True Wealth Plaza 11031 N US Hwy 301, Oxford, FL 34484

For Lease: \$20/sf + NNN





Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Bldg. 600 The Villages, FL 32159 fran@franakin.com

Direct: (352) 266-7795



Executive Summary

• Base Rent \$20/sf/yr plus NNN

• Available Space: 1,770 SF

Year Built: 2017

• Sumter County Alt Key: D17-063

Busy Villages Area Hwy. 301 frontage location. Great for Retail/Medical/Professional, only .80 mile south of CR 466/Aldi/Wawa. 1,770 SF ready for occupancy. Abundant parking with 8 spaces per 1,000 SF of building. Excellent visibility and accessibility. Features include lobby, reception, four spacious offices, a conference room, break room and dedicated restrooms for both men and women.





Interior Photos













Photos





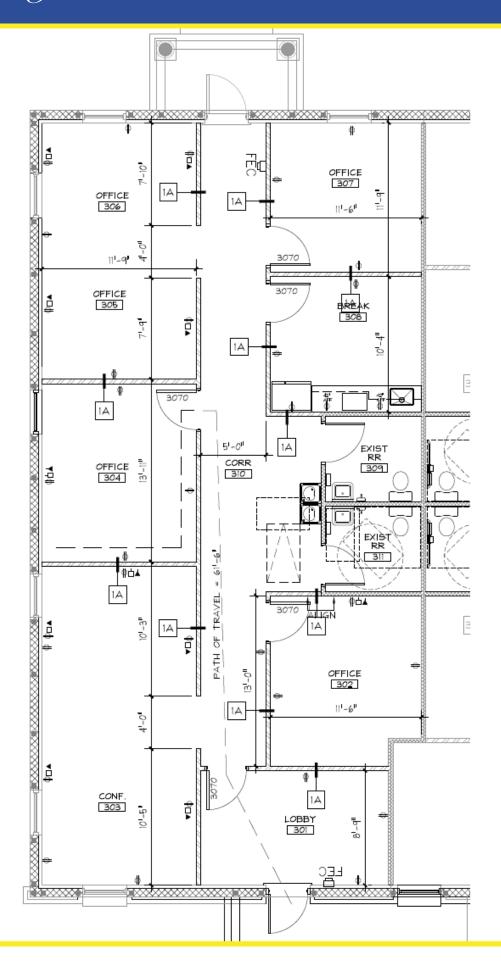








Floor Diagram







Demographic and Income Profile

11031 N US Highway 301, Oxford, Florida, 34484 2 11031 N US Highway 301, Oxford, Florida, 34484 Ring: 5 mile radius

Prepared by Esri Latitude: 28.91705 Longitude: -82.03625

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Summary		Census 20	010	Census 20	20	2024		2029
Population			294	79,6		85,528		96,923
Households			896	43,5		46,019		52,122
Families			093	27,6		28,915		32,673
Average Household Size			1.89		.82	1.85		1.85
Owner Occupied Housing Units			758	39,1		40,924		47,012
Renter Occupied Housing Units			138	4,4		5,095		5,110
Median Age			57.5		2.2	72.7		73.2
Trends: 2024-2029 Annual Rat	te		Area			State		National
Population			2.53%			0.93%		0.38%
Households			2.52%			1.15%		0.64%
Families			2.47%			1.12%		0.56%
Owner HHs			2.81%			1.66%		0.97%
Median Household Income			1.58%			3.25%		2.95%
						2024		2029
Households by Income				Nι	ımber	Percent	Number	Percent
<\$15,000					2,564	5.6%	2,378	4.6%
\$15,000 - \$24,999					2,453	5.3%	1,997	3.8%
\$25,000 - \$34,999					2,681	5.8%	2,335	4.5%
\$35,000 - \$49,999					4,159	9.0%	3,819	7.3%
\$50,000 - \$74,999					8,793	19.1%	9,196	17.6%
\$75,000 - \$99,999				1	0,647	23.1%	12,371	23.7%
\$100,000 - \$149,999					8,729	19.0%	11,354	21.8%
\$150,000 - \$199,999					3,084	6.7%	4,632	8.9%
\$200,000+					2,910	6.3%	4,041	7.8%
Median Household Income				\$7	8,973		\$85,426	
Average Household Income				\$98,840			\$113,579	
Per Capita Income				\$5	3,234		\$61,153	
	Ce	nsus 2010	Ce	nsus 2020		2024		2029
Population by Age	Number	Percent	Number	Percent	Number		Number	Percent
0 - 4	810	1.3%	888	1.1%	1,036		1,236	1.3%
5 - 9	863	1.3%	1,063	1.3%	1,142		1,280	1.3%
10 - 14	859	1.3%	1,150	1.4%	1,156		1,321	1.4%
15 - 19	851	1.3%	1,112	1.4%	1,276		1,354	1.4%
20 - 24	646	1.0%	885	1.1%	1,178		1,432	1.5%
25 - 34	1,578	2.5%	1,900	2.4%	2,212		2,925	3.0%
35 - 44	1,835	2.9%	2,363	3.0%	2,751		3,205	3.3%
45 - 54	3,197	5.0%	3,370	4.2%	3,438		3,777	3.9%
55 - 64	14,562	22.6%	8,694	10.9%	8,495		8,407	8.7%
65 - 74	26,032	40.5%	28,252	35.5%	27,923	32.6%	30,141	31.1%
75 - 84	10,962	17.0%	24,761	31.1%	28,644		32,691	33.7%
85+	2,098	3.3%	5,185	6.5%	6,277		9,151	9.4%
	Ce	nsus 2010	Ce	nsus 2020		2024		2029
Race and Ethnicity	Number	Percent	Number	Percent	Number		Number	Percent
White Alone	60,242	93.7%	71,873	90.3%	75,990		84,623	87.3%
Black Alone	2,755	4.3%	2,784	3.5%	3,452		4,600	4.7%
American Indian Alone	94	0.1%	114	0.1%	134		161	0.2%
Asian Alone	493	0.8%	953	1.2%	1,257		1,633	1.7%
Pacific Islander Alone	15	0.0%	16	0.0%	17		20	0.0%
Some Other Race Alone	362	0.6%	831	1.0%	1,019		1,288	1.3%
Two or More Races	333	0.5%	3,052	3.8%	3,659	4.3%	4,596	4.7%
Hispanic Origin (Any Race)	1,806	2.8%	3,058	3.8%	3,902		5,083	5.2%

November 04, 2024

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographics



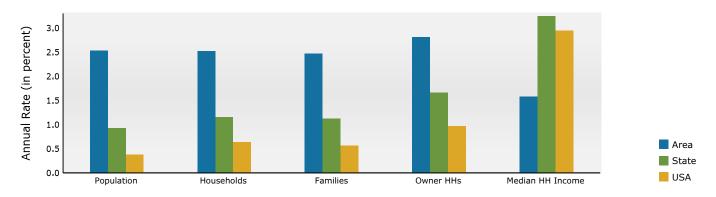
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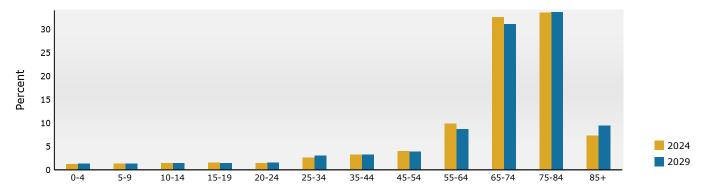
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Prepared by Esri

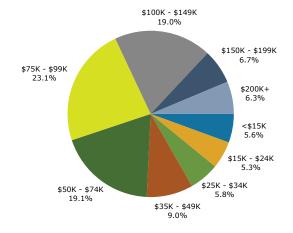
Trends 2024-2029



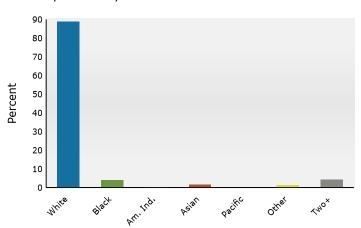
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin:4.6%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



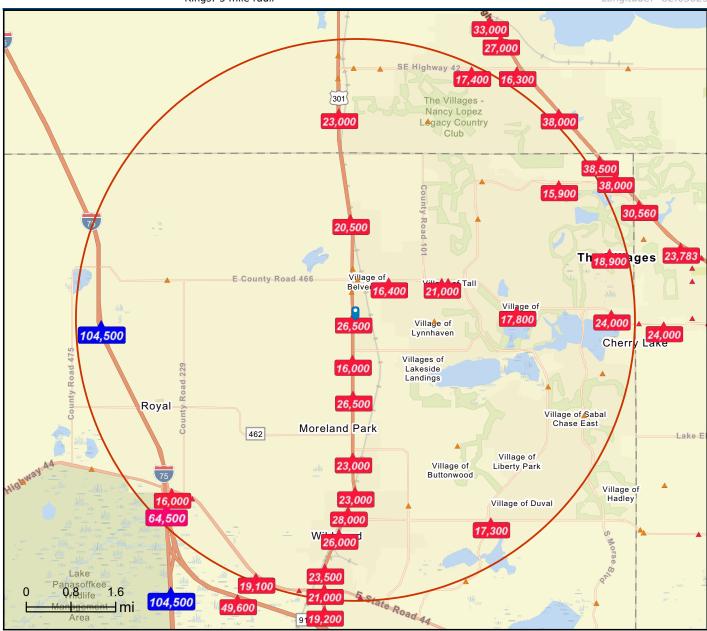


Traffic Count Map

11031 N US Highway 301, Oxford, Florida, 34484 2 11031 N US Highway 301, Oxford, Florida, 34484 Rings: 5 mile radii

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Prepared by Esri



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