

# Villages Area - US Hwy 301 Retail, Medical, Professional

837 S Main Street, Wildwood, FL 34785

*For Sale*



*Exclusively Listed By:*

**FRAN DANN-AKIN, SIOR**

8550 NE 138th Lane, Suite 2000-B

The Villages, FL 32159

fran@franakin.com

Direct: (352) 266-7795



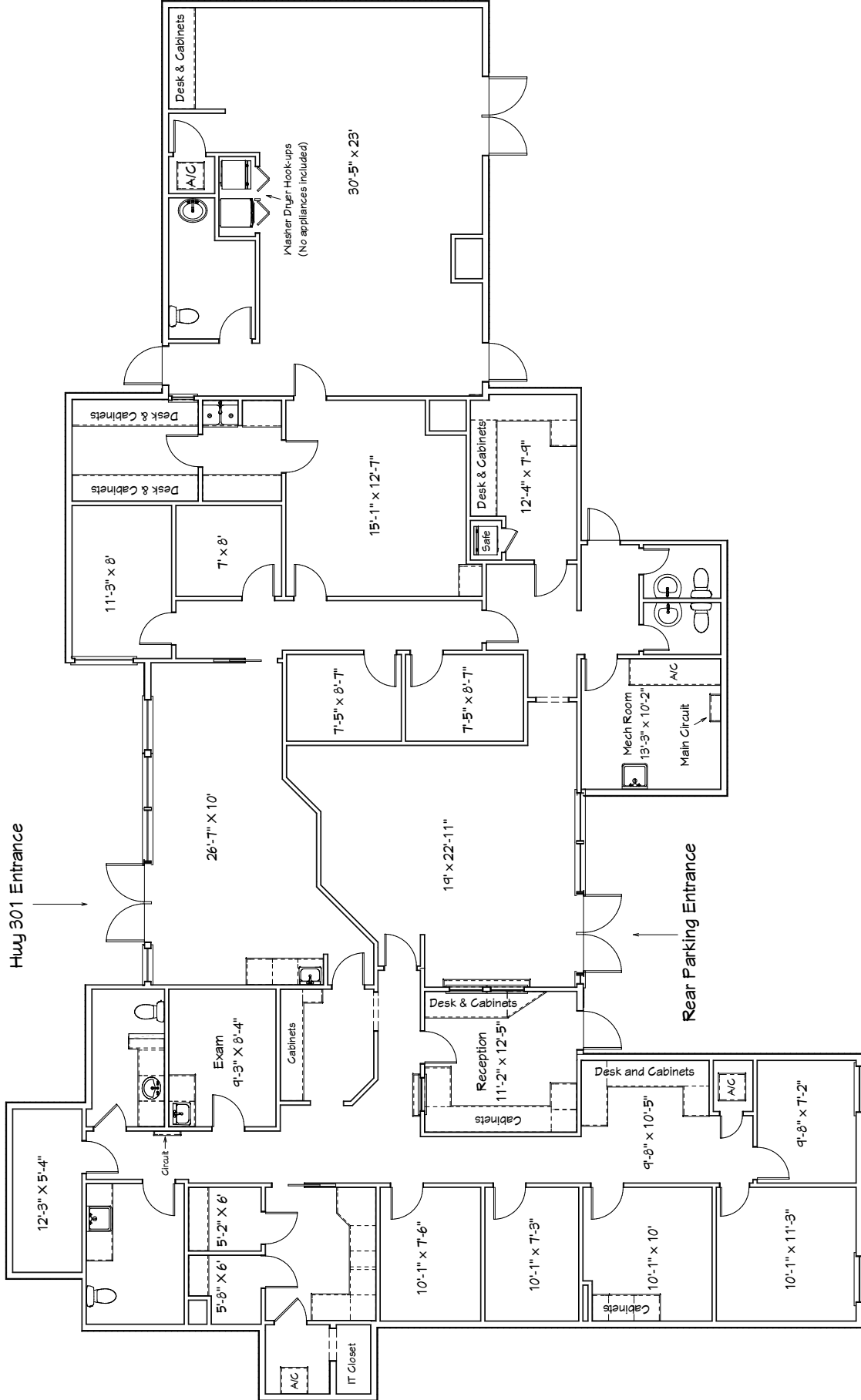
# Executive Summary

*For Sale: \$1,250,000*

Retail / Medical / Professional Office: Prime location, only 1 mile to Florida Turnpike and two miles to I-75. Located on the jugular vein to the heart of The Villages near Brownwood Town Square. Free standing building is on 3.03 acres.

- Free standing building
- 4,559 SF Total
- Year Built: 2005, 2019 Effective
- Sumter County Parcel ID: G07-055
- Abundant parking, 7 per 1,000 SF (+)
- 3.02 acres with room for expansion
- Average Traffic Count 28,500 per day
- City of Wildwood C1 Zoning
- Drive thru renovation possible
- Free standing pylon signage

# Office Floor Plan





837 S Main Street  
Wildwood, FL 34785

# Aerial with Amenities



Wildwood City Hall

301

Wildwood Shopping Center

CR 466A

**ACE Save** Hardware **cricket** wireless  
**Badcock & more** HOME FURNITURE Since 1952  
**metro PCS** Wireless for All **Domino's**

**Hardee's**  
CHARBROILED THICKBURGER

**TRUIST**

The Villages

837 S Main Street  
Wildwood, FL 34785



CR 44A

**DOLLAR GENERAL**

**O'Reilly**  
AUTO PARTS

The Villages

Buena Vista Blvd.

3 miles to I-75

**CVS**  
pharmacy

**CIRCLE K**

44

Brownwood



301

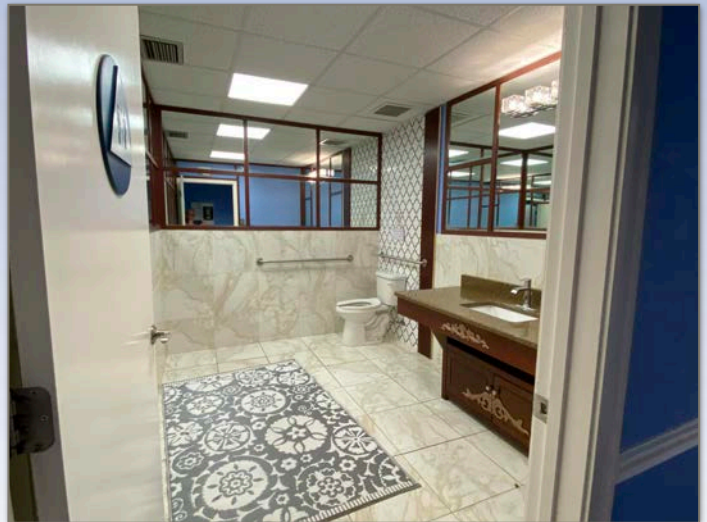
The Villages

The Villages



301

# Interior Photos





## Demographic and Income Profile

837 S Main St, Wildwood, Florida, 34785  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 28.84947  
Longitude: -82.04591

Summary	Census 2010	Census 2020	2024	2029				
Population	26,140	56,255	67,349	78,193				
Households	12,856	29,774	35,304	41,043				
Families	8,928	20,104	23,473	27,220				
Average Household Size	2.02	1.87	1.89	1.89				
Owner Occupied Housing Units	11,441	26,718	31,732	37,408				
Renter Occupied Housing Units	1,415	3,056	3,572	3,634				
Median Age	63.3	69.8	70.4	71.3				
Trends: 2024-2029 Annual Rate	Area	State	National					
Population	3.03%	0.93%	0.38%					
Households	3.06%	1.15%	0.64%					
Families	3.01%	1.12%	0.56%					
Owner HHS	3.35%	1.66%	0.97%					
Median Household Income	1.55%	3.25%	2.95%					
Households by Income	2024		2029					
	Number	Percent	Number	Percent				
<\$15,000	2,026	5.7%	1,888	4.6%				
\$15,000 - \$24,999	1,397	4.0%	1,153	2.8%				
\$25,000 - \$34,999	1,210	3.4%	1,075	2.6%				
\$35,000 - \$49,999	3,010	8.5%	2,630	6.4%				
\$50,000 - \$74,999	6,523	18.5%	6,933	16.9%				
\$75,000 - \$99,999	9,059	25.7%	10,572	25.8%				
\$100,000 - \$149,999	6,384	18.1%	8,421	20.5%				
\$150,000 - \$199,999	2,478	7.0%	3,837	9.3%				
\$200,000+	3,218	9.1%	4,533	11.0%				
Median Household Income	\$82,282		\$88,854					
Average Household Income	\$110,761		\$127,484					
Per Capita Income	\$57,766		\$66,592					
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	686	2.6%	672	1.2%	895	1.3%	1,082	1.4%
5 - 9	706	2.7%	797	1.4%	1,002	1.5%	1,146	1.5%
10 - 14	674	2.6%	866	1.5%	1,002	1.5%	1,197	1.5%
15 - 19	717	2.7%	793	1.4%	1,080	1.6%	1,184	1.5%
20 - 24	535	2.0%	759	1.3%	1,006	1.5%	1,217	1.6%
25 - 34	1,257	4.8%	1,621	2.9%	2,190	3.3%	2,712	3.5%
35 - 44	1,306	5.0%	1,837	3.3%	2,476	3.7%	3,054	3.9%
45 - 54	2,119	8.1%	2,606	4.6%	3,044	4.5%	3,485	4.5%
55 - 64	6,553	25.1%	8,641	15.4%	8,666	12.9%	8,006	10.2%
65 - 74	8,091	31.0%	23,441	41.7%	26,740	39.7%	29,360	37.5%
75 - 84	2,788	10.7%	12,315	21.9%	16,732	24.8%	22,123	28.3%
85+	708	2.7%	1,907	3.4%	2,515	3.7%	3,629	4.6%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	23,086	88.3%	50,286	89.4%	59,399	88.2%	67,709	86.6%
Black Alone	2,402	9.2%	2,598	4.6%	3,369	5.0%	4,511	5.8%
American Indian Alone	66	0.3%	81	0.1%	114	0.2%	146	0.2%
Asian Alone	170	0.7%	539	1.0%	792	1.2%	1,036	1.3%
Pacific Islander Alone	7	0.0%	10	0.0%	9	0.0%	10	0.0%
Some Other Race Alone	211	0.8%	550	1.0%	755	1.1%	1,005	1.3%
Two or More Races	198	0.8%	2,191	3.9%	2,911	4.3%	3,775	4.8%
Hispanic Origin (Any Race)	937	3.6%	2,177	3.9%	3,158	4.7%	4,291	5.5%

**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.

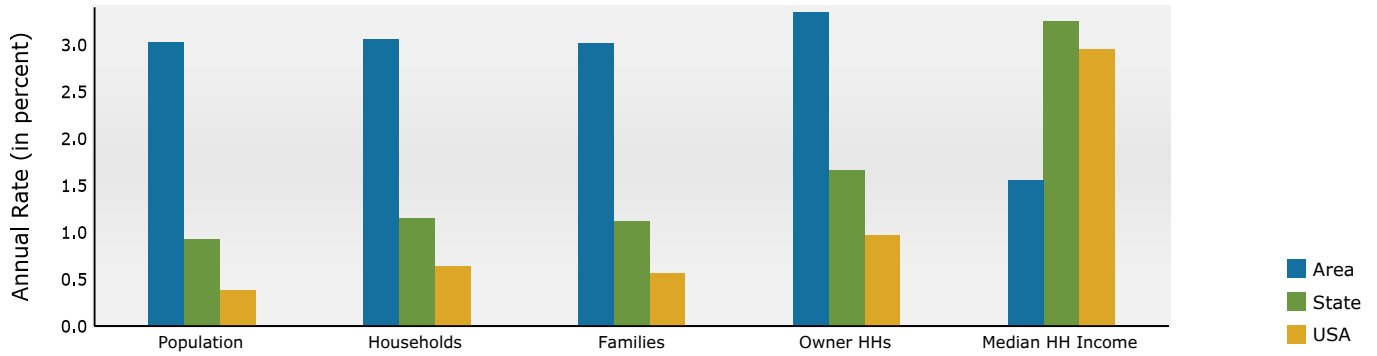


## Demographic and Income Profile

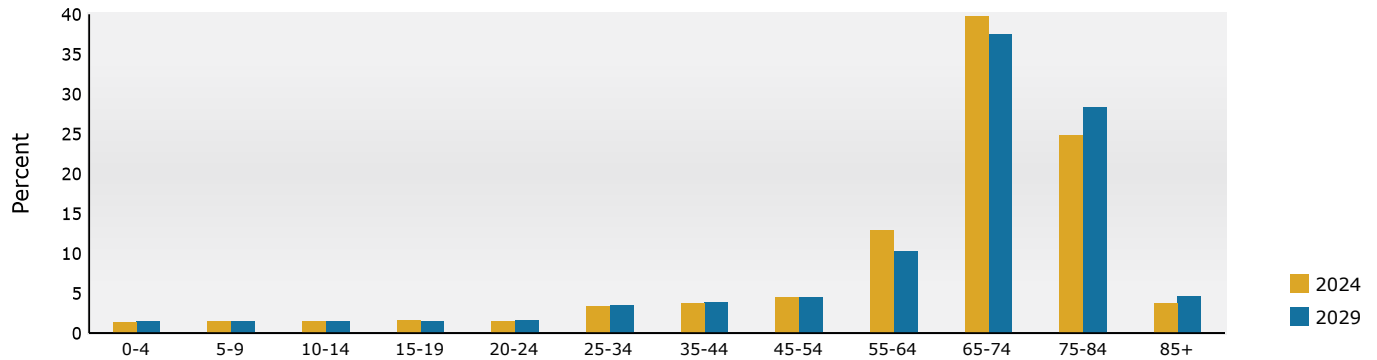
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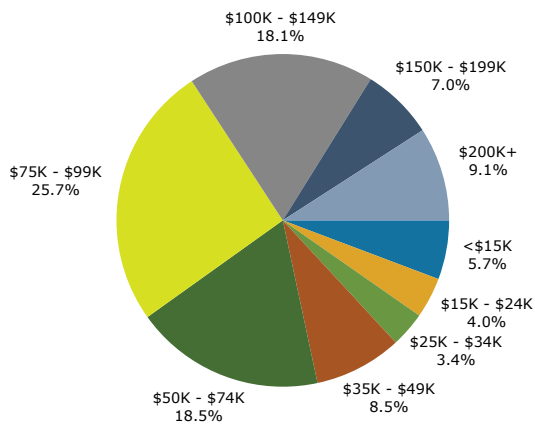
### Trends 2024-2029



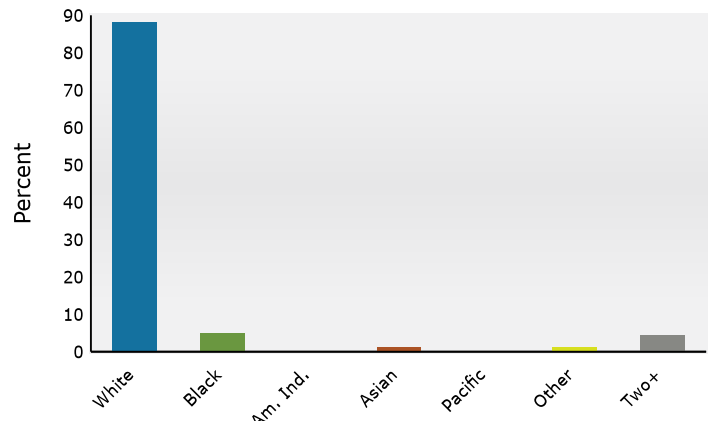
### Population by Age



### 2024 Household Income



### 2024 Population by Race



2024 Percent Hispanic Origin: 4.7%

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



# Medical Expenditures



## Medical Expenditures

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Ring: 5 mile radius

Prepared by Esri  
Latitude: 28.84947  
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Demographic Summary		2024	2029
Population		67,349	78,193
Households		35,304	41,043
Families		23,473	27,220
Median Household Income		\$82,282	\$88,854
Males per 100 Females		90.5	91.6
<b>Population by Age</b>			
Population <5 Years		1.3%	1.4%
Population 65+ Years		68.3%	70.5%
Median Age		70.4	71.3
	<b>Spending Potential Index</b>	<b>Average Amount Spent</b>	<b>Total</b>
<b>Health Care</b>	110	\$8,422.54	\$297,349,345
<b>Medical Care</b>	110	\$2,963.37	\$104,618,861
Physician Services	106	\$349.54	\$12,340,056
Dental Services	111	\$554.86	\$19,588,858
Eyecare Services	127	\$119.24	\$4,209,737
Lab Tests, X-rays	90	\$78.14	\$2,758,751
Hospital Room and Hospital Services	94	\$263.67	\$9,308,735
Convalescent or Nursing Home Care	143	\$63.47	\$2,240,732
Other Medical Services (1)	97	\$199.87	\$7,056,281
Nonprescription Drugs	118	\$208.93	\$7,376,196
Prescription Drugs	106	\$436.80	\$15,420,888
Nonprescription Vitamins	120	\$193.65	\$6,836,733
Medicare Prescription Drug Premium	152	\$200.30	\$7,071,509
Eyeglasses and Contact Lenses	97	\$122.03	\$4,308,260
Hearing Aids	137	\$48.40	\$1,708,631
Medical Equipment for General Use	117	\$11.67	\$411,900
Other Medical Supplies/Equipment (2)	121	\$112.78	\$3,981,594
<b>Health Insurance</b>	109	\$5,459.17	\$192,730,485
Blue Cross/Blue Shield	88	\$1,195.51	\$42,206,377
Fee for Service Health Plan	96	\$944.18	\$33,333,476
HMO	86	\$646.38	\$22,819,921
Medicare Payments	145	\$1,654.20	\$58,399,738
Long Term Care Insurance	147	\$99.19	\$3,501,757
Dental Care Insurance	99	\$178.79	\$6,312,165
Vision Care Insurance	92	\$41.06	\$1,449,518
Prescription Drug Insurance	123	\$9.30	\$328,424
Other Single Service Insurance (3)	118	\$18.26	\$644,494
Medicaid Premiums	71	\$8.06	\$284,569
Tricare/Military Premiums	110	\$12.87	\$454,380
Children's Health Ins Program Premiums	72	\$0.73	\$25,673

**Data Note:** The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

**(1) Other Medical Services** includes Services by Medical Professionals other than Physicians, Outpatient Hospital Care, Blood Donation, and Ambulance, Dialysis, Emergency Room, Oxygen or Rescue Services.

**(2) Other Medical Supplies/Equipment** includes Topicals, Dressings, Supportive and Convalescent Medical Equipment, Rental of Medical Equipment for General Use, and Rental of Supportive and Convalescent Medical Equipment.

**(3) Other Single Service Insurance** Other Single Service Insurance includes health insurance coverage that provides for only one type of service, other than dental care, vision care, prescriptions, and long-term care.

**Source:** Esri forecasts for 2024 and 2029; Consumer Spending data are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics.

July 29, 2024

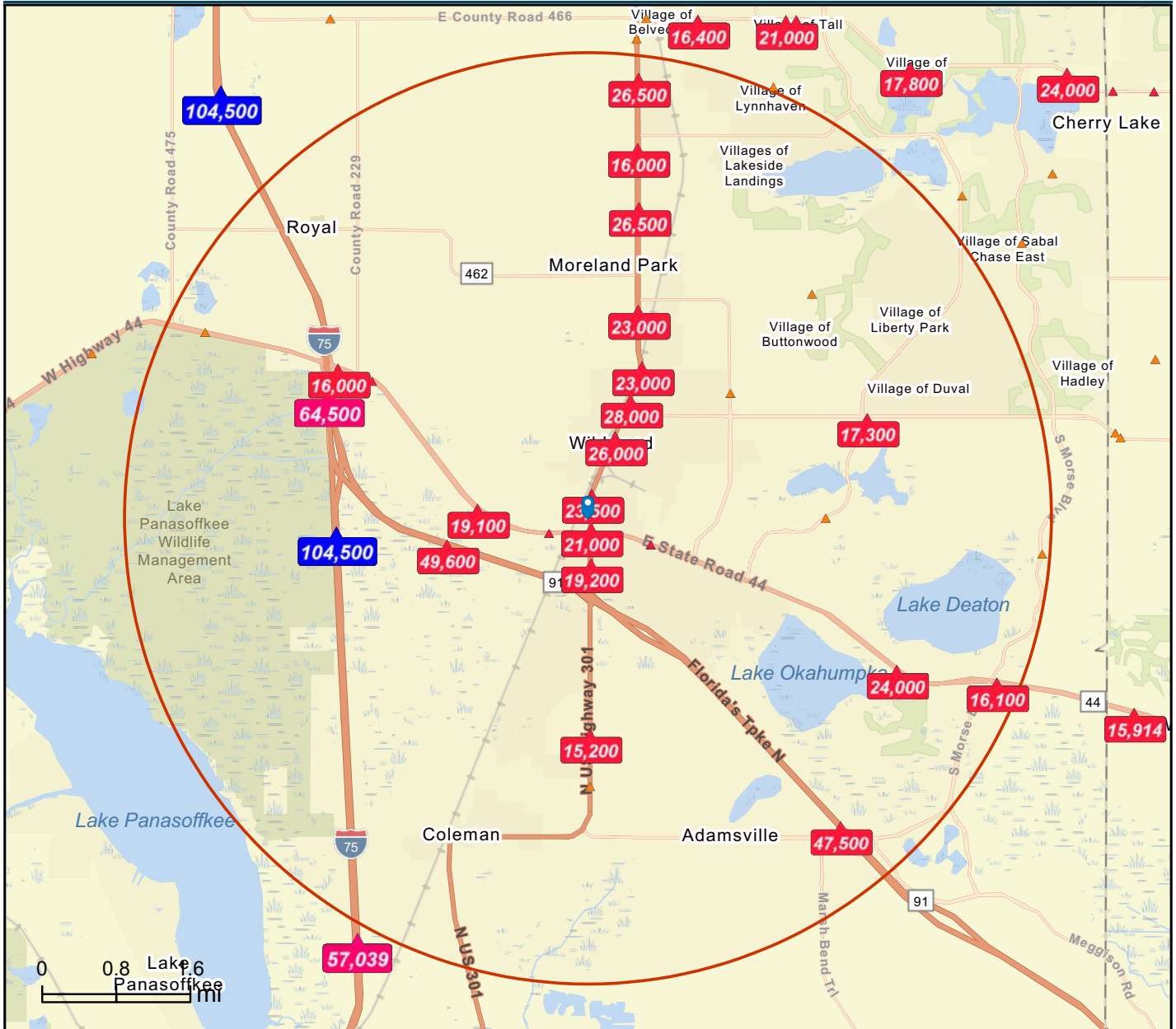
# Traffic Count Map



## Traffic Count Map

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