

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

837 S Main Street, Wildwood, FL 34785

*For Sale*



*Exclusively Listed By:*

**FRAN DANN-AKIN, SIOR**

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The Villages, FL 32159

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# *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

Property Photo Website: <https://opulent-rem.aryeo.com/sites/837-s-main-st-wildwood-fl-34785-16944837/branded>

The floor plan of the 301 building is divided into several functional areas:

- Entrance Area:** Features a large "Hwy 301 Entrance" on the left and a "Rear Parking Entrance" on the right.
- Reception:** A central area labeled "Reception" with dimensions 11'-2" x 12'-5", containing a "Desk & Cabinets" and "Cabinets".
- Exam Room:** Located on the left side, measuring 9'-3" x 8'-4", with a sink, toilet, and "Cabinets".
- Restrooms:** Multiple restrooms are distributed throughout the plan, including one near the Hwy 301 Entrance and another near the Rear Parking Entrance.
- Storage and Utility:** Includes an "IT Closet", "Mech Room" (13'-3" x 10'-2") with a "Main Circuit" and "A/C", and various "Desk & Cabinets" and "Cabinets" for storage.
- Other Rooms:** Several smaller rooms with dimensions such as 12'-3" x 5'-4", 10'-1" x 11'-3", 10'-1" x 10', 10'-1" x 7'-6", 10'-1" x 7'-3", 7'-5" x 8'-7", 7'-5" x 8'-7", 15'-1" x 12'-7", 11'-3" x 8', 7'-8', 26'-7" x 10', 12'-4" x 7'-9", 30'-5" x 23', 9'-8" x 10'-5", 9'-8" x 7'-2", and 5'-2" x 6'.



# Aerial with Amenities





# Aerial





# *Interior Photos*





# *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.



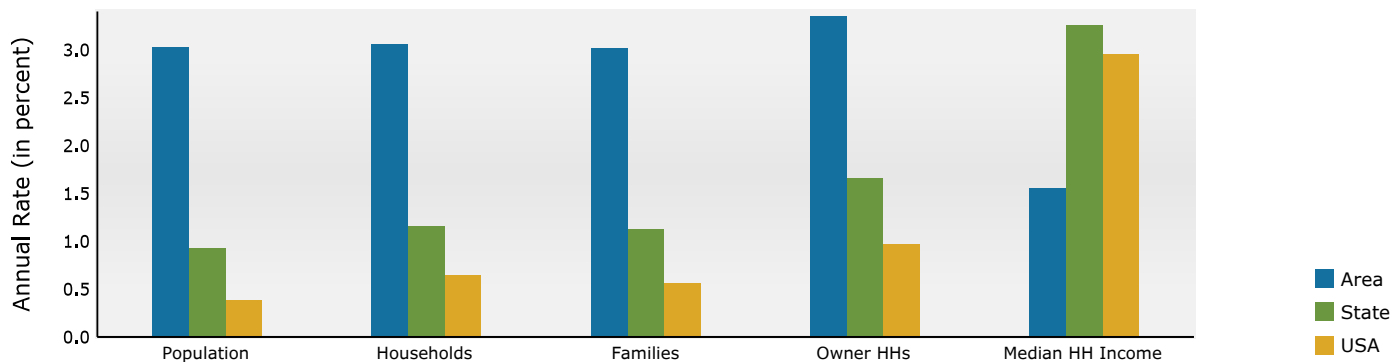


## Demographic and Income Profile

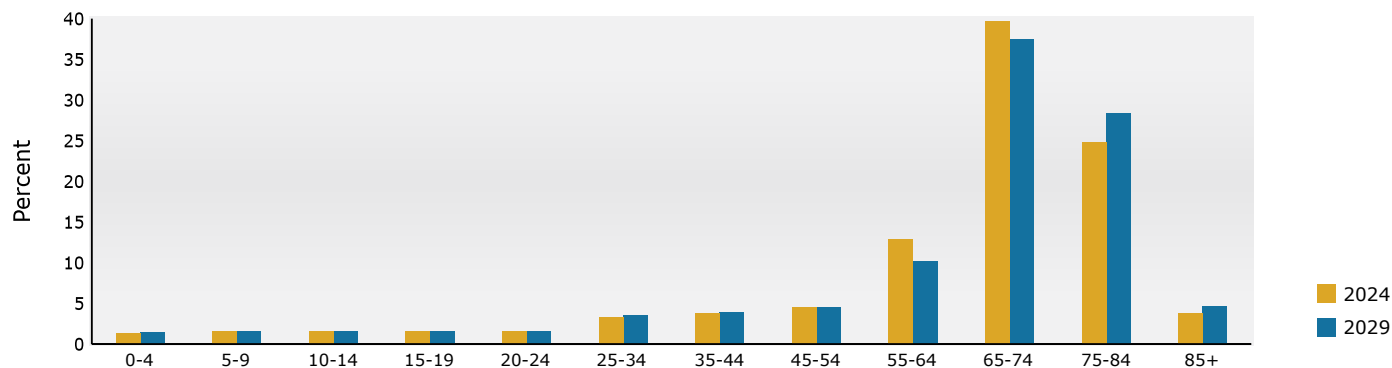
837 S Main St, Wildwood, Florida, 34785  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 28.84947  
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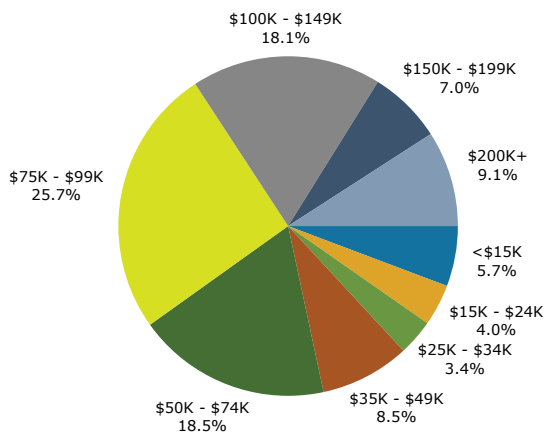
### Trends 2024-2029



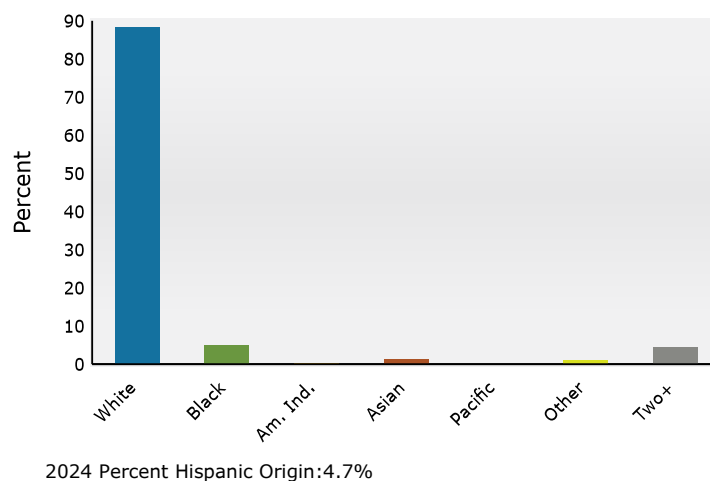
### Population by Age



### 2024 Household Income



### 2024 Population by Race



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

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Latitude: 28.84947  
Longitude: -82.04591

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
Population by Age			
Population <5 Years		1.3%	1.4%
Population 65+ Years		68.3%	70.5%
Median Age		70.4	71.3
	Spending Potential Index	Average Amount Spent	Total
Health Care	110	\$8,422.54	\$297,349,345
Medical Care	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
Health Insurance	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.

May 29, 2025



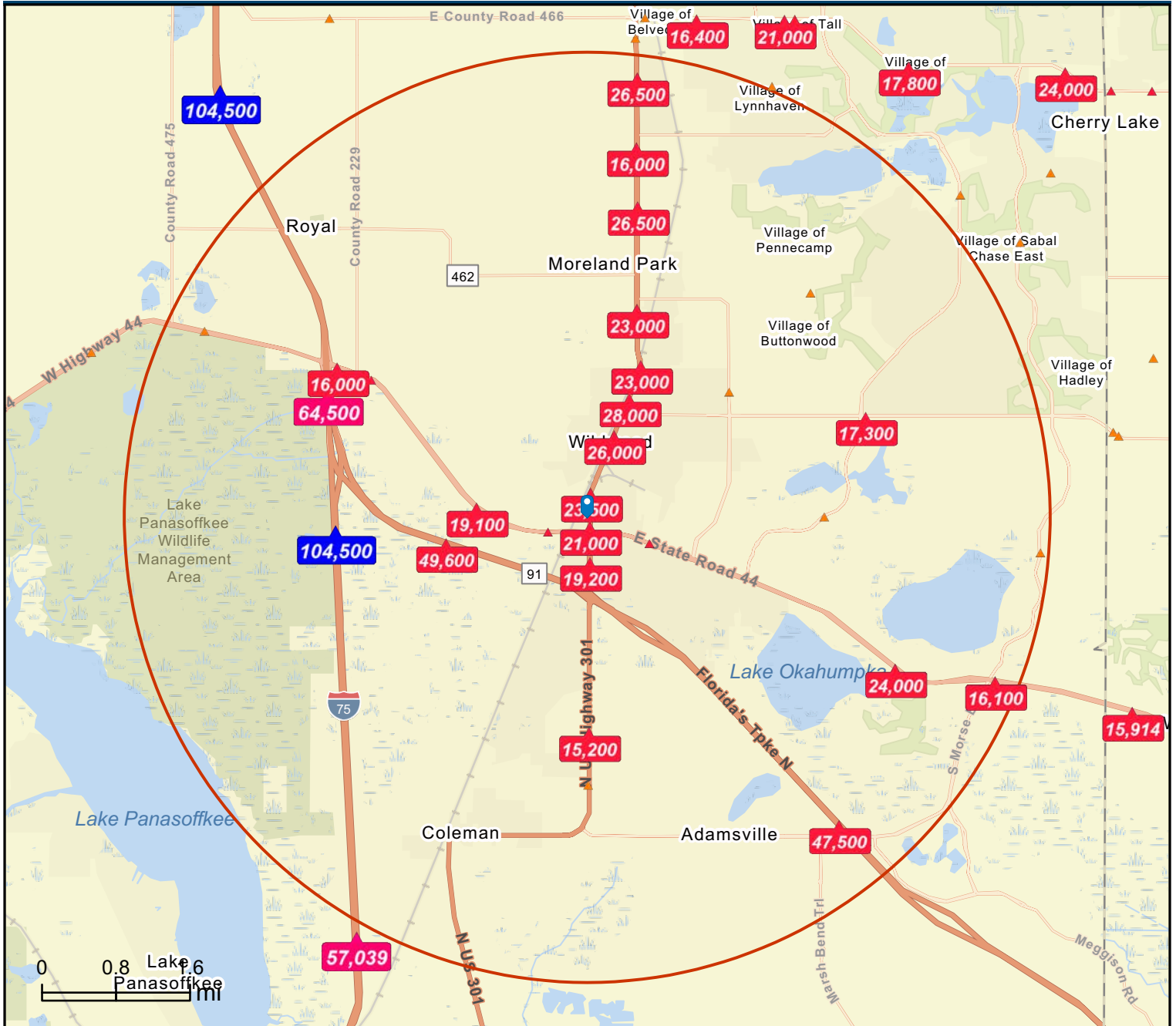
# Traffic Count Map



## Traffic Count Map

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Rings: 5 mile radii

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