

For Sale

Senior Living Site

4.76 Acres | \$682,773 / Acre



6920 Powell Road

Wildwood, Florida 34785

Property Highlights

- 4.76± acre site entitled for assisted living / independent living facilities
- Zoning: Institutional (City of Wildwood)
- Close to The Villages and convenient to I-75
- Surrounded by high elderly population growth
- Next to a planned 120,000 SF medical office building in Millennium Park
- Adjacent to Millennium Park & Wildwood Community Center
- Only a mile from Brownwood Paddock Square, a 250,000 SF shopping/lifestyle center
- UF Health The Villages Hospital is within 10 miles



Sale Price: \$3,250,000

For more information

Brian Adair

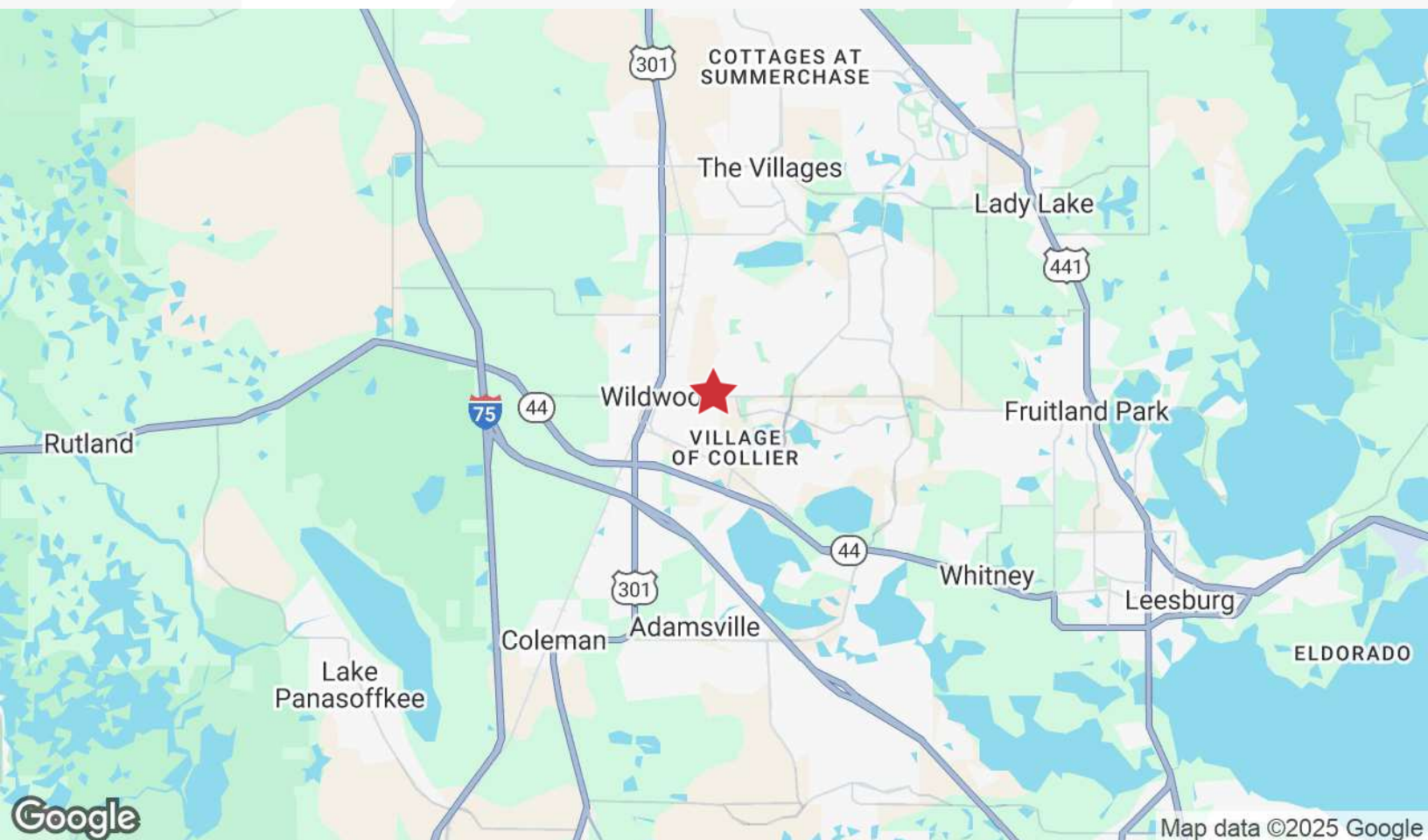
O: 386 506 0025

badair@realvest.com

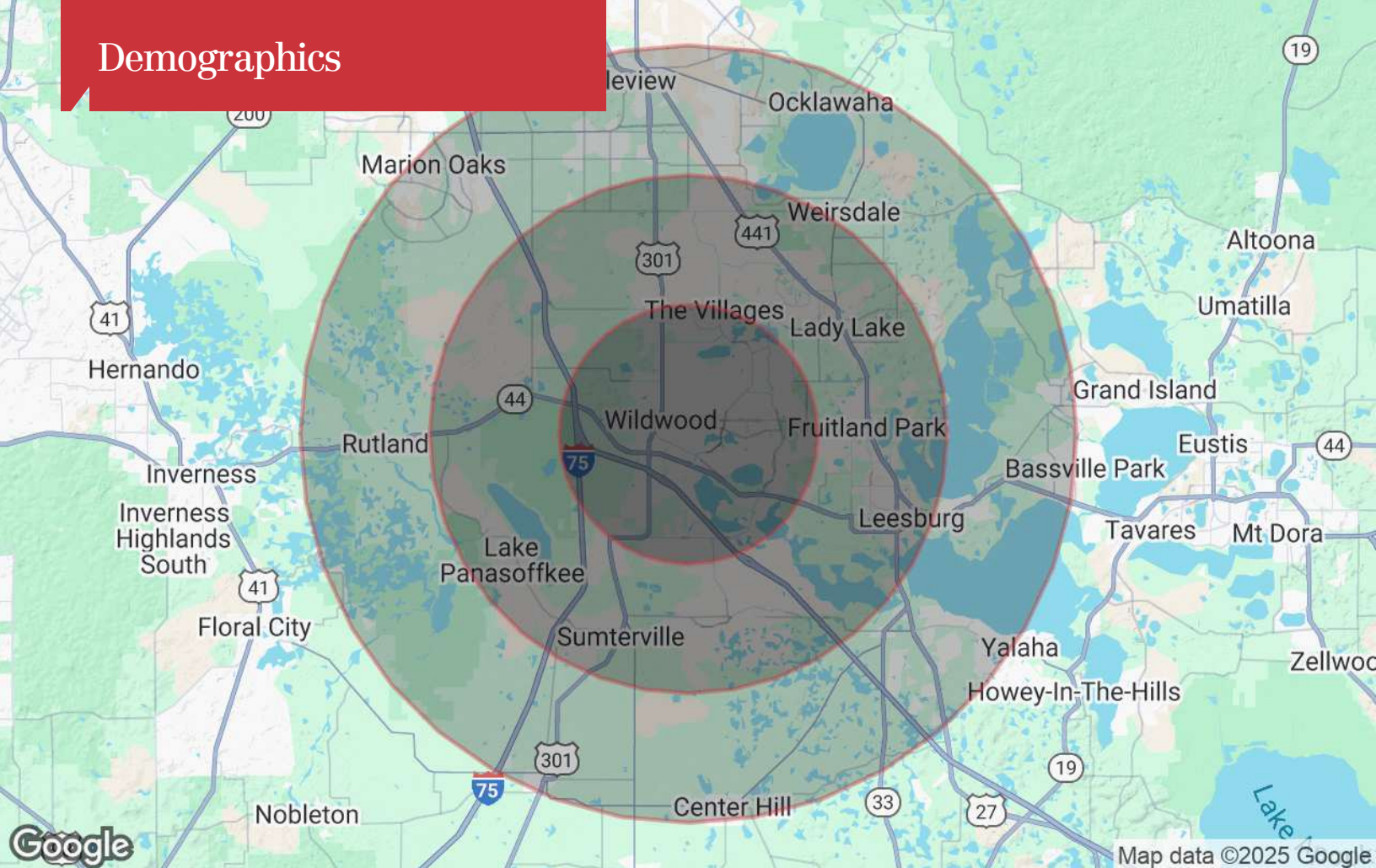
Aerial



Location Maps



Demographics



Population

	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	90,283	204,527	320,190
MEDIAN AGE	67	63	58
MEDIAN AGE (MALE)	67	62	58
MEDIAN AGE (FEMALE)	67	63	58

Households & Income

	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	48,317	103,508	153,480
# OF PERSONS PER HH	1.9	2	2.1
AVERAGE HH INCOME	\$93,893	\$84,933	\$82,188
AVERAGE HOUSE VALUE	\$468,823	\$378,789	\$336,354

* Demographic data derived from 2020 ACS - US Census