

# Pearl Plaza

MEDICAL PARK | PROFESSIONAL OFFICE | RETAIL

7347 Powell Road, Wildwood, FL 34785

*For Lease*



*Exclusively Listed By:*

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The Villages, FL 32159

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# *Executive Summary* - 2,614 SF Building

**2,614 Sq Ft Brand New Building Shell Ready** for your custom buildout and Shovel Ready Pads now available in Pearl Plaza. Ideally located in the heart of The Villages Brownwood/Wildwood area on Powell Road across from a new Home Depot.

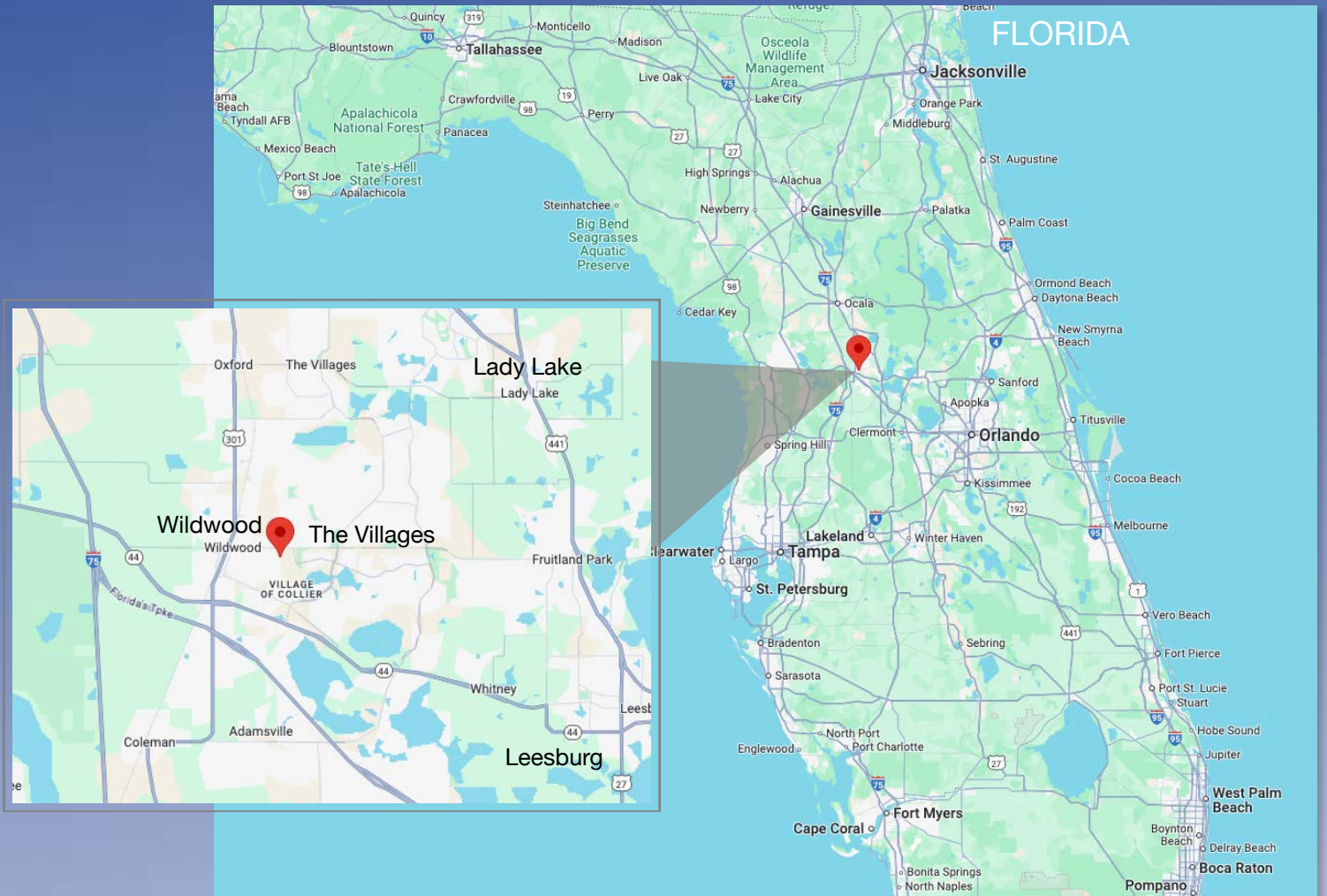
Here is what makes Pearl Plaza stand out:

- Versatile Zoning: Zoned CC (Mixed Use) for medical, professional, retail and restaurant
- Ample Parking: Parking ratio of ~4/1000 SF
- Prime Villages/Wildwood area location
- Neighbors Home Depot with easy access to The Villages Brownwood Town Center and Pinellas Plaza
- Additional parcel may be combined with this offer, please see separate listing





# Map and Photo





# Executive Summary - PADS



Shovel Ready Pads now available in Pearl Plaza. Ideally located in the heart of The Villages Brownwood/Wildwood area on Powell Road across from a new Home Depot. Ready-to-Go Infrastructure, three 3,750 SF Pads and one ~15K SF with infrastructure in place, “shovel ready” building pads for immediate construction.

- Build to Suit & Ground Lease Option flexible to meet your specific needs
- Zoned CC (Mixed Use) for medical, Professional, retail and restaurant
- Parking ratio of ~4/1000 SF
- Prime Villages/Wildwood area location, neighbors Home Depot with easy access to The Villages Brownwood Town Center and Pinellas Plaza











# Site Diagram





## Demographic and Income Profile

7347 Powell Rd, Wildwood, Florida, 34785  
 Ring band: 0 - 5 mile radius

Prepared by Esri  
 Latitude: 28.86210  
 Longitude: -82.02046

Summary	Census 2010	Census 2020	2024	2029
Population	42,790	79,593	91,459	104,885
Households	21,754	43,086	48,886	56,198
Families	15,630	28,950	32,420	37,155
Average Household Size	1.96	1.84	1.86	1.86
Owner Occupied Housing Units	20,012	38,960	44,225	51,524
Renter Occupied Housing Units	1,742	4,126	4,661	4,674
Median Age	65.1	70.7	71.2	72.0

Trends: 2024-2029 Annual Rate	Area	State	National
Population	2.78%	0.93%	0.38%
Households	2.83%	1.15%	0.64%
Families	2.76%	1.12%	0.56%
Owner HHs	3.10%	1.66%	0.97%
Median Household Income	1.54%	3.25%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	2,492	5.1%	2,297	4.1%
\$15,000 - \$24,999	1,938	4.0%	1,578	2.8%
\$25,000 - \$34,999	1,886	3.9%	1,588	2.8%
\$35,000 - \$49,999	3,891	8.0%	3,387	6.0%
\$50,000 - \$74,999	8,866	18.1%	9,343	16.6%
\$75,000 - \$99,999	12,529	25.6%	14,466	25.7%
\$100,000 - \$149,999	8,816	18.0%	11,434	20.3%
\$150,000 - \$199,999	3,902	8.0%	5,858	10.4%
\$200,000+	4,566	9.3%	6,247	11.1%

Median Household Income	\$83,287	\$89,912
Average Household Income	\$112,832	\$129,141
Per Capita Income	\$59,604	\$68,387

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	804	1.9%	797	1.0%	1,036	1.1%	1,241	1.2%
5 - 9	809	1.9%	974	1.2%	1,167	1.3%	1,312	1.3%
10 - 14	796	1.9%	1,044	1.3%	1,192	1.3%	1,378	1.3%
15 - 19	828	1.9%	998	1.3%	1,304	1.4%	1,408	1.3%
20 - 24	624	1.5%	862	1.1%	1,167	1.3%	1,409	1.3%
25 - 34	1,480	3.5%	1,863	2.3%	2,445	2.7%	3,042	2.9%
35 - 44	1,641	3.8%	2,214	2.8%	2,889	3.2%	3,450	3.3%
45 - 54	2,755	6.4%	3,284	4.1%	3,704	4.0%	4,116	3.9%
55 - 64	11,548	27.0%	11,105	14.0%	10,919	11.9%	10,164	9.7%
65 - 74	15,572	36.4%	33,270	41.8%	36,215	39.6%	39,443	37.6%
75 - 84	4,829	11.3%	20,054	25.2%	25,511	27.9%	32,368	30.9%
85+	1,102	2.6%	3,127	3.9%	3,911	4.3%	5,556	5.3%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	39,132	91.5%	72,061	90.5%	81,636	89.3%	92,127	87.8%
Black Alone	2,729	6.4%	3,009	3.8%	3,871	4.2%	5,109	4.9%
American Indian Alone	81	0.2%	108	0.1%	143	0.2%	179	0.2%
Asian Alone	326	0.8%	873	1.1%	1,220	1.3%	1,587	1.5%
Pacific Islander Alone	14	0.0%	16	0.0%	15	0.0%	17	0.0%
Some Other Race Alone	230	0.5%	693	0.9%	920	1.0%	1,197	1.1%
Two or More Races	277	0.6%	2,833	3.6%	3,654	4.0%	4,670	4.5%
Hispanic Origin (Any Race)	1,237	2.9%	2,710	3.4%	3,810	4.2%	5,095	4.9%

**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.



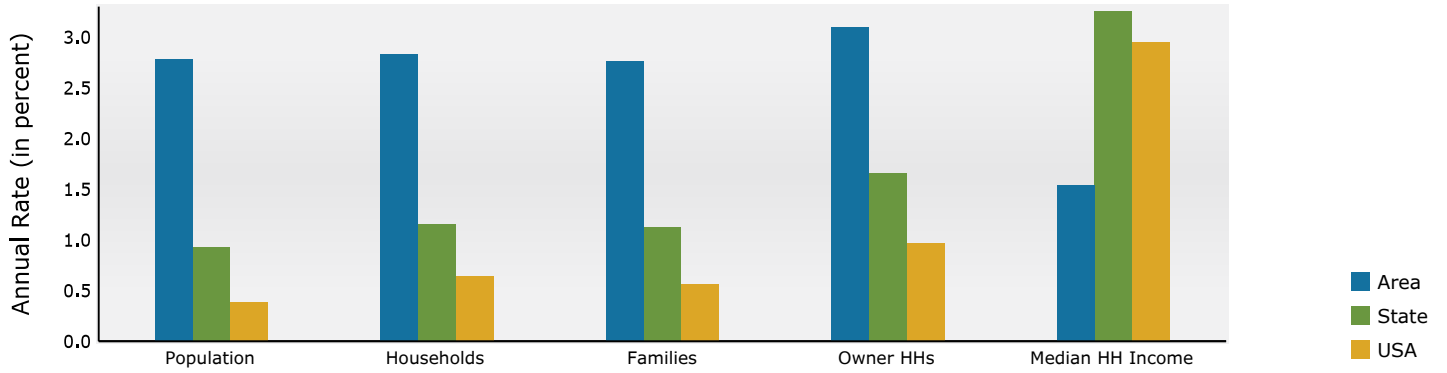


## Demographic and Income Profile

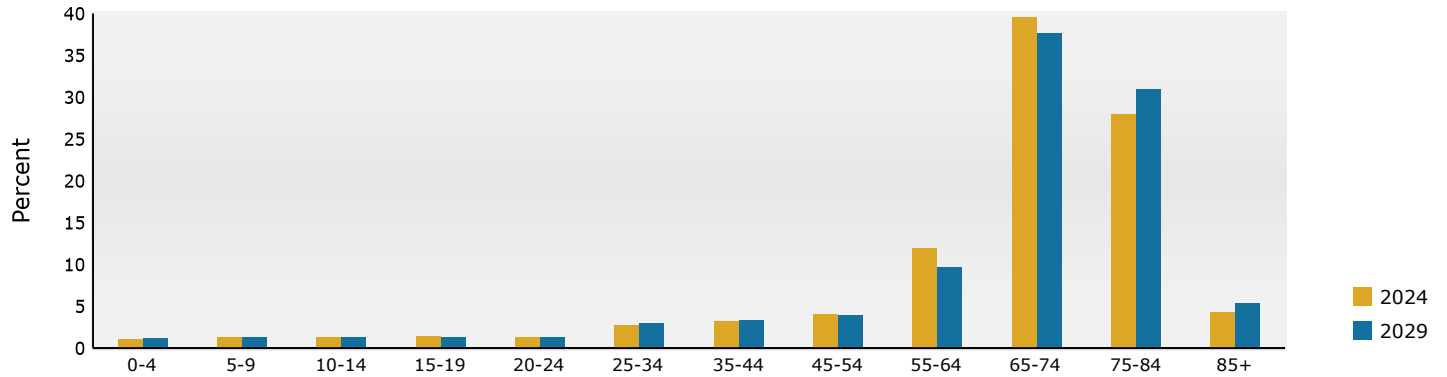
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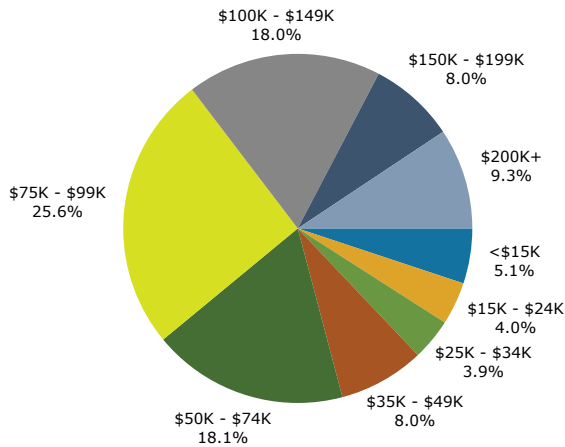
### Trends 2024-2029



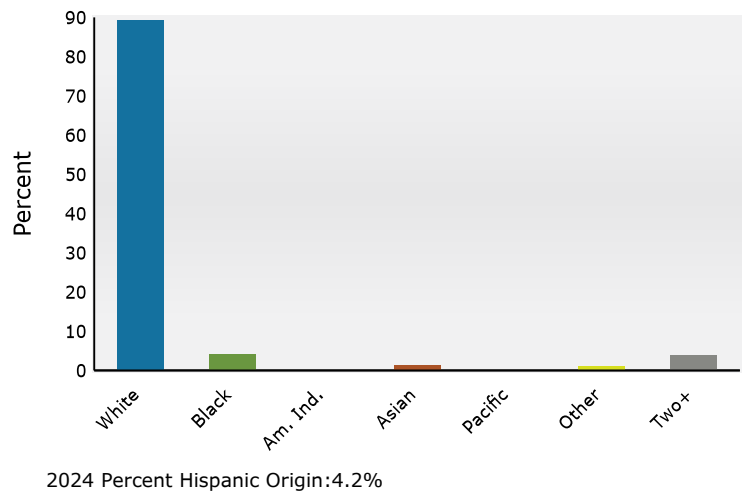
### Population by Age



### 2024 Household Income



### 2024 Population by Race





# Medical Expenditures



## Medical Expenditures

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Demographic Summary		2024	2029
Population		91,459	104,885
Households		48,886	56,198
Families		32,420	37,155
Median Household Income		\$83,287	\$89,912
Males per 100 Females		89.3	90.6
Population by Age			
Population <5 Years		1.1%	1.2%
Population 65+ Years		71.8%	73.8%
Median Age		71.2	72.0
	Spending Potential Index	Average Amount Spent	Total
<b>Health Care</b>	112	\$8,614.54	\$421,130,518
<b>Medical Care</b>	113	\$3,032.26	\$148,234,935
Physician Services	108	\$356.17	\$17,411,489
Dental Services	113	\$567.79	\$27,757,016
Eyecare Services	130	\$122.13	\$5,970,450
Lab Tests, X-rays	91	\$79.57	\$3,889,894
Hospital Room and Hospital Services	95	\$268.41	\$13,121,345
Convalescent or Nursing Home Care	149	\$66.05	\$3,229,003
Other Medical Services (1)	99	\$204.32	\$9,988,219
Nonprescription Drugs	120	\$213.49	\$10,436,563
Prescription Drugs	108	\$447.02	\$21,852,970
Nonprescription Vitamins	123	\$198.10	\$9,684,265
Medicare Prescription Drug Premium	157	\$206.97	\$10,118,036
Eyeglasses and Contact Lenses	99	\$124.59	\$6,090,680
Hearing Aids	141	\$50.03	\$2,445,633
Medical Equipment for General Use	120	\$12.00	\$586,678
Other Medical Supplies/Equipment (2)	124	\$115.63	\$5,652,694
<b>Health Insurance</b>	112	\$5,582.28	\$272,895,583
Blue Cross/Blue Shield	90	\$1,212.43	\$59,270,714
Fee for Service Health Plan	97	\$960.06	\$46,933,341
HMO	87	\$654.21	\$31,981,512
Medicare Payments	150	\$1,706.15	\$83,406,605
Long Term Care Insurance	152	\$102.67	\$5,019,239
Dental Care Insurance	101	\$181.76	\$8,885,530
Vision Care Insurance	94	\$41.64	\$2,035,451
Prescription Drug Insurance	125	\$9.51	\$465,020
Other Single Service Insurance (3)	120	\$18.66	\$912,231
Medicaid Premiums	72	\$8.12	\$397,130
Tricare/Military Premiums	111	\$13.00	\$635,495
Children's Health Ins Program Premiums	72	\$0.73	\$35,926

**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.



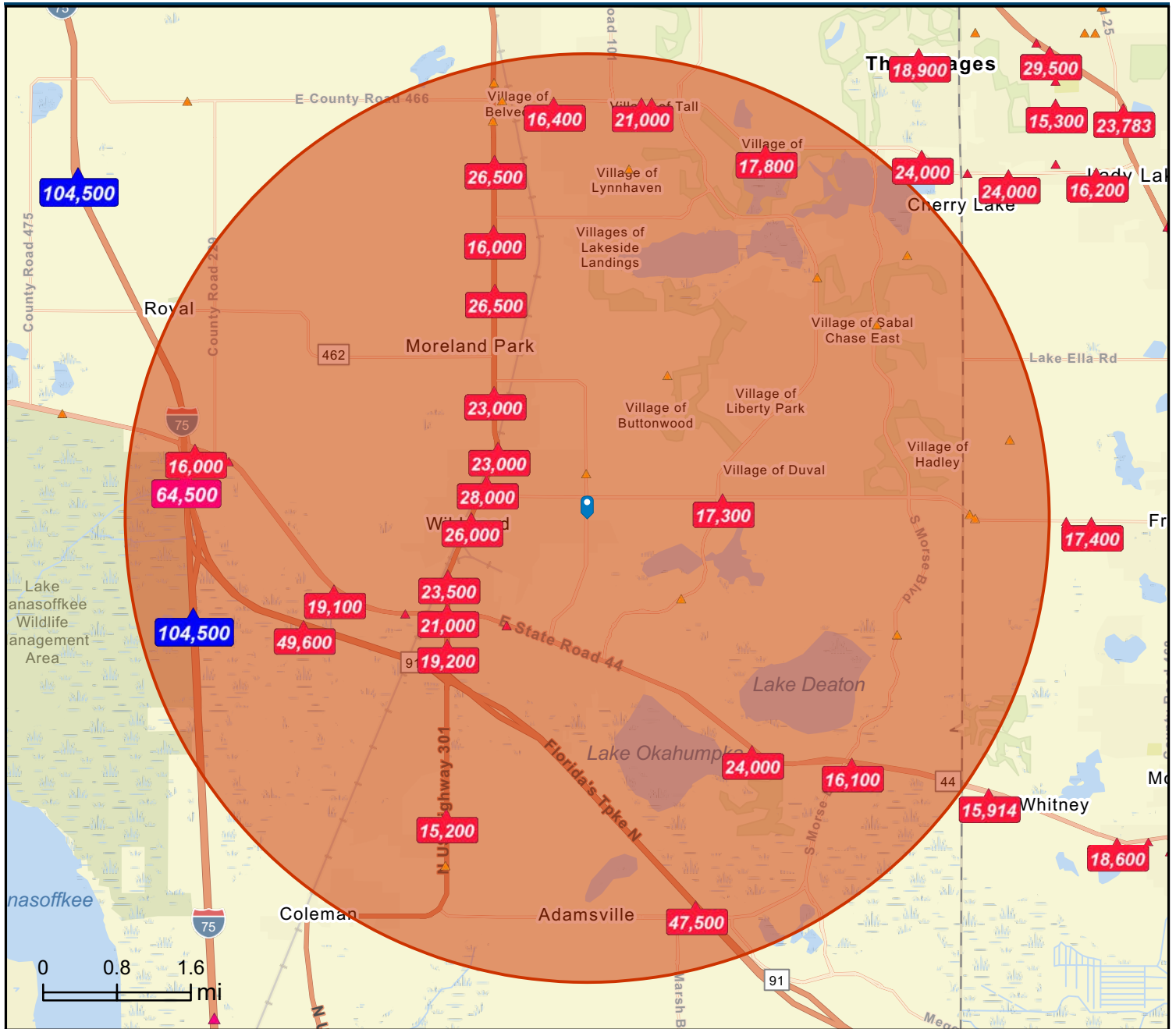
# Traffic Count



## Traffic Count Map

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