



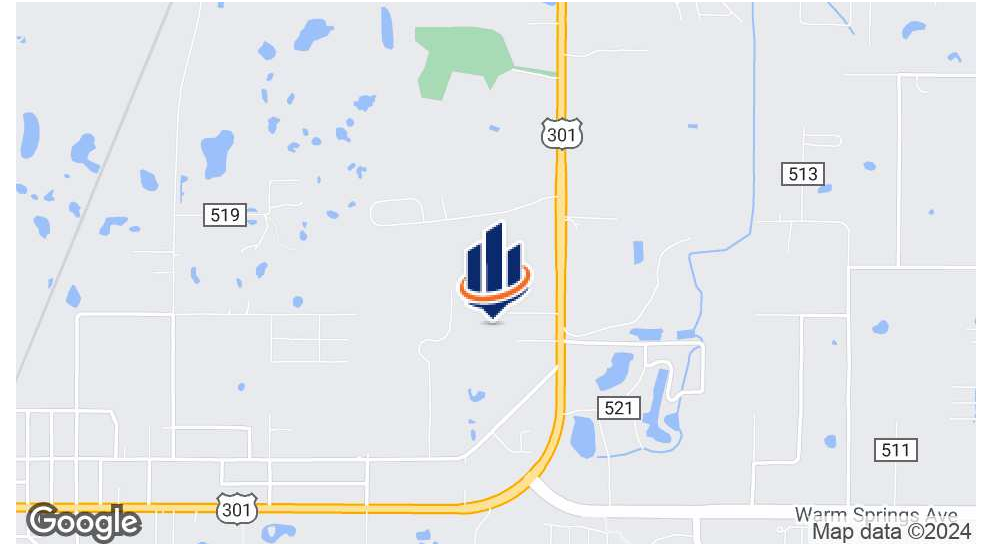
WILDWOOD FLEX WAREHOUSE

3384 NE 34TH AVE
WILDWOOD, FL 34785

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$9 SF/yr (\$2/NNN)
Building Size:	60,000 SF
Available SF:	2,500 SF
Lot Size:	188,817 SF
Year Built:	2002
Market:	Wildwood
Submarket:	The Villages
APN:	G30-014
Virtual Tour:	View Here

PROPERTY OVERVIEW

2,500 ± SF of Flex Warehouse for lease located in Wildwood, FL. Contains open warehouse space with 20' FT high ceilings and office with a private restroom. Flexible lease terms, preferably 3 years.

PROPERTY HIGHLIGHTS

- Tenant pays own utilities
- Small Office
- Private Restroom
- Easy access to 1-75 and Turnpike

Location Description

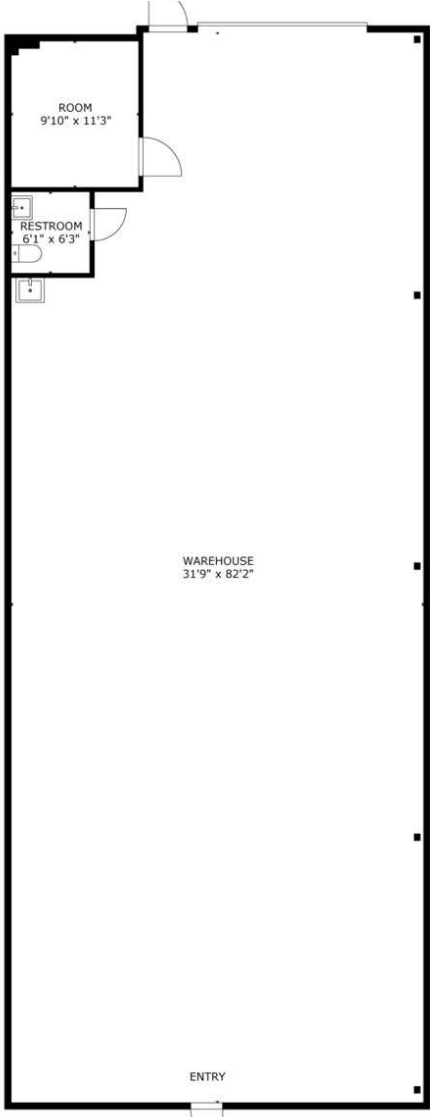


LOCATION DESCRIPTION

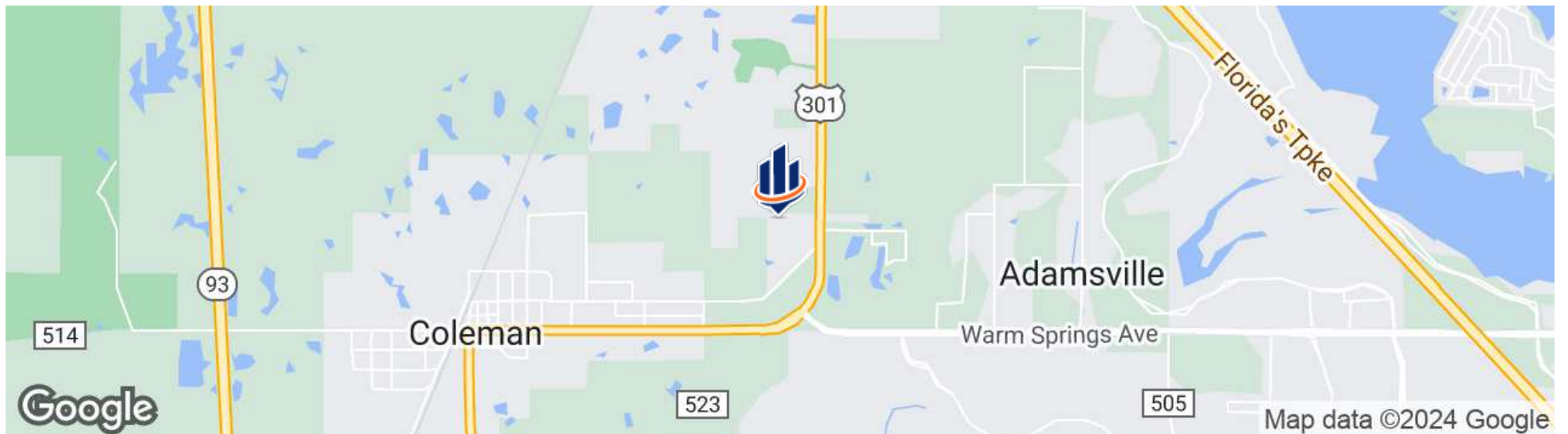
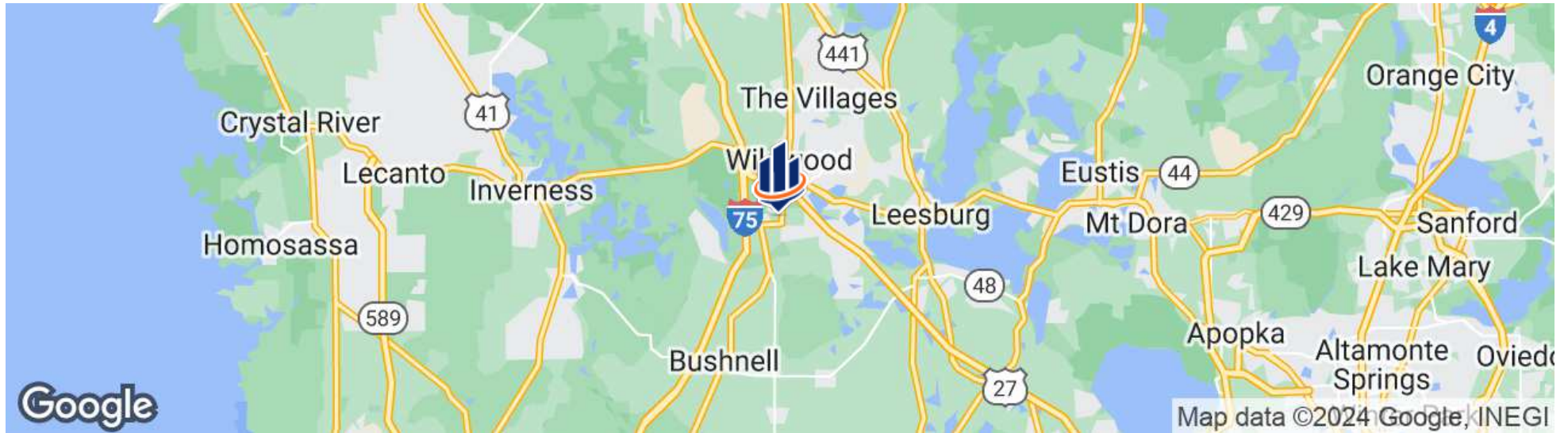
Ideal for e-commerce, light manufacturing, distribution, and more. Located in established, industrial park with easy access to I-75, turnpike, & 301, near The Villages. Unit feature 12 x 14 overhead roll up doors, led lights and man doors. Call for immediate showing.



Floor Plan



Regional & Location Map

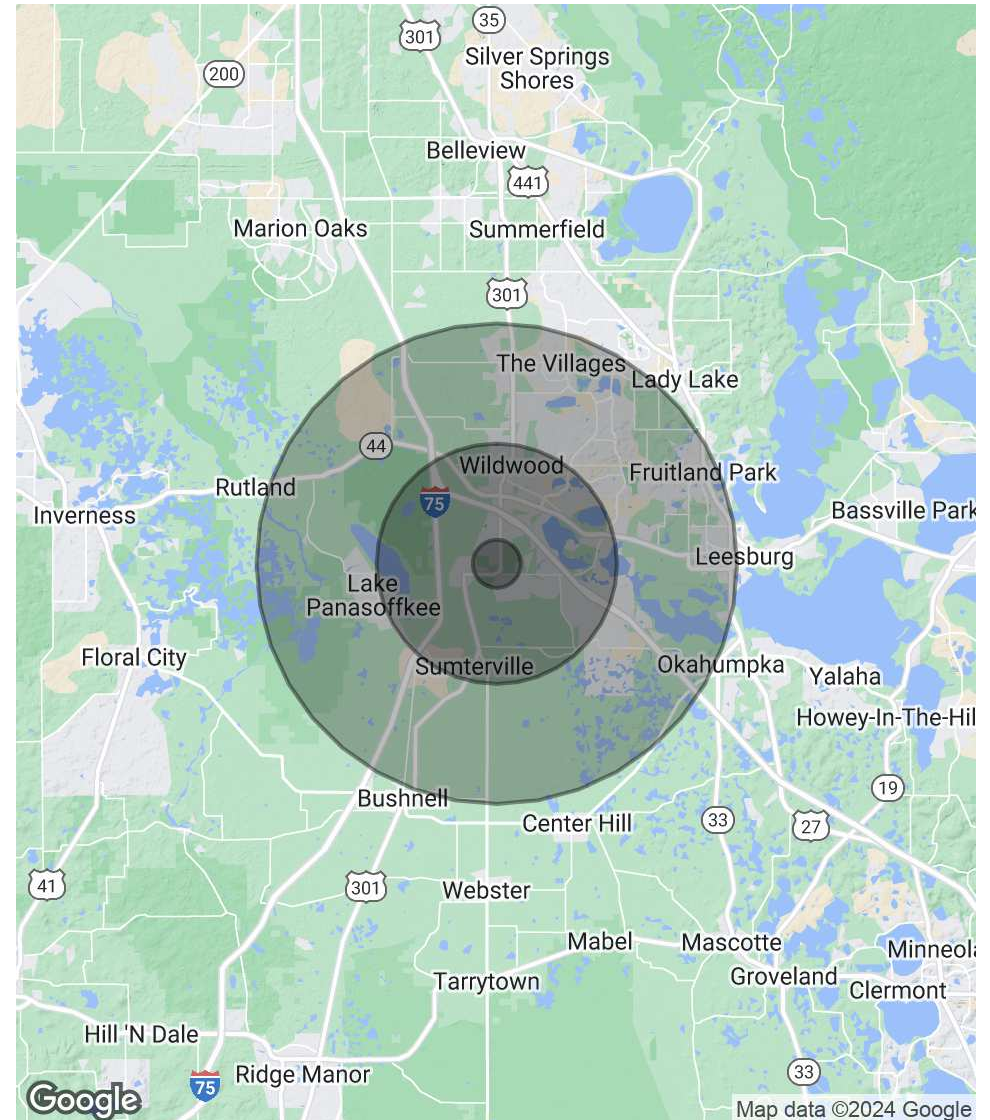


Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	369	27,750	126,401
Average Age	44.4	53.2	59.1
Average Age (Male)	37.3	52.6	57.9
Average Age (Female)	50.4	54.8	59.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	196	12,477	69,909
# of Persons per HH	1.9	2.2	1.8
Average HH Income	\$54,024	\$59,334	\$61,662
Average House Value	\$186,219	\$244,428	\$255,250

* Demographic data derived from 2020 ACS - US Census



Location Area Map



Additional Photos





ALI MANEKIA, CCIM, SIOR

Senior Advisor

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FL #SL3347290

PROFESSIONAL BACKGROUND

Ali Manekia, CCIM, SIOR is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

As a seasoned professional in the dynamic world of real estate, Ali brings a wealth of knowledge and experience to his role as Senior Advisor at SVN | Saunders Ralston Dantzler. With a career spanning since 2016, Ali has consistently demonstrated his expertise in investment sales and leasing, solidifying his reputation as a trusted advisor in the industry.

Ali's impressive track record extends across the Sunshine State, where he has successfully executed transactions in 13 different counties. His comprehensive understanding of Florida's diverse real estate market enables him to identify unique opportunities and deliver exceptional results for his clients. Whether it's a prime flex building in Kissimmee, Florida or an industrial gem in Pasco County, Ali's market knowledge is second to none.

Ali's dedication to his craft has also taken him beyond Florida's borders. He has closed deals in six different states, showcasing his adaptability and versatility in the ever-evolving real estate landscape. His ability to seamlessly transition between markets while consistently exceeding client expectations is a testament to his expertise.

Ali's niche specialization in Industrial/Flex properties sets him apart in the real estate industry. His in-depth understanding of this segment, coupled with a keen eye for emerging trends, positions him as a trusted advisor for clients seeking opportunities in this dynamic sector. From warehouse facilities to flexible-use spaces, Ali's insights guide clients toward profitable investments and strategic leasing decisions.

Ali's professional journey is underpinned by a commitment to excellence, which is exemplified by his CCIM [Certified Commercial Investment Member] and SIOR [Society of Industrial and Office Realtors] designations. These esteemed certifications reflect his dedication to staying at the forefront of industry best practices and continuing education, ensuring that his clients receive the highest level of service and expertise.

Ali specializes in:

- Industrial
- Flexible-Use Spaces



RYAN SMITH

Senior Property Manager

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PROFESSIONAL BACKGROUND

Ryan Smith is a Senior Property Manager at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

With a career spanning over a decade, Ryan is a seasoned property manager known for his exceptional skills in portfolio management and resident relations. Backed by extensive expertise and a solid career background, Ryan has consistently demonstrated his commitment to excellence in his field.

Ryan's academic pursuits led him to earn a Bachelor of Science degree in Hospitality Administration and Management from Texas Tech University in 2003. Later in 2010, Ryan earned his real estate license and continued to strengthen his ability to drive positive change and build strong client relations.

Ryan's proficiency now extends to multiple facets of the real estate industry, including property management, investor acquisitions, and sales development. His background in various management roles has equipped him with valuable skills in property valuation, portfolio management, lease enforcement, rent collection, and resident relations. Ryan also holds great experience as a real estate investor representative for acquisitions, tenant management operations, and resale opportunities while maintaining a key focus on maximizing ROI.

Outside of his professional endeavors, Ryan finds joy in spending time with his wife (his best friend) and their two sons. Together, they cherish their beach outings, theme park adventures, and memorable vacations. Ryan is also a proud supporter of New Missions and St. Jude, two causes very close to his heart.

EDUCATION

Texas Tech University

About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



For more information visit www.SVNsaunders.com

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