

Leaf Plaza

4137 CR 106, Oxford, FL 34484

Offered at: \$3,500,000



Exclusively Listed By:

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Executive Summary

BUILDINGS FOR INVESTMENT SALE **WITH PARTIAL SPACE NOW AVAILABLE FOR LEASE**

All strategically located to serve the largest 55+ Community in the world, The Villages.

Property Highlights:

- Located between The Villages Hwy 301 & Hwy 466 corridors. Adjacent to the Busy Municipal Recreation Park.
- Dedicated Ample Parking
- Area Retail: WaWa, Aldi Foods, Walmart, McDonalds, Steak & Shake, Costco, HomeGoods, Hobby Lobby, Fresh Market and many more.
- Area Medical: Surgery Center, Oxford Professional Medical Park, Multiple continuing Care Facilities.
- Property Size: 1.84 Acres
- Buildings Total: 14,400 Sq Ft
- Sumter County Parcel ID: D17-113, Year Built: 2006
- Zoning: CH (Highway Commercial)

Leaf Plaza serves a population of approx. 83,000 within 5-mile radius.

Building 1 (4127-4137): 12,400SF - Partially Leased.

Building 2 (4125): 2,000 SF Stand Alone - Fully Leased.

Offered at: \$3,500,000

For Lease: Base Rent \$22-\$25/sf/yr + NNN



Aerial





Interior Photos



Interior Photos



Interior Photos



Interior Photos





Demographic and Income Profile

4137 County Road 106, Oxford, Florida, 34484
Ring: 5 mile radius

Prepared by Esri
Latitude: 28.92626
Longitude: -82.03479

Summary	Census 2010		Census 2020		2024		2029	
Population	64,057		77,020		82,612		93,341	
Households	33,414		41,607		43,945		49,662	
Families	23,783		26,327		27,543		31,022	
Average Household Size	1.91		1.84		1.87		1.87	
Owner Occupied Housing Units	31,192		37,319		38,946		44,629	
Renter Occupied Housing Units	2,223		4,288		4,999		5,033	
Median Age	67.4		72.0		72.6		73.1	
Trends: 2024-2029 Annual Rate			Area		State		National	
Population			2.47%		0.93%		0.38%	
Households			2.48%		1.15%		0.64%	
Families			2.41%		1.12%		0.56%	
Owner HHs			2.76%		1.66%		0.97%	
Median Household Income			1.65%		3.25%		2.95%	
					2024		2029	
Households by Income					Number	Percent	Number	Percent
<\$15,000					2,404	5.5%	2,228	4.5%
\$15,000 - \$24,999					2,375	5.4%	1,937	3.9%
\$25,000 - \$34,999					2,896	6.6%	2,517	5.1%
\$35,000 - \$49,999					4,017	9.1%	3,713	7.5%
\$50,000 - \$74,999					8,494	19.3%	8,843	17.8%
\$75,000 - \$99,999					9,858	22.4%	11,451	23.1%
\$100,000 - \$149,999					8,318	18.9%	10,857	21.9%
\$150,000 - \$199,999					2,861	6.5%	4,309	8.7%
\$200,000+					2,723	6.2%	3,807	7.7%
Median Household Income					\$78,215		\$84,880	
Average Household Income					\$97,669		\$112,572	
Per Capita Income					\$52,079		\$60,052	

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.

May 16, 2025

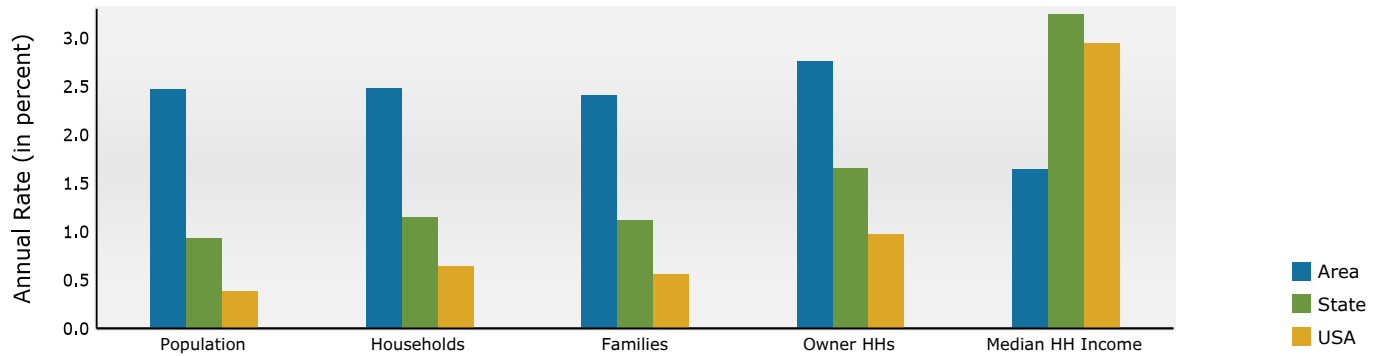


Demographic and Income Profile

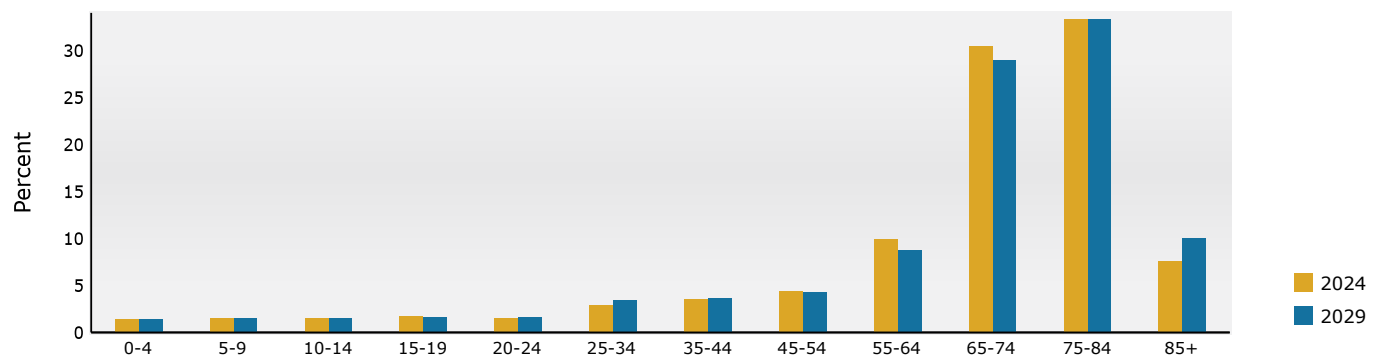
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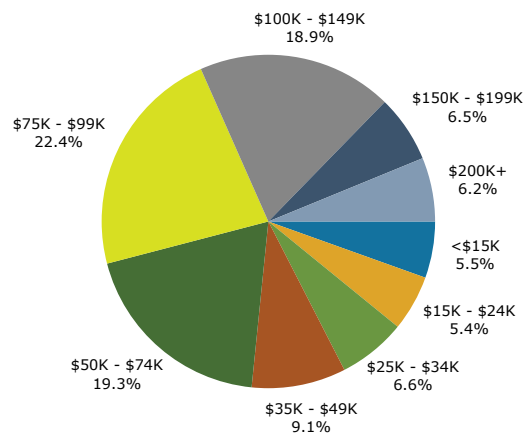
Trends 2024-2029



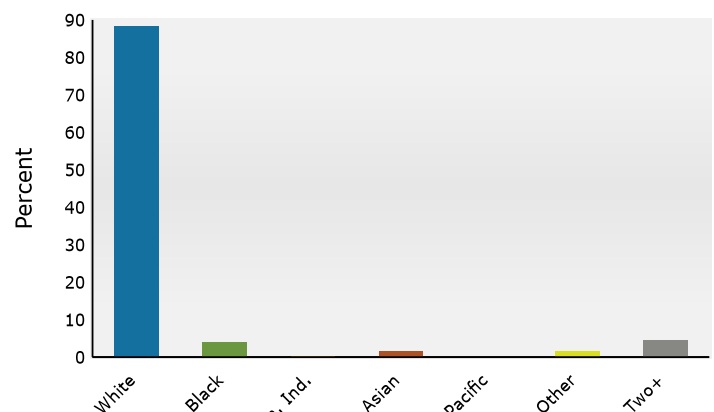
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 5.2%

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

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Retail Goods and Services Expenditures



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Top Tapestry Segments	Percent	Demographic Summary	2024	2029
The Elders (9C)	86.3%	Population	82,612	93,341
Traditional Living (12B)	3.5%	Households	43,945	49,662
Southern Satellites (10A)	3.3%	Families	27,543	31,022
Down the Road (10D)	3.0%	Median Age	72.6	73.1
Heartland Communities (6F)	2.4%	Median Household Income	\$78,215	\$84,880
		Spending Potential Index	Average Amount Spent	Total
Apparel and Services		77	\$1,834.85	\$80,632,488
Men's		79	\$348.99	\$15,336,502
Women's		85	\$682.61	\$29,997,359
Children's		58	\$214.33	\$9,418,702
Footwear		77	\$384.55	\$16,899,113
Watches & Jewelry		72	\$164.69	\$7,237,199
Apparel Products and Services (1)		82	\$39.68	\$1,743,613
Computer				
Computers and Hardware for Home Use		83	\$224.25	\$9,854,755
Portable Memory		91	\$3.69	\$162,113
Computer Software		82	\$12.78	\$561,817
Computer Accessories		94	\$22.28	\$979,094
Entertainment & Recreation		89	\$3,654.53	\$160,598,135
Fees and Admissions		88	\$724.20	\$31,824,880
Membership Fees for Clubs (2)		90	\$271.82	\$11,945,139
Fees for Participant Sports, excl. Trips		104	\$139.00	\$6,108,224
Tickets to Theatre/Operas/Concerts		98	\$74.87	\$3,290,003
Tickets to Movies		89	\$21.98	\$965,738
Tickets to Parks or Museums		81	\$30.32	\$1,332,458
Admission to Sporting Events, excl. Trips		69	\$54.83	\$2,409,522
Fees for Recreational Lessons		76	\$130.70	\$5,743,442
Dating Services		87	\$0.69	\$30,354
TV/Video/Audio		91	\$1,207.00	\$53,041,614
Cable and Satellite Television Services		100	\$752.32	\$33,060,630
Televisions		87	\$132.90	\$5,840,507
Satellite Dishes		66	\$0.82	\$35,880
VCRs, Video Cameras, and DVD Players		87	\$4.35	\$191,082
Miscellaneous Video Equipment		52	\$11.81	\$518,828
Video Cassettes and DVDs		92	\$5.32	\$233,713
Video Game Hardware/Accessories		65	\$30.20	\$1,327,145
Video Game Software		63	\$12.86	\$565,151
Rental/Streaming/Downloaded Video		78	\$134.51	\$5,911,075
Installation of Televisions		102	\$1.74	\$76,525
Audio (3)		83	\$118.48	\$5,206,561
Rental and Repair of TV/Radio/Sound Equipment		107	\$1.70	\$74,517
Pets		90	\$911.07	\$40,037,091
Toys/Games/Crafts/Hobbies (4)		78	\$141.87	\$6,234,489
Recreational Vehicles and Fees (5)		88	\$173.71	\$7,633,740
Sports/Recreation/Exercise Equipment (6)		92	\$280.99	\$12,348,233
Photo Equipment and Supplies (7)		75	\$45.83	\$2,013,810
Reading (8)		102	\$142.75	\$6,273,328
Catered Affairs (9)		68	\$27.10	\$1,190,951
Food		85	\$9,460.43	\$415,738,544
Food at Home		85	\$6,229.32	\$273,747,605
Bakery and Cereal Products		85	\$798.09	\$35,072,105
Meats, Poultry, Fish, and Eggs		85	\$1,343.57	\$59,043,233
Dairy Products		88	\$610.86	\$26,844,097
Fruits and Vegetables		85	\$1,226.93	\$53,917,304
Snacks and Other Food at Home (10)		85	\$2,249.88	\$98,870,866
Food Away from Home		83	\$3,231.11	\$141,990,939
Alcoholic Beverages		90	\$585.98	\$25,750,831

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. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

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

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Retail Goods and Services Expenditures



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	Spending Potential Index	Average Amount Spent	Total
Financial			
Value of Stocks/Bonds/Mutual Funds	102	\$47,260.10	\$2,076,845,026
Value of Retirement Plans	97	\$157,909.36	\$6,939,326,643
Value of Other Financial Assets	113	\$10,253.92	\$450,608,512
Vehicle Loan Amount excluding Interest	79	\$2,783.46	\$122,318,961
Value of Credit Card Debt	82	\$2,379.60	\$104,571,440
Health			
Nonprescription Drugs	104	\$184.08	\$8,089,546
Prescription Drugs	94	\$389.41	\$17,112,772
Eyeglasses and Contact Lenses	85	\$107.51	\$4,724,634
Home			
Mortgage Payment and Basics (11)	91	\$12,264.67	\$538,970,761
Maintenance and Remodeling Services	101	\$4,702.60	\$206,655,915
Maintenance and Remodeling Materials (12)	86	\$745.73	\$32,771,278
Utilities, Fuel, and Public Services	86	\$5,098.45	\$224,051,502
Household Furnishings and Equipment			
Household Textiles (13)	81	\$106.49	\$4,679,886
Furniture	86	\$847.95	\$37,263,297
Rugs	86	\$39.29	\$1,726,718
Major Appliances (14)	88	\$515.96	\$22,673,790
Housewares (15)	93	\$99.30	\$4,363,795
Small Appliances	79	\$63.82	\$2,804,570
Luggage	86	\$17.85	\$784,408
Telephones and Accessories	101	\$102.46	\$4,502,711
Household Operations			
Child Care	64	\$352.85	\$15,506,178
Lawn and Garden (16)	96	\$674.72	\$29,650,687
Moving/Storage/Freight Express	83	\$101.22	\$4,448,331
Housekeeping Supplies (17)	94	\$851.20	\$37,406,029
Insurance			
Owners and Renters Insurance	93	\$771.93	\$33,922,327
Vehicle Insurance	86	\$1,828.69	\$80,361,874
Life/Other Insurance	93	\$630.22	\$27,694,853
Health Insurance	97	\$4,832.64	\$212,370,468
Personal Care Products (18)	87	\$486.50	\$21,379,209
School Books (19)	73	\$31.06	\$1,364,718
Smoking Products	74	\$345.73	\$15,193,306
Transportation			
Payments on Vehicles excluding Leases	77	\$2,347.66	\$103,167,941
Gasoline and Motor Oil	80	\$2,657.89	\$116,800,923
Vehicle Maintenance and Repairs	89	\$1,313.68	\$57,729,526
Travel			
Airline Fares	93	\$588.79	\$25,874,227
Lodging on Trips	90	\$881.48	\$38,736,596
Auto/Truck Rental on Trips	84	\$97.92	\$4,303,014
Food and Drink on Trips	89	\$662.72	\$29,123,228

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(1) Apparel Products and Services includes shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.

(2) Membership Fees for Clubs includes membership fees for social, recreational, and health clubs.

(3) Audio includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.

(4) Toys and Games includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.

(5) Recreational Vehicles & Fees includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.

(6) Sports/Recreation/Exercise Equipment includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.

(7) Photo Equipment includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.

(8) Reading includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers.

(9) Catered Affairs includes expenses associated with live entertainment and rental of party supplies.

(10) Snacks and Other Food at Home includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fats and oils, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips and other snacks, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.

(11) Mortgage Payment and Basics includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent on owned dwellings.

(12) Maintenance and Remodeling Materials includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.

(13) Household Textiles includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers and decorative pillows.

(14) Major Appliances includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.

(15) Housewares includes flatware, dishes, cups glasses, serving pieces, nonelectric cookware, and tableware.

(16) Lawn and Garden includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.

(17) Housekeeping Supplies includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.

(18) Personal Care Products includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, other miscellaneous care products and personal care appliances.

(19) School Books includes school books for college, elementary school, high school, vocational/technical school, preschool and other schools.

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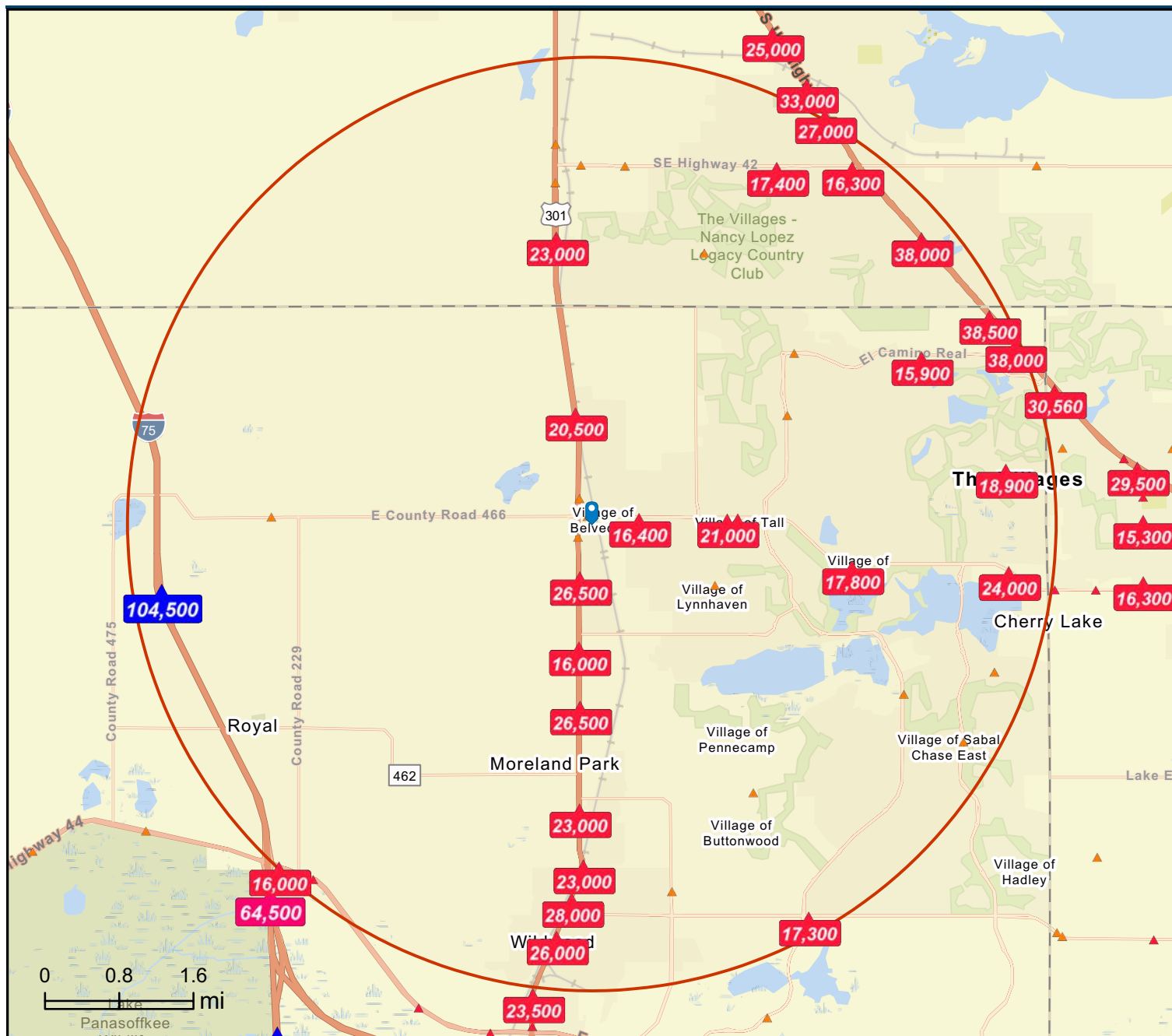
Traffic Count Map



Traffic Count Map

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Rings: 5 mile radii

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