

2,485 ± SF PROFESSIONAL OFFICE IN WILDWOOD

813 S MAIN ST
WILDWOOD, FL 34785

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Property Summary



OFFERING SUMMARY

Sale Price:	\$450,000
Building Size:	2,482 ± SF
Lot Size:	1.98 ± Acres
Price / SF:	\$181.31
Year Built:	1951
Renovated:	2000
Zoning:	C-1
Market:	Central Florida
Submarket:	Wildwood
Traffic Count:	23,500
APN:	G07-053, G07-128

PROPERTY OVERVIEW

2482 +/-SF Professional Office Building built in 1951 and remodeled around 2000, zoned C1 (Wildwood) on .64 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 3 dedicated parking spaces in the front plus additional side parking. The building has a reception area, three offices, a conference room, plus a storage area in the back accessible from the office and a single entry rear roll up door. There is also an additional 1.34 acre lot with a storage building included. The lot dimensions are on 813 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

- 2485 ± SF Professional Office
- Zoned C1 (Wildwood)
- Additional Parcel included-1.34 acres with a storage building
- 2 Miles East of I75
- On-site parking



LOCATION DESCRIPTION

Wildwood is located at the intersection of I-75 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
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

\$450,000

LOCATION INFORMATION

Building Name	2485 ± SF Professional Office in Wildwood
Street Address	813 S Main St
City, State, Zip	Wildwood, FL 34785
County	Sumter
Market	Central Florida
Sub-market	Wildwood
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
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BUILDING INFORMATION

Building Size	2,482 SF
Building Class	B
Occupancy %	100.0%
Tenancy	Single
Year Built	1951
Year Last Renovated	2000
Construction Status	Existing

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C-1
Lot Size	1.98 Acres
APN #	G07-053, G07-128
Lot Frontage	45.02 ft
Lot Depth	621.2 ft
Corner Property	No
Traffic Count	23,500 Cars/Day
Traffic Count Street	S. Main Street
Power	Yes

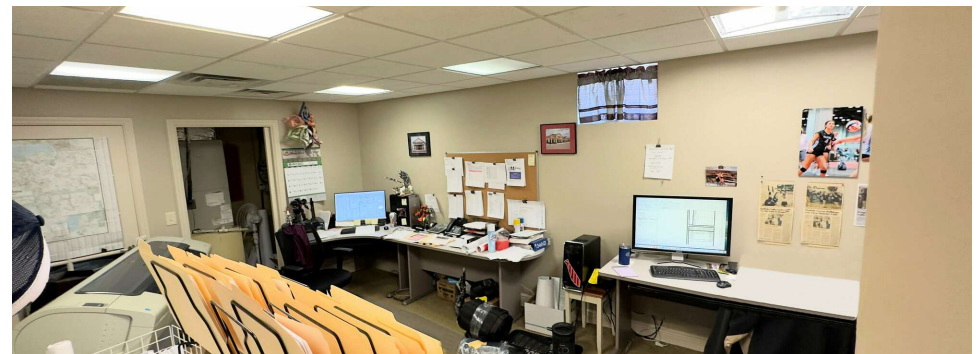
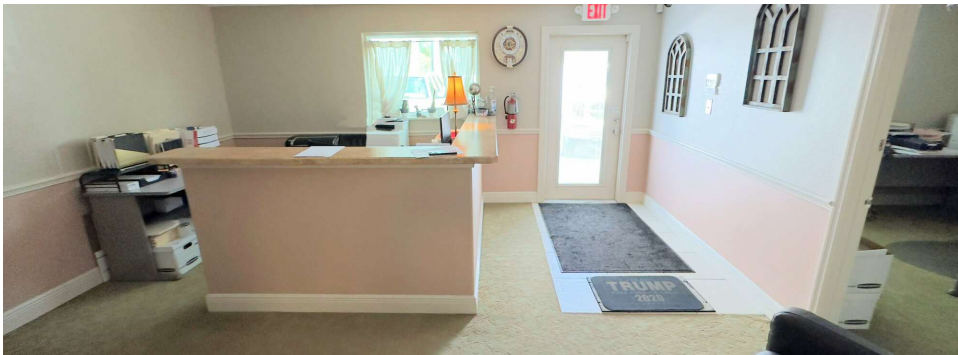
PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	3

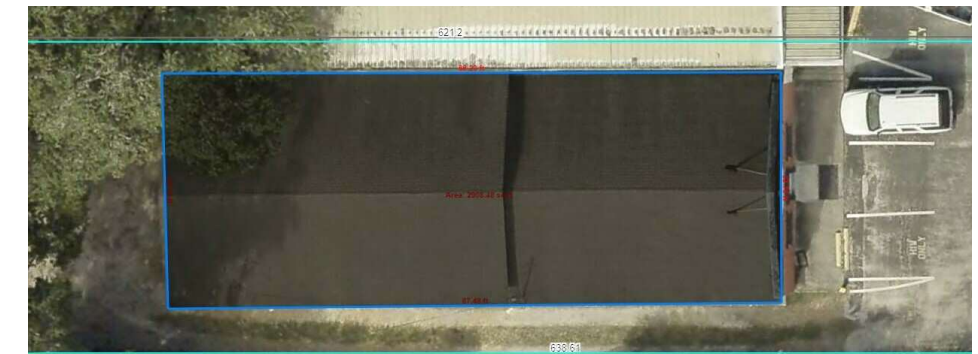
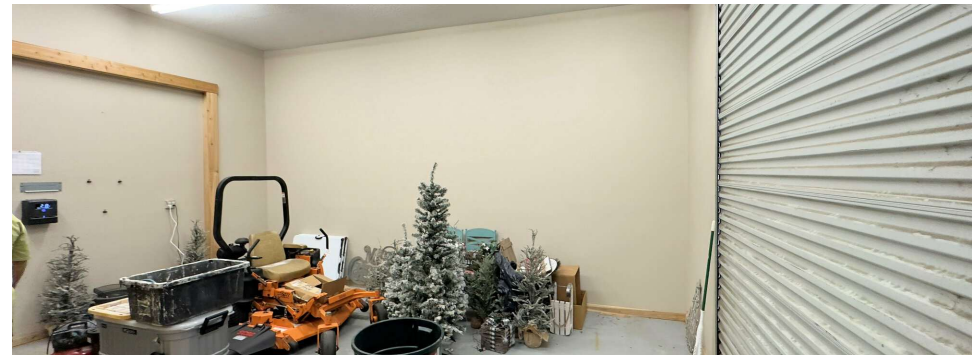
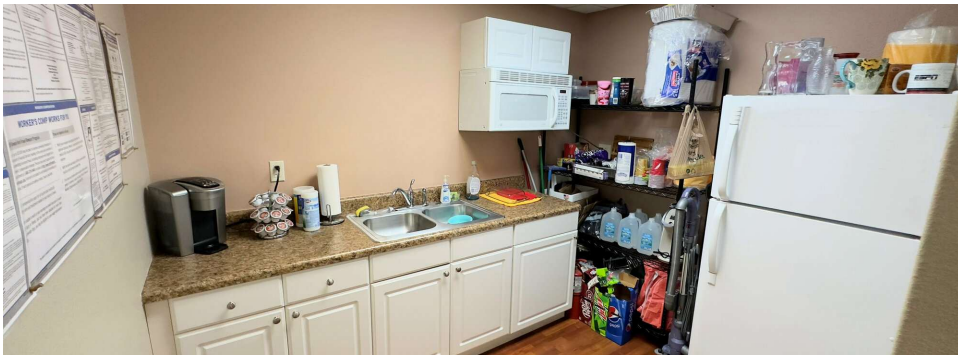
UTILITIES & AMENITIES

Central HVAC	Yes
Broadband	Cable

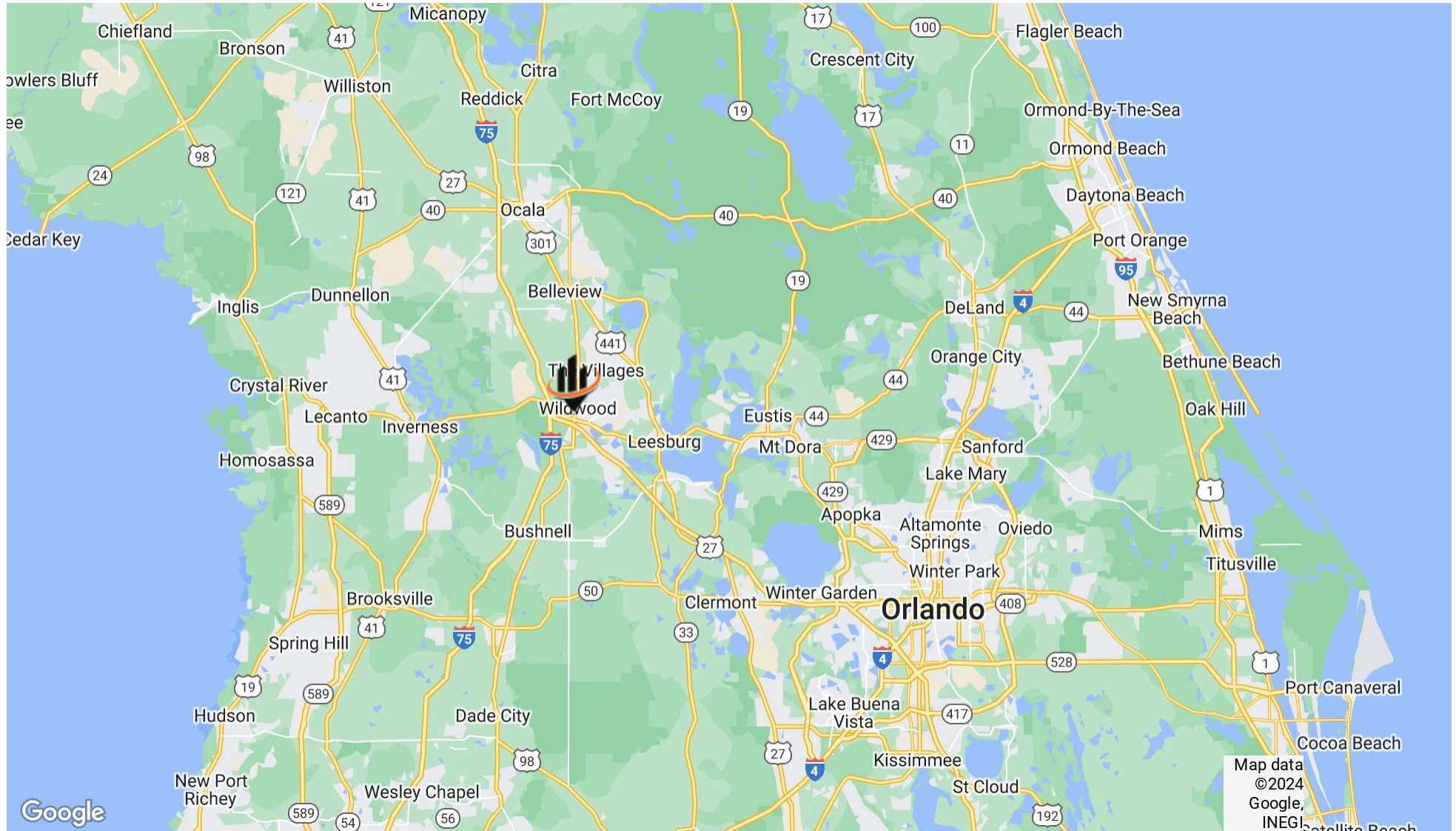
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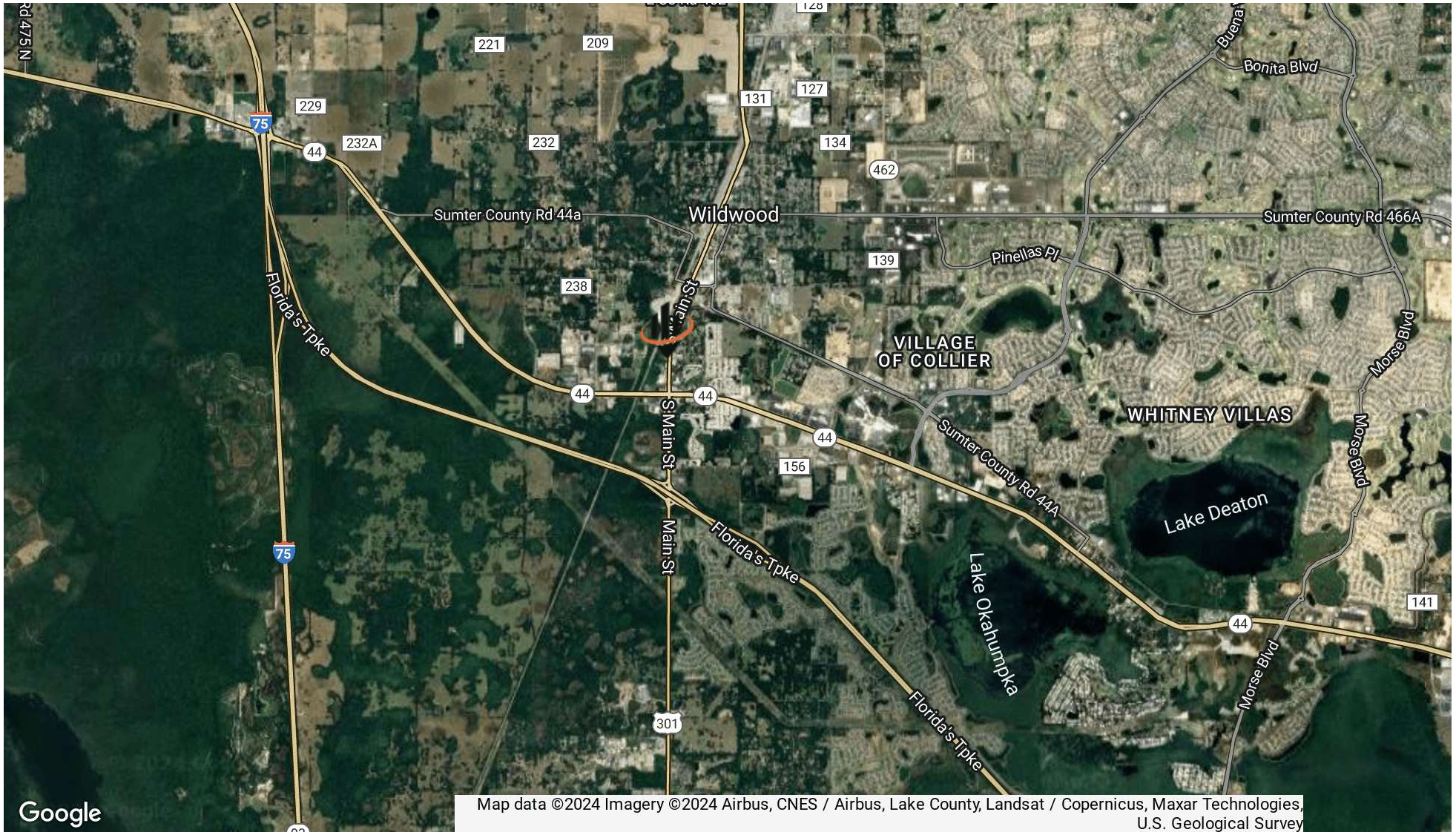
Additional Photos



Regional Map



Aerial Map



Retailer Map



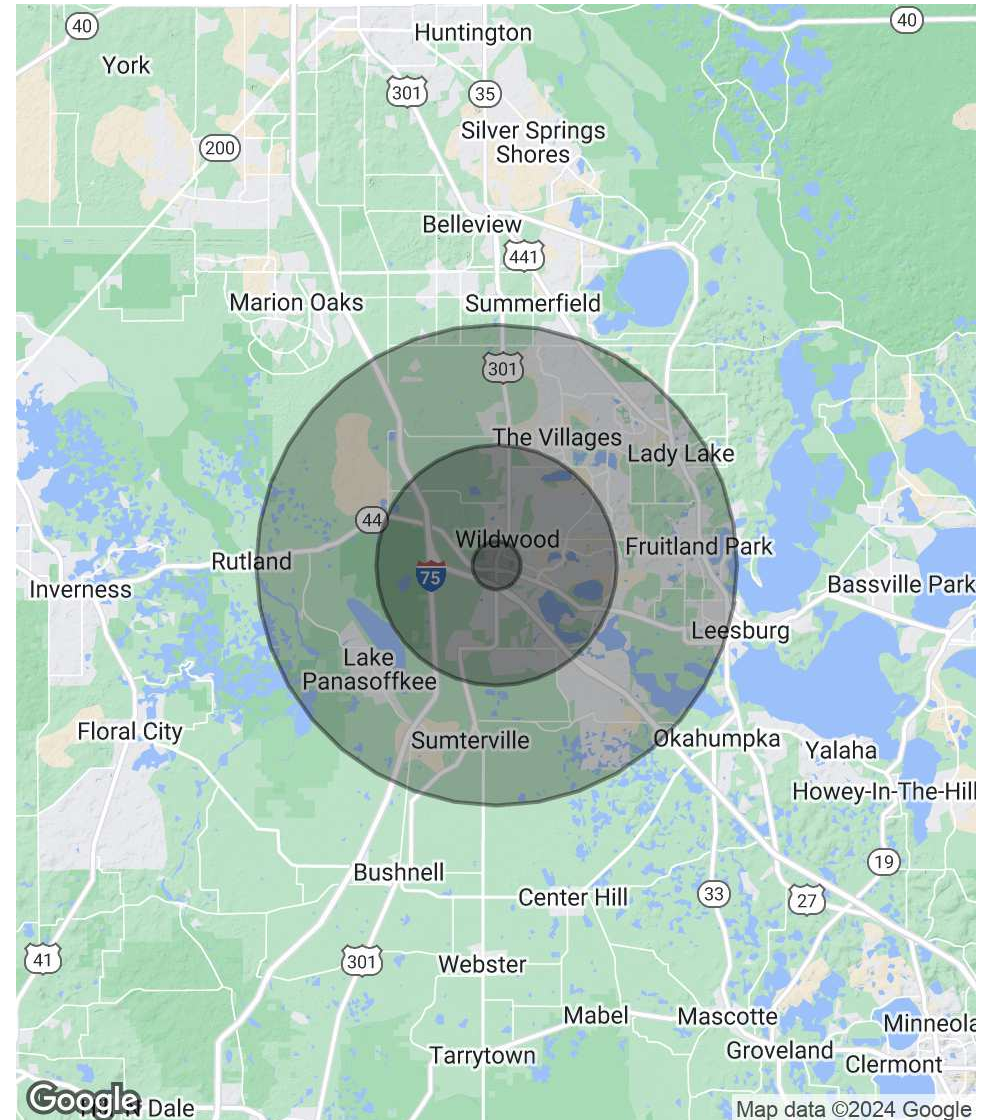
Google

Map data ©2024 Imagery ©2024 Airbus, Lake County, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey

Demographics Map & Report

	1 MILE	5 MILES	10 MILES
POPULATION			
Total Population	1,426	46,437	166,853
Average Age	39.8	63.8	61.6
Average Age (Male)	50.9	63.0	60.8
Average Age (Female)	41.4	64.1	62.1
HOUSEHOLDS & INCOME			
Total Households	766	28,940	96,920
# of Persons per HH	1.9	1.6	1.7
Average HH Income	\$35,518	\$66,155	\$58,389
Average House Value	\$94,196	\$287,443	\$243,333

* Demographic data derived from 2020 ACS - US Census





MARVIN PURYEAR

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PROFESSIONAL BACKGROUND

Marvin Puryear is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida. Marvin's specialty is the sale of development land for large residential, commercial / retail, and industrial developments throughout Central Florida and the entire state. Marvin works regularly with most of the national and regional homebuilders, retail and industrial developers, representing land owners in the sale of their development property.

Marvin is a native of Central Florida who, starting in Clermont, has been in the real estate industry in since 1995. For 20 years, his real estate career included being a broker for 80 agents in two international franchised brokerages in the Central Florida area: a Top-50 ERA residential brokerage and a Coldwell Banker Commercial brokerage. During this time, Marvin was consistently one of the top selling brokers in volume and quickly became known as one of the top real estate leaders in the market, both as a company broker and as an expert in developments and large commercial transactions. This included the sale and leasing of office, retail, industrial, and development properties. He produced detailed market analysis and trends in residential and commercial real estate that were utilized by end users and the real estate industry.

Marvin has been recognized by SVN for exemplary sales, including the Presidents Circle Award. He is also a three-time award winner in commercial real estate from the Central Florida Commercial Association of Realtors. Additionally, Marvin has won numerous sales and management awards and distinctions, including Lake County's Top Commercial Real Estate Agent award. He is a regular contributor to the Orlando Business Journal regarding market information and recent transactions.

Before his real estate career, Marvin spent 10 years in corporate management in Chicago, IL, managing the region for the world's largest photography company and with CompUSA.

Throughout his education, Marvin attended Lake Sumter Community College and Wake Forest University, where he majored in psychology. He is a member of National Association of Realtors (NAR), International Council of Shopping Centers (ICSC), and the Realtor Association of Lake and Sumter Counties. Marvin has also served in many industry leadership positions including president for the Greater Lake County Association of Realtors and director for the MFRMLS.

Marvin specializes in:

- Development Land Sales
- Property Disposition/Sales
- Land Use
- International Targeted Marketing
- Negotiation
- Property Valuation
- Seller Representation
- Leasing



For more information visit SVNsaunders.com

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