

**FOR LEASE  
NEGOTIABLE**



**Property Highlights**

- 52,779sf Center with multiple units available: 1,020sf to 40,817sf
- 23.93 acres, Within the City Limits of Wildwood
- 1/2 of a mile west of The Villages, Sumter County Parcel ID G07=057
- Combined AADT 19,100 cars per day, zoned C3 (General Commercial Hwy.)
- Parking ratio: 6/1,000sf
- Negotiable Rates

Demographics	3 Miles	5 Miles	10 Miles
<b>Total Households</b>	2,395	8,338	53,035
<b>Total Population</b>	5,825	18,623	114,726
<b>Average HH Income</b>	\$44,200	\$55,441	\$54,055



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Legend	
■	Available

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Commercial Real Estate Services, Worldwide.

# Wildwood Marketplace

400-480 W Gulf Atlantic Hwy, Wildwood, FL 34785

## Lease Information

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	36 months
<b>Total Space:</b>	1,020 - 38,233 SF	<b>Lease Rate:</b>	Negotiable

## Available Spaces

Suite	Tenant	Size	Type	Rate	Description
438	Available	2,584 SF	NNN	Negotiable	Open space with one restroom. Double door front entry. (This space is carved out of the Big Box.) 2,584sf. Contact broker for pricing guidance and leasing conditions.
440	Available	38,233 SF	NNN	Negotiable	Former Winn Dixie Big Box. Large open space. Some walls have been taken down. Floor diagram available. 38,233sf. Contact broker for pricing guidance and leasing conditions.
480	Available	1,020 SF	NNN	Negotiable	End Cap unit, retail mostly open, two restroom, floor diagram available upon request. 1,020sf, Contact broker for pricing guidance and leasing conditions.
420	Available	1,600 SF	NNN	Negotiable	Former China Jade with any remaining existing FF&E and it has hood and the freezer in place. It needs to be renovated though. Contact broker for pricing guidance and leasing conditions. 1600sf.

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### Professional Background

#### Scope of Service Experience

Landlord / Seller Representation Tenant / Buyer Representation Investment Services Commercial Property Management via alliance provider Heritage Management Corp Construction Management Receivership & Special Asset Disposition Lease Renegotiation Valuations via alliance provider

#### Background & Experience

Procter & Gamble Products Company 1991 - 2004 in Georgia, Manchester England, and Pennsylvania: Engineering and Manufacturing Management including capacity increases, domestic & international plant start-up leadership and expansions, management of site construction contractors, and converting/packaging technology and personnel. Plants ranged in size from 350 to 3,000pl and ran 24hrs/day 7 days per week. Heritage Management Corp 2004 - Present: The leading and largest commercial property management company in Ocala, FL and surrounding counties since 1979. During this time I have managed a portfolio of commercial income producing properties of all types including office, industrial and retail. Conducted all lease administration and negotiations. Over the years increased company market share by forming a department for non-managed Seller/Landlord Lease & Sale Representation. This evolved into Tenant/Buyer Representation. As the Client base grew more diverse and the market changed, it became necessary to keep the management capabilities within Heritage Management Corp. and create a separate entity with new tools, reach and capability named NAI Heritage. NAI Heritage 1/1/11 - Present. NAI Heritage provides brokerage services to the public and is the alliance brokerage service provider for properties managed by Heritage Management Corp.

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