



# For Sale

- 0.21 Acres
- Zoned Light Commercial
- Future Land Use: Commercial
- Very close to busy CR 466
- 946 SqFt building
- New Commercial Projects nearby



**\$419,000**

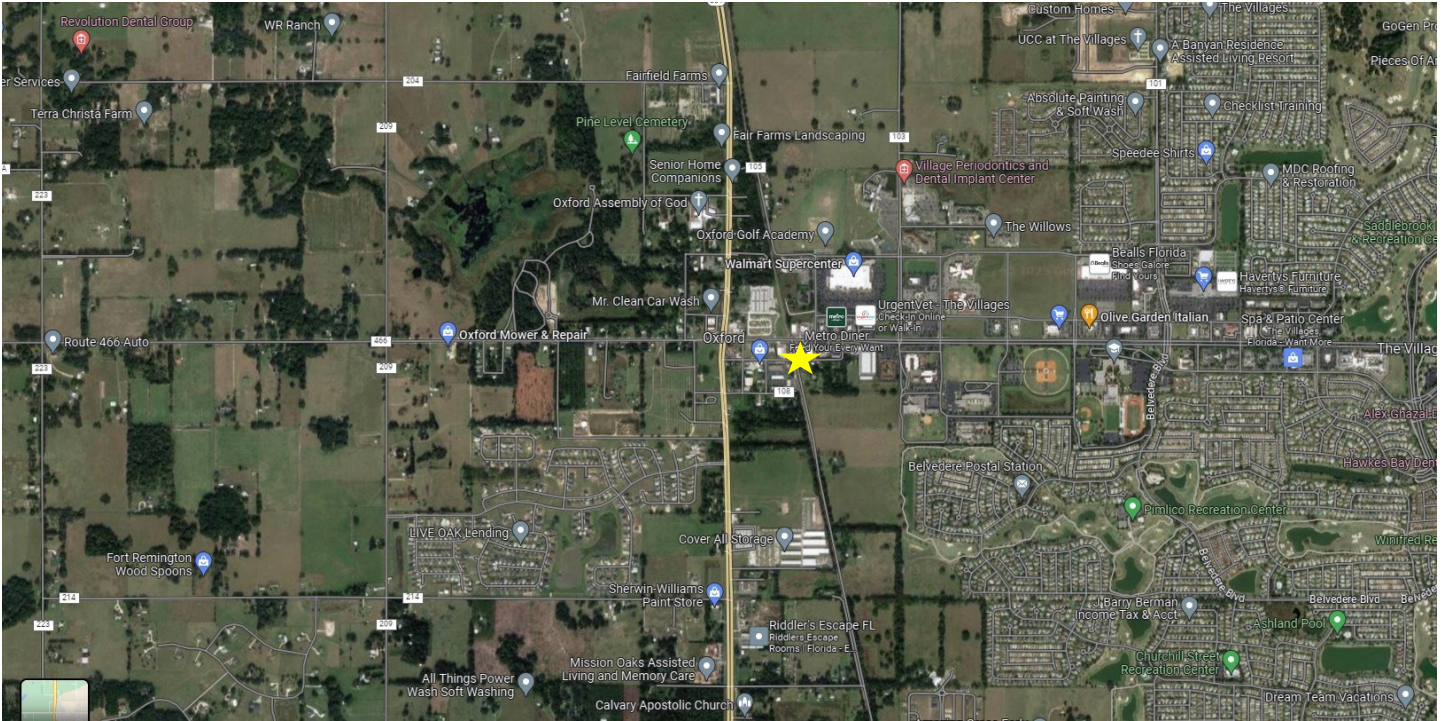
**4241 County Road 106  
Oxford, FL 34484**



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# Map of Property



## Nearby Highways

- US HWY 301
- SR-44
- CR 475
- CR 466
- HWY 42
- US HWY 27/441

## Additional Photos



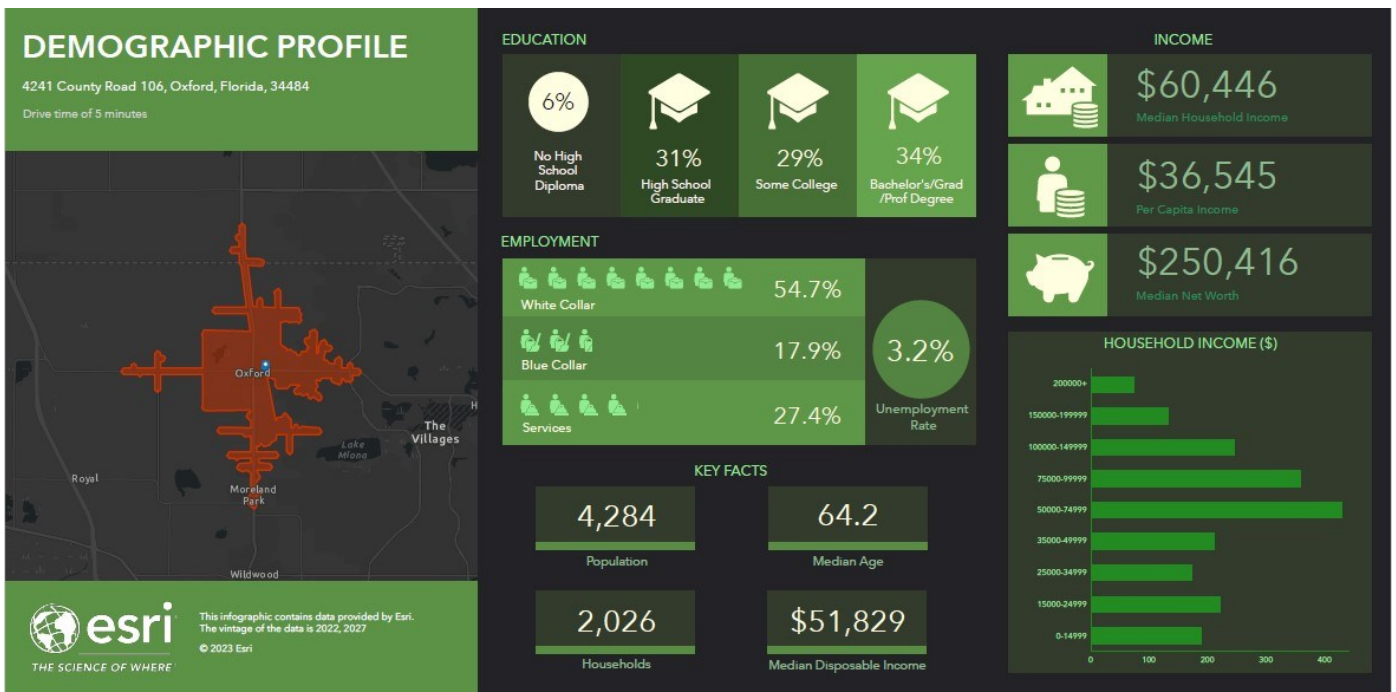


# Property Description

Fantastic commercial site in Oxford just waiting for you. It has commercial zoning and future land use with Sumter county. Would make a great location for a light retail store, hair salon, law office, accounting office, or even a veterinarian office. This property will require extensive work to convert into an office. The 1926 home has cypress siding and pecky cypress on the inside. It has a lot of character. Property is located behind Action Gator Tire, Murphy Oil, and Advanced Auto Parts on CR 106 in Oxford. On this block alone, Oxford Oaks Professional Plaza and Springwood Suites are just a couple of the projects that are going through the approval process at this time. Property is very convenient to CR 466, which has plenty of restaurants and shopping locations, such as McDonalds, Arby's, Walmart, and PetSmart.

Sumter County Parcel: D17-035

# Demographic Profile

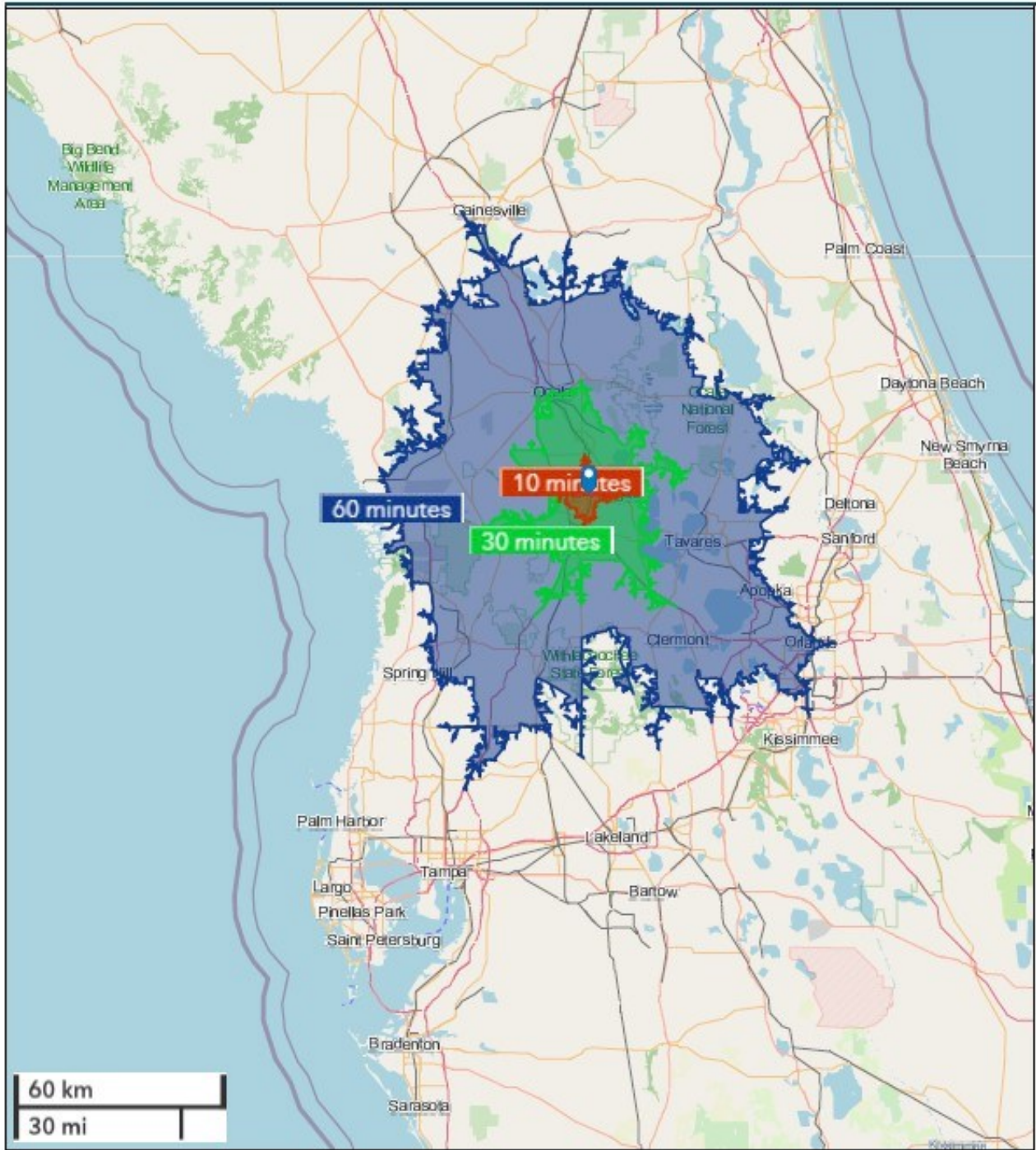


# Drive Time Map



Custom Drive Time Map

4241 County Road 106, Oxford, FL 34484



September 12, 2023

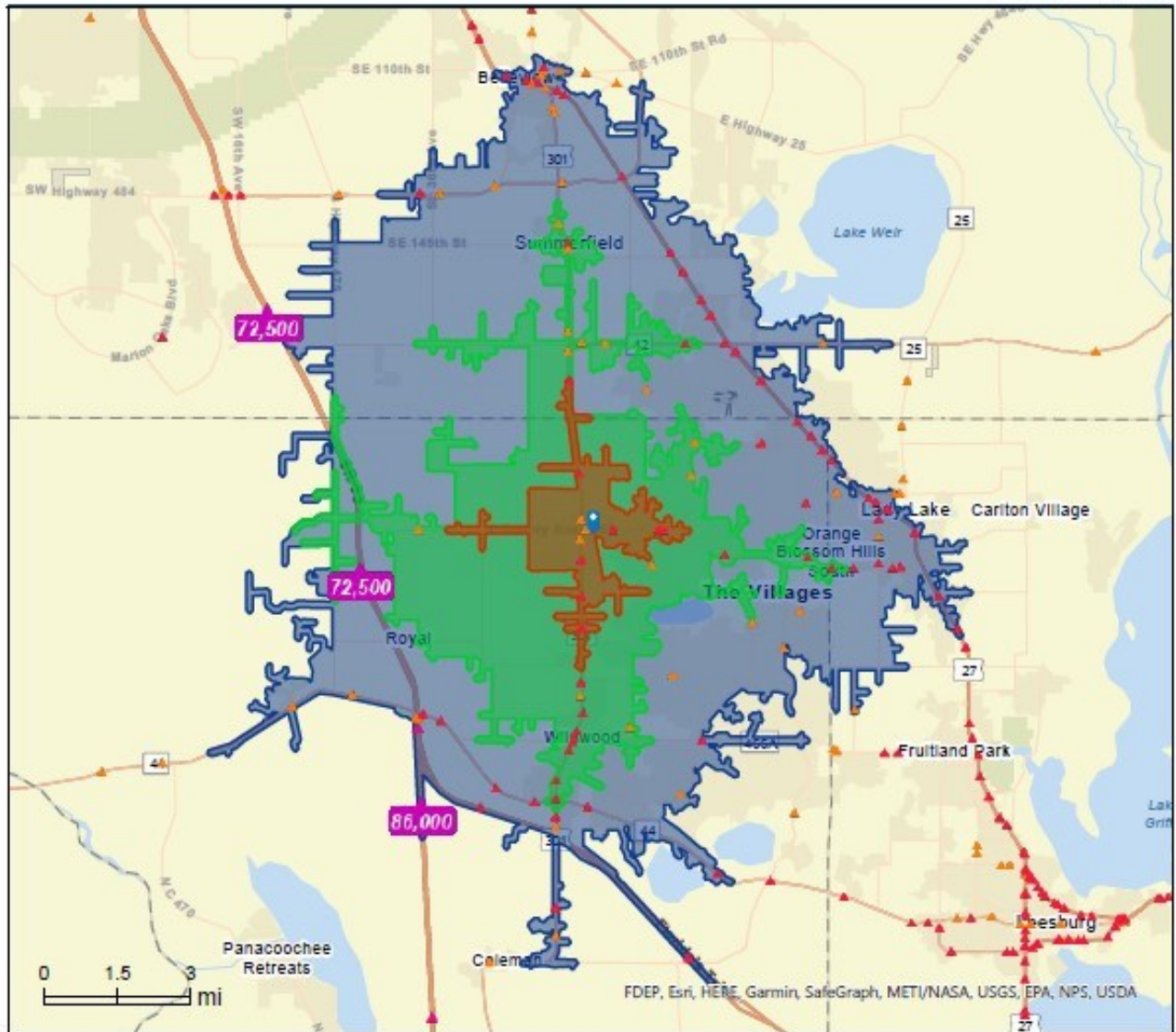
# Traffic Count Map



## Traffic Count Map

4241 County Road 106, Oxford, Florida, 34484  
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 28.92645  
 Longitude: -82.03300



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).

May 18, 2023