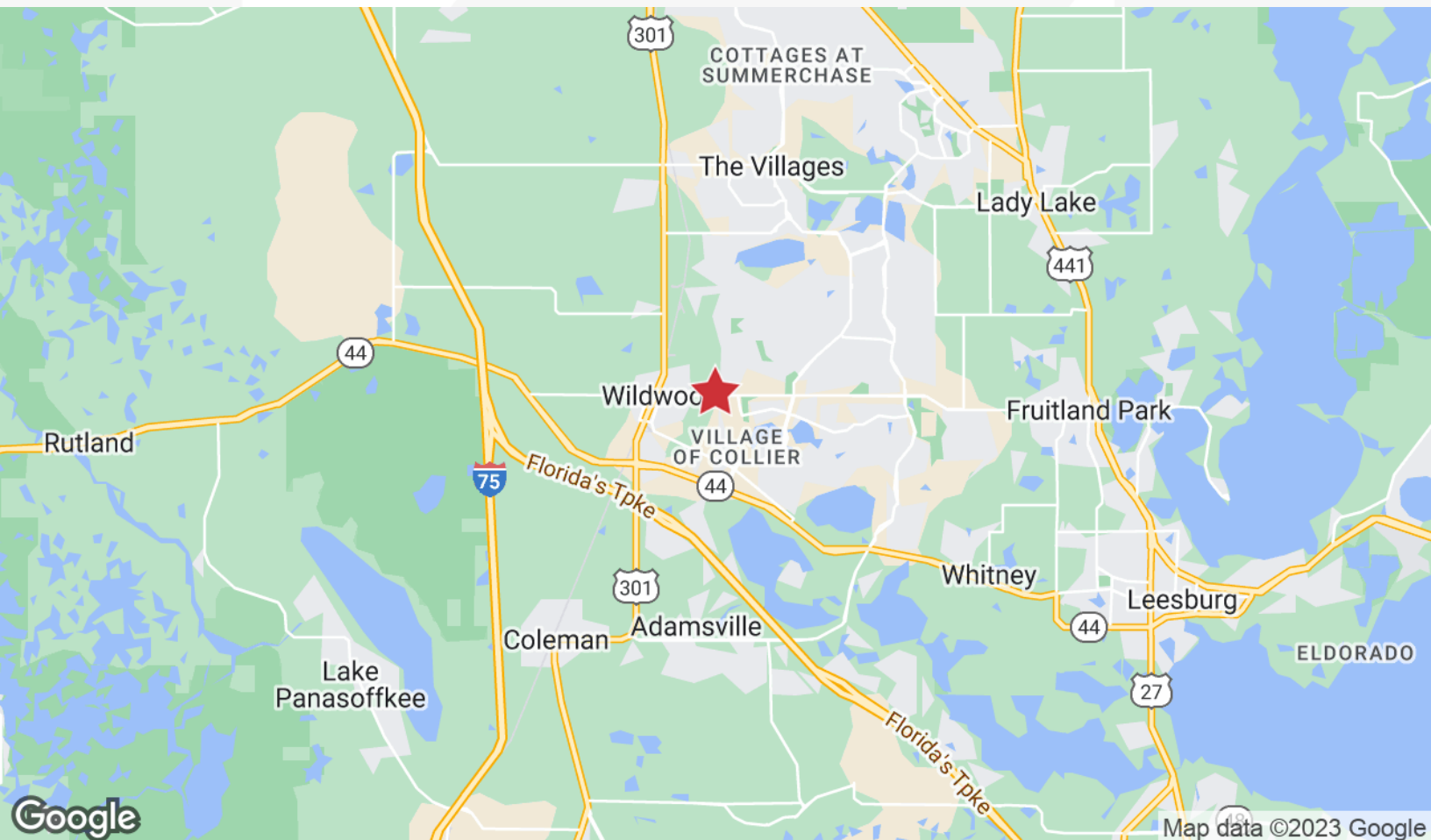
**Brian Adair**

O: 386 506 0025

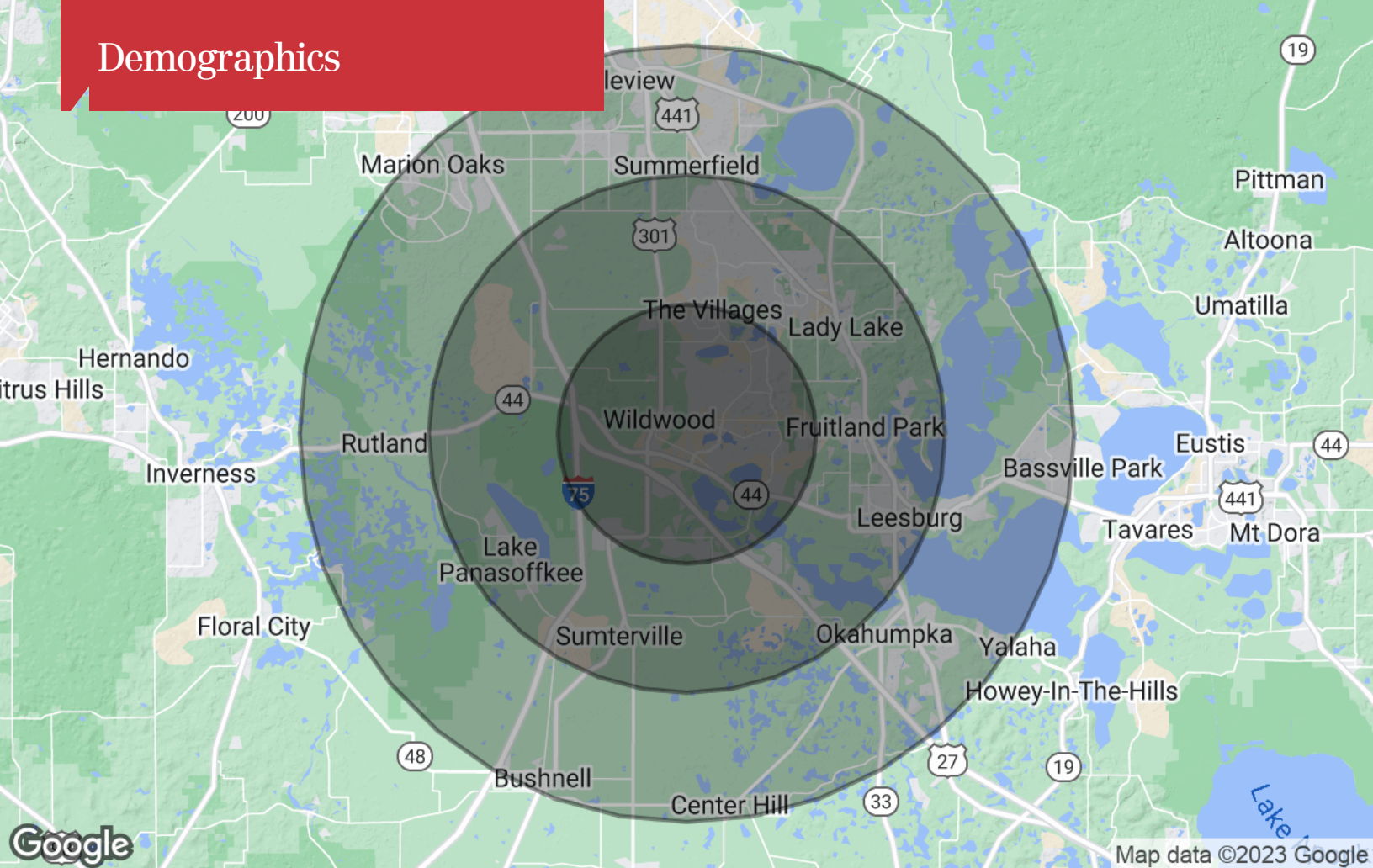
badair@realvest.com



# Location Maps



# Demographics



## 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