



**WILDWOOD
PROFESSIONAL
OFFICE BUILDING
4,500 ± SF**

805 S MAIN ST
WILDWOOD, FL 34785

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Property Summary



OFFERING SUMMARY

Sale Price:	\$550,000
Building Size:	4,500 SF
Lot Size:	1.84 Acres
Year Built:	1985
Renovated:	2000
Zoning:	C-1
Market:	Central Florida
Submarket:	Wildwood
Traffic Count:	23,500
APN:	G07-052, G07E023
Date Available:	12-1-23

PROPERTY OVERVIEW

4500 ± SF Professional Office Building built in 1981, zoned C1 [Wildwood] on 1.74 acres fronting Main St. in Wildwood, FL, with a daily traffic count of 23,500 vehicles, and is located 1 mile North of the Florida Turnpike and two miles east of I75, and just North of CR44. There are 6 dedicated parking spaces in the front plus additional side parking. The building has a reception area, waiting area, 7 ± offices, a large middle room plus 2 bathrooms . This also included a .10 acre lot on Kentucky Ave. This will allow an additional entrance onto the property. Currently there is a month to month tenant in the building. The lot dimensions are for 805 S. Main St. only. Owner is willing to sell the following properties together for \$850,000.00-Parcel ID#G07-158, G07-053, G07-052, G07E023

PROPERTY HIGHLIGHTS

- 4500 ± SF Professional Office
- Zoned C1 [Wildwood]
- .10 acres- Additional lot on Kentucky Avy with entrance to the property
- 2 Miles East of I75
- On-site parking



LOCATION DESCRIPTION

Wildwood is located at the intersection of I75 and the Florida Turnpike, with easy access to the entire state within one day's drive, making this an industrial hub for Florida. The property is situated on US Hwy 301, just N of State Rd 44, just 2 miles west of The Villages. Because of its centralized location and easy access to both coasts, it is often referred to as "The Crossroads of Florida." Wildwood is embarking on an ambitious revitalization of its downtown area and is growing faster than any other city in the State

LOCATION DETAILS

Market	Central Florida
Sub Market	Wildwood
County	Sumter
Street Parking	No
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	US Hwy 301
Nearest Airport	Orlando International Airport, is approximately 1 hr. to the Southeast and the Sanford International Airport is approximately 1 hr. East

Property Details



Sale Price

\$550,000

LOCATION INFORMATION

Building Name	Wildwood Professional Office Building 4,500 ± SF
Street Address	805 S Main St
City, State, Zip	Wildwood, FL 34785
County	Sumter
Market	Central Florida
Sub-market	Wildwood
Side of the Street	West
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	US Hwy 301
Nearest Airport	Orlando International Airport, is approximately 1 hr. to the Southeast and the Sanford International Airport is approximately 1 hr. East

BUILDING INFORMATION

Building Size	4,500 SF
Building Class	B
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Year Built	1985

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C-1
Lot Size	1.84 Acres
APN #	G07-052, G07E023
Lot Frontage	124.27 ft
Lot Depth	599.22 ft
Corner Property	No
Traffic Count	23500
Traffic Count Street	S Main Street
Traffic Count Frontage	124
Power	Yes

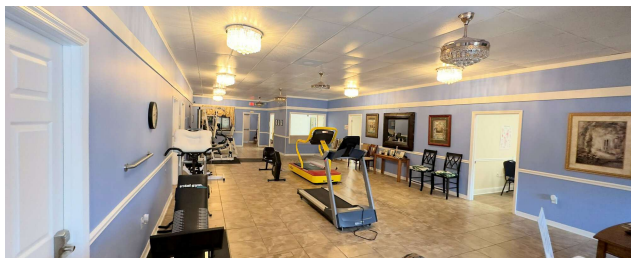
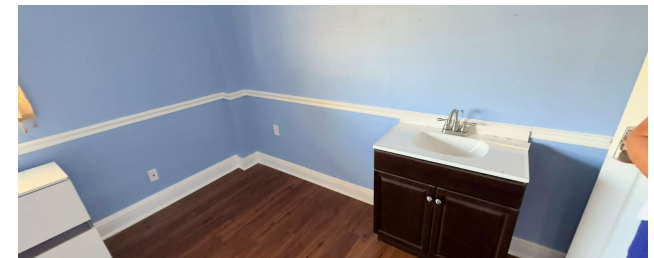
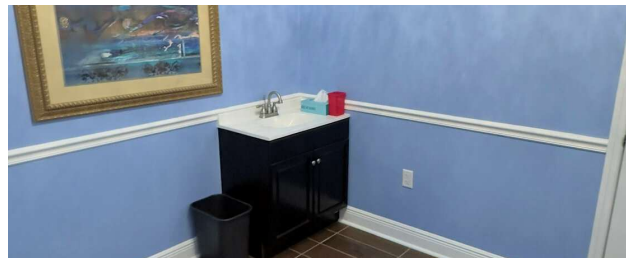
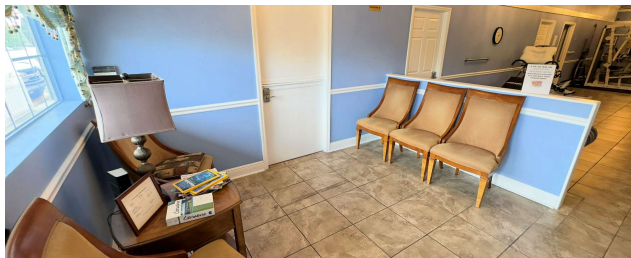
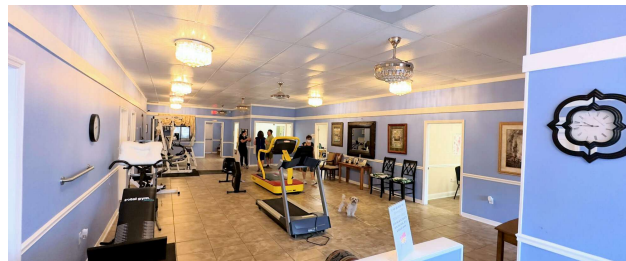
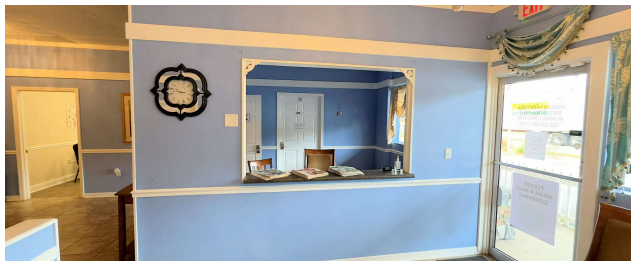
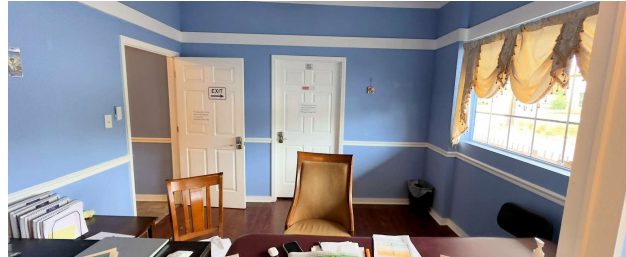
PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	6

UTILITIES & AMENITIES

Number of Elevators	0
Central HVAC	Yes
HVAC	Yes
Broadband	Cable

Additional Photos



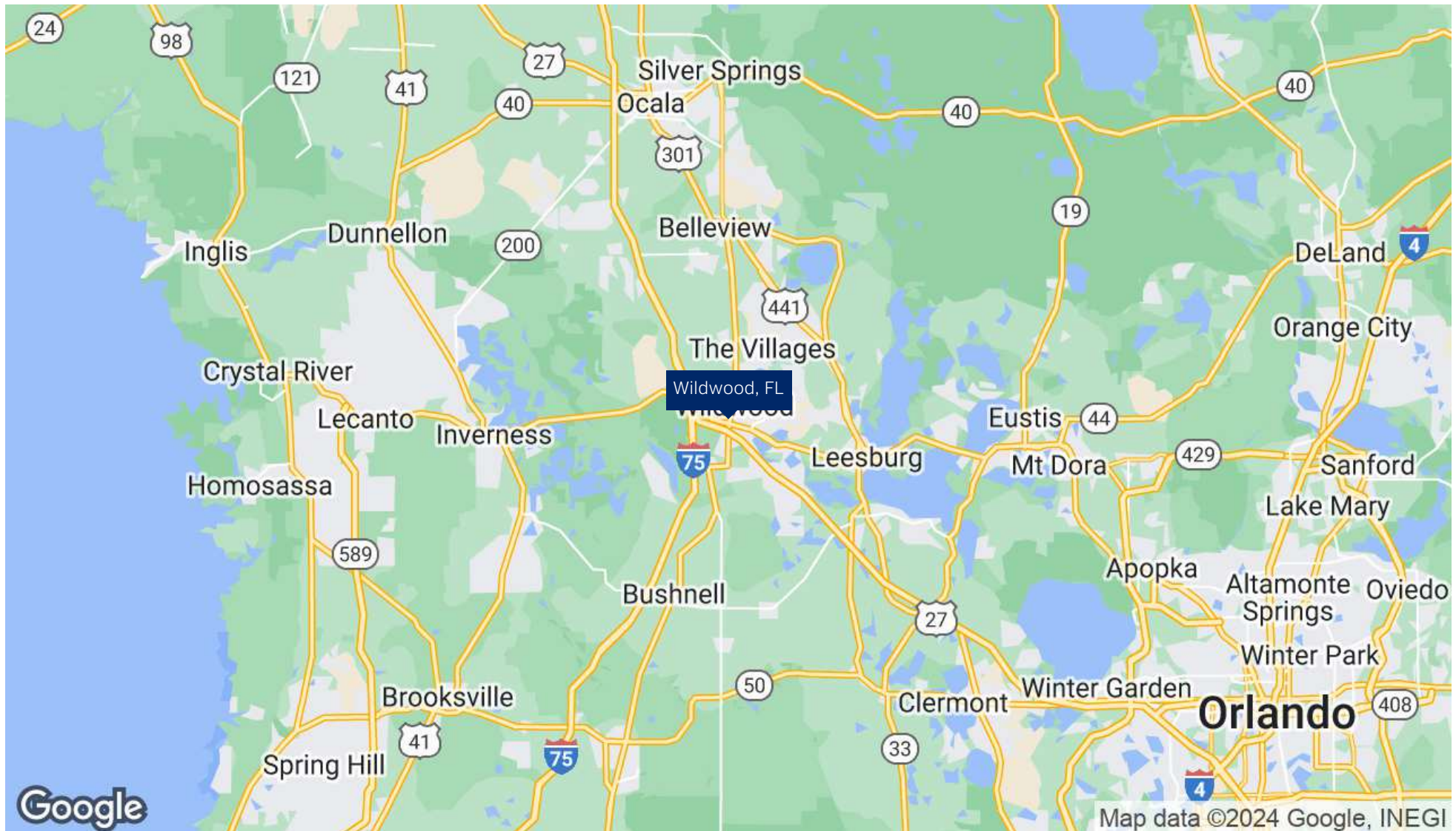
Retailer Map



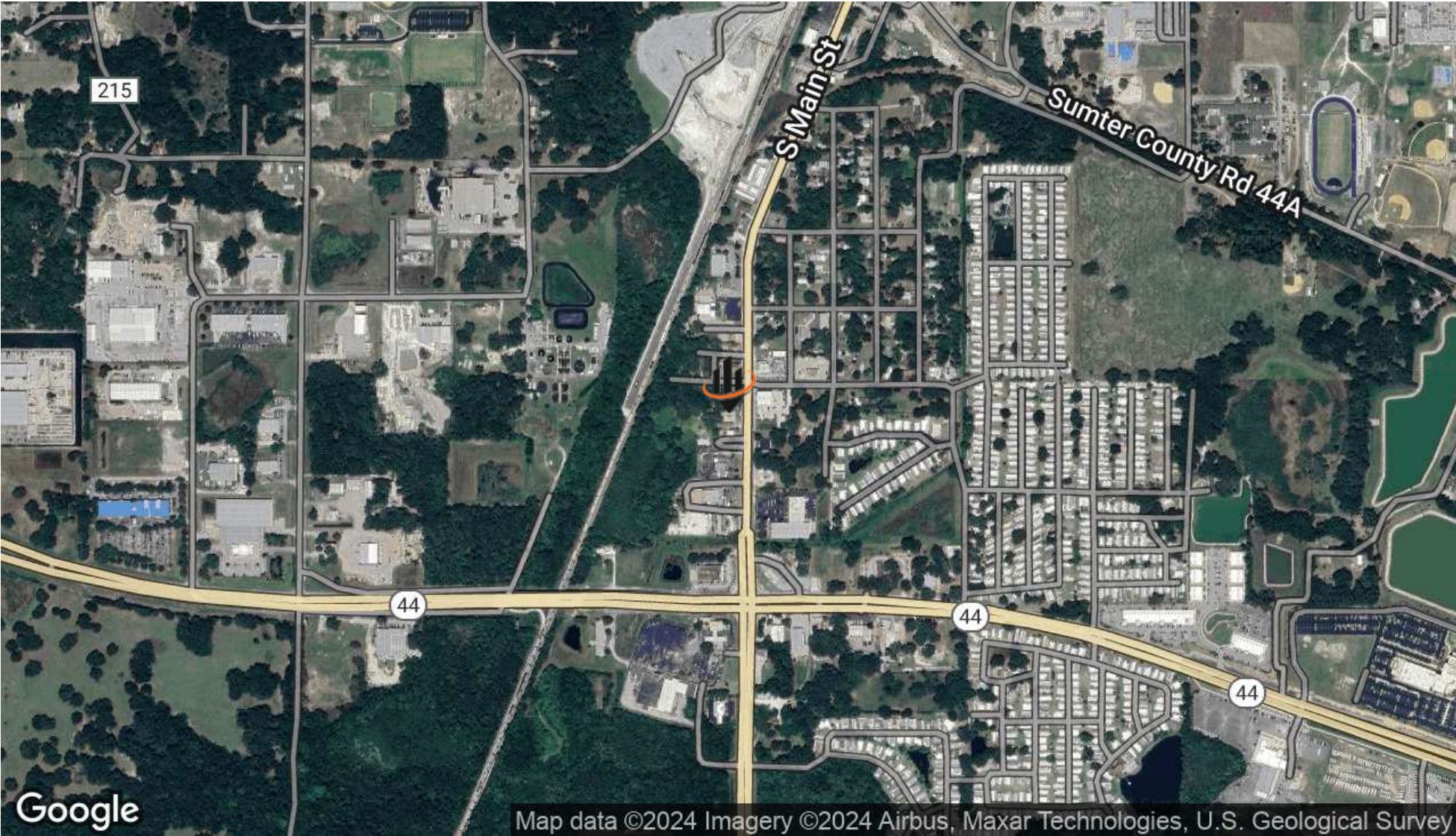
Google

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Regional Map



Aerial Map

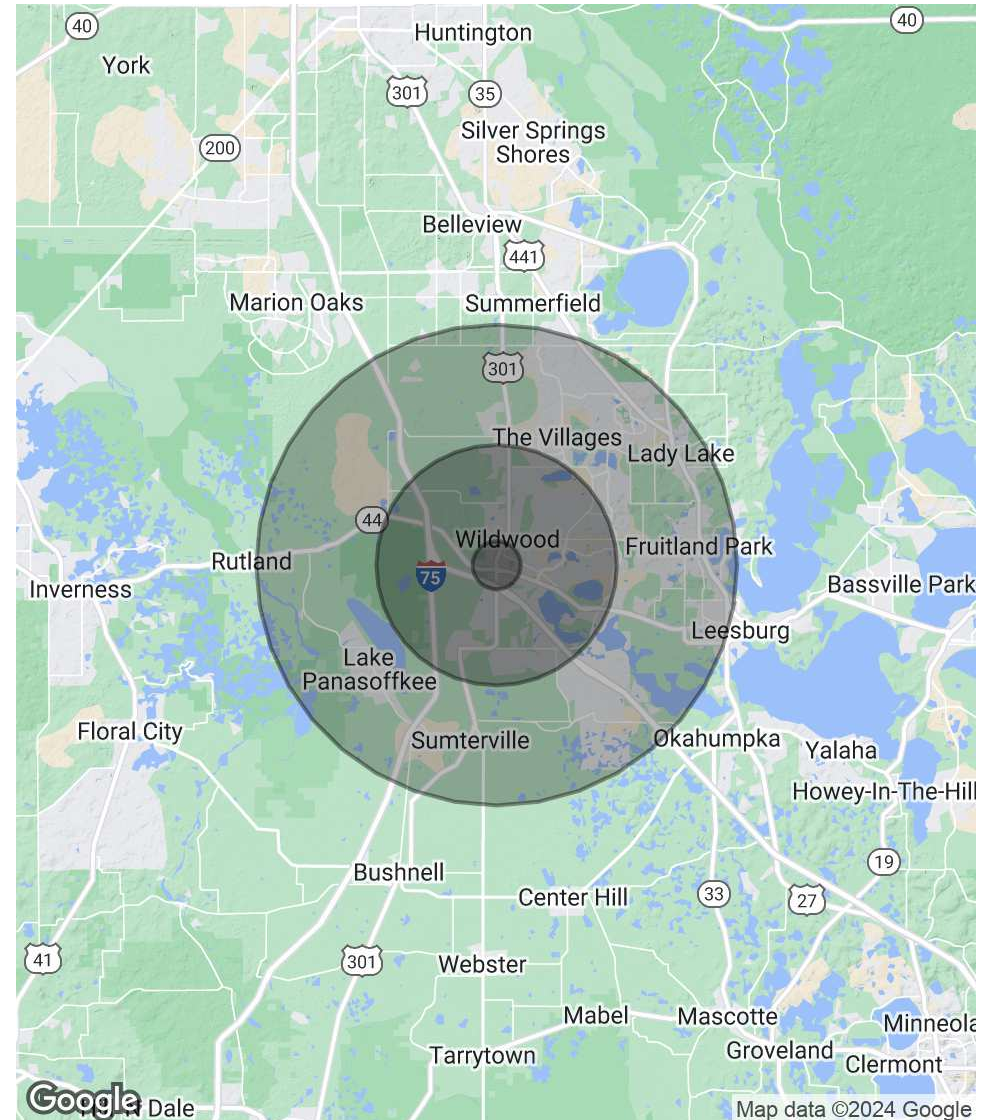


Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,428	46,497	166,917
Average Age	39.8	63.9	61.6
Average Age (Male)	50.9	63.0	60.8
Average Age (Female)	41.4	64.1	62.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	768	28,986	96,952
# of Persons per HH	1.9	1.6	1.7
Average HH Income	\$35,453	\$66,151	\$58,387
Average House Value	\$94,176	\$287,470	\$243,320

* Demographic data derived from 2020 ACS - US Census





For more information visit www.SVNsaunders.com

HEADQUARTERS

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