

Pad Ready - for 4,880 SF Office

9481 N US 301, Wildwood, FL 34785

Pad is currently part of above address

Offered at: \$745,000



Pad Ready with
Approved Plans for
4,880 SF Office



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

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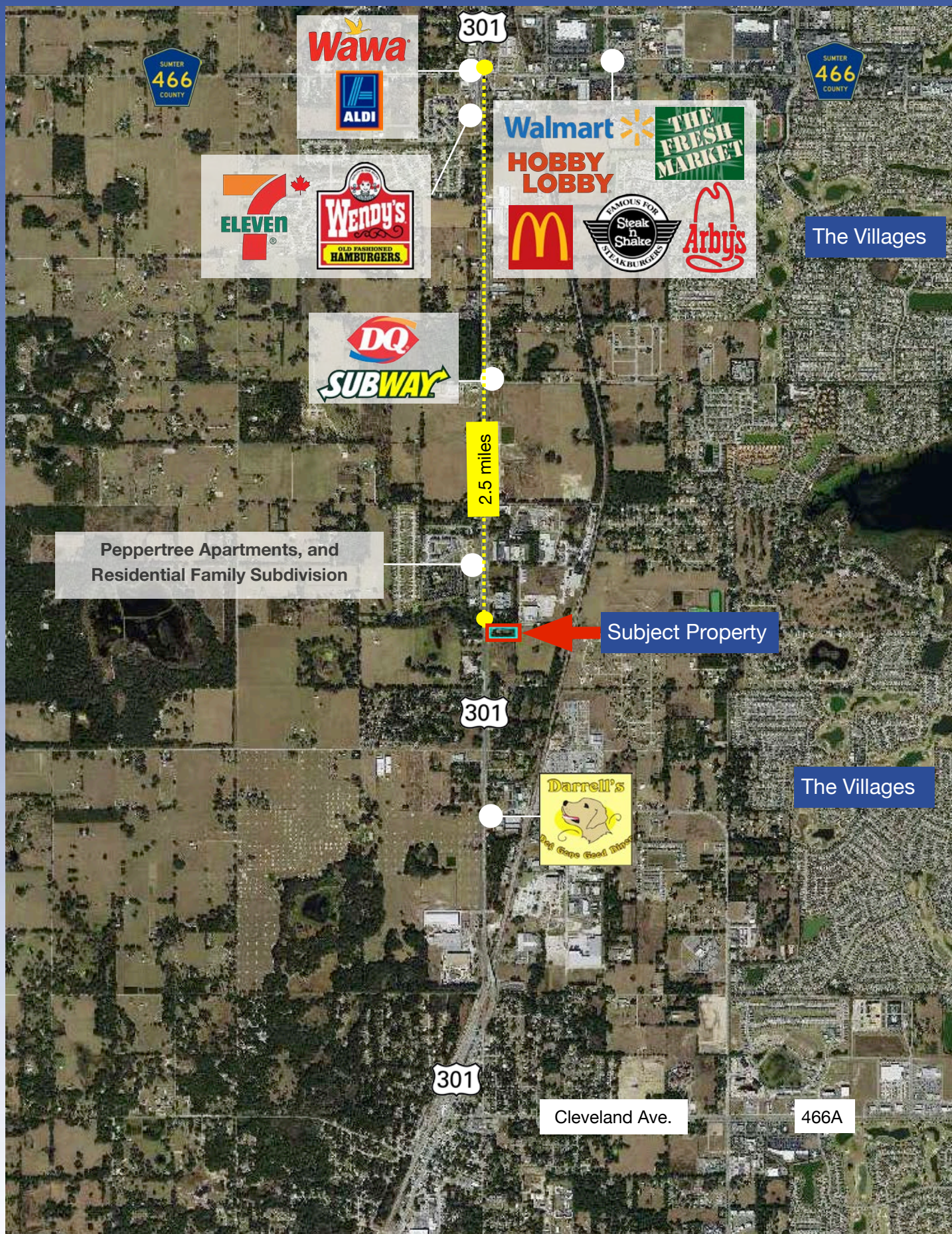


Executive Summary

- Busy Villages Corridor, Building Site on Hwy 301
- Offering Price \$745,000
- 1.25 Acre “Pad Ready” for 4,880 SF Office/Retail
- Zoning C-3, City of Wildwood
- AADT 26,000 (ESRI) cars per day
- Sumter County Parcel ID D29A017
- Fully improved site includes paved parking, roadways, lighting, landscaping, and stormwater retention
- Adjacent to established Millhorn Elder Law Planning Group
- Prime location in Sumter County.



Aerial with Amenities





Aerials



Pad Ready with
Approved Plans for
4,880 SF Office

Full improvements include:

- Parking
- Roadways
- Lighting
- Landscaping
- Stormwater Retention

Adjacent to Millhorn Elder Law Planning Group





Demographic and Income Profile

9481 N US Highway 301, Wildwood, Florida, 34785
Ring: 5 mile radius

Prepared by Esri
Latitude: 28.89420
Longitude: -82.03639

Summary	Census 2010		Census 2020		2024		2029			
Population	50,619		74,966		81,473		93,994			
Households	26,389		40,814		43,538		50,202			
Families	18,946		26,708		28,274		32,549			
Average Household Size	1.91		1.83		1.86		1.87			
Owner Occupied Housing Units	24,627		36,735		38,840		45,446			
Renter Occupied Housing Units	1,762		4,079		4,698		4,756			
Median Age	66.6		71.7		72.2		72.7			
Trends: 2024-2029 Annual Rate			Area		State		National			
Population	2.90%				0.93%		0.38%			
Households	2.89%				1.15%		0.64%			
Families	2.86%				1.12%		0.56%			
Owner HHs	3.19%				1.66%		0.97%			
Median Household Income	1.52%				3.25%		2.95%			
Households by Income					2024		2029			
					Number	Percent	Number	Percent		
<\$15,000			2,178		5.0%		2,034			
\$15,000 - \$24,999			1,962		4.5%		1,595			
\$25,000 - \$34,999			1,820		4.2%		1,574			
\$35,000 - \$49,999			3,540		8.1%		3,233			
\$50,000 - \$74,999			8,215		18.9%		8,702			
\$75,000 - \$99,999			10,803		24.8%		12,560			
\$100,000 - \$149,999			8,123		18.7%		10,625			
\$150,000 - \$199,999			3,405		7.8%		5,108			
\$200,000+			3,492		8.0%		4,773			
Median Household Income					\$82,118		\$88,536			
Average Household Income					\$107,399		\$122,351			
Per Capita Income					\$57,359		\$65,310			
Population by Age			Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
0 - 4	702	1.4%	761	1.0%	924	1.1%	1,121	1.2%		
5 - 9	734	1.5%	947	1.3%	1,034	1.3%	1,173	1.2%		
10 - 14	703	1.4%	1,013	1.4%	1,056	1.3%	1,216	1.3%		
15 - 19	732	1.4%	947	1.3%	1,145	1.4%	1,257	1.3%		
20 - 24	560	1.1%	754	1.0%	1,046	1.3%	1,310	1.4%		
25 - 34	1,336	2.6%	1,652	2.2%	2,020	2.5%	2,673	2.8%		
35 - 44	1,491	2.9%	2,060	2.7%	2,463	3.0%	2,924	3.1%		
45 - 54	2,695	5.3%	2,936	3.9%	3,127	3.8%	3,513	3.7%		
55 - 64	12,704	25.1%	8,691	11.6%	8,403	10.3%	8,298	8.8%		
65 - 74	20,349	40.2%	29,428	39.3%	29,765	36.5%	33,055	35.2%		
75 - 84	7,172	14.2%	21,855	29.2%	25,722	31.6%	30,482	32.4%		
85+	1,439	2.8%	3,922	5.2%	4,768	5.9%	6,971	7.4%		
Race and Ethnicity			Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
White Alone	46,961	92.8%	67,892	90.6%	72,601	89.1%	82,308	87.6%		
Black Alone	2,688	5.3%	2,764	3.7%	3,469	4.3%	4,657	5.0%		
American Indian Alone	77	0.2%	91	0.1%	111	0.1%	139	0.1%		
Asian Alone	377	0.7%	881	1.2%	1,191	1.5%	1,579	1.7%		
Pacific Islander Alone	13	0.0%	15	0.0%	15	0.0%	18	0.0%		
Some Other Race Alone	221	0.4%	650	0.9%	819	1.0%	1,080	1.1%		
Two or More Races	282	0.6%	2,673	3.6%	3,268	4.0%	4,214	4.5%		
Hispanic Origin (Any Race)	1,304	2.6%	2,477	3.3%	3,273	4.0%	4,440	4.7%		

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.

January 27, 2025

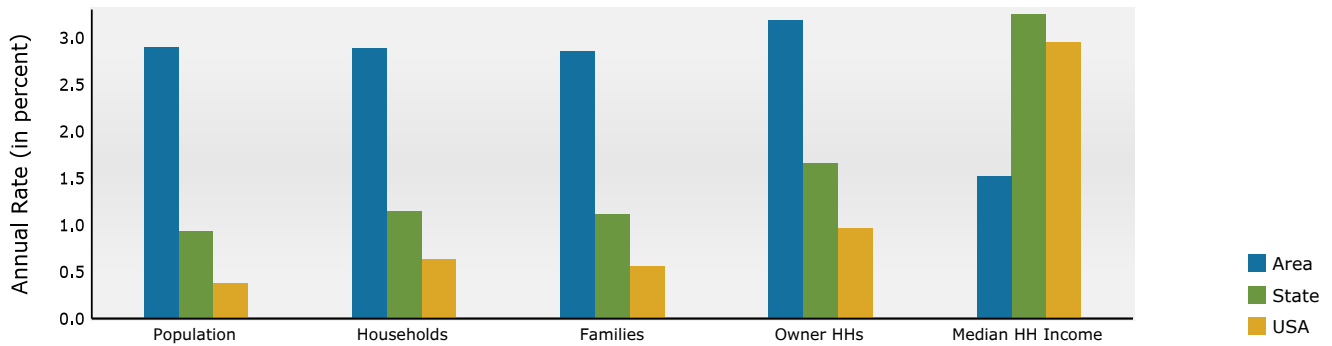


Demographic and Income Profile

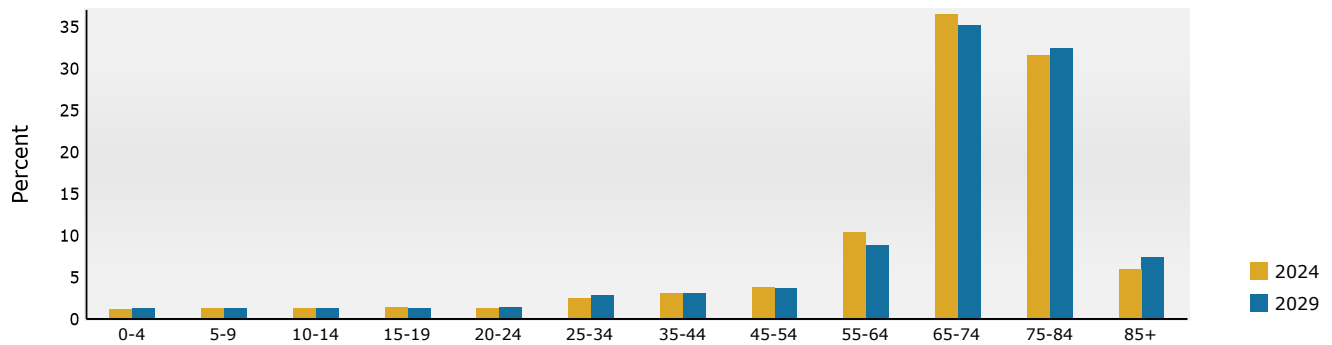
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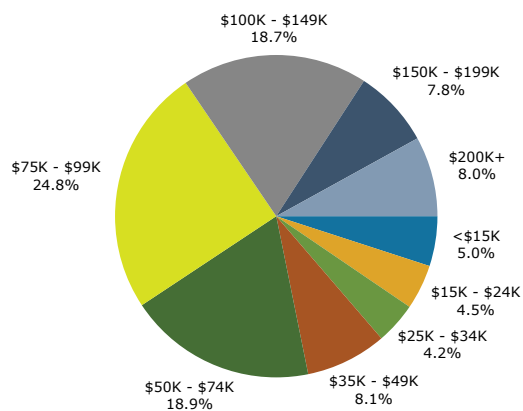
Trends 2024-2029



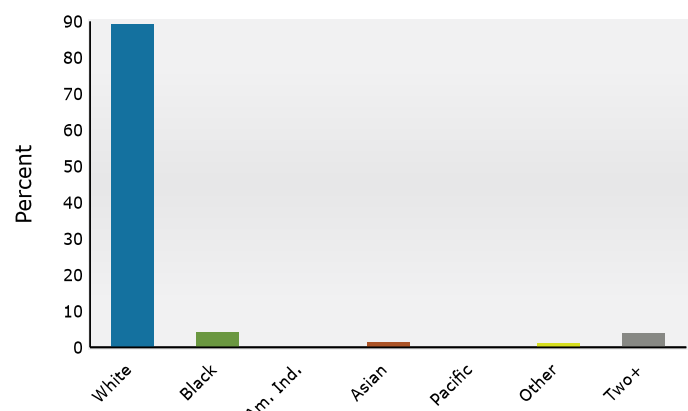
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 4.0%

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

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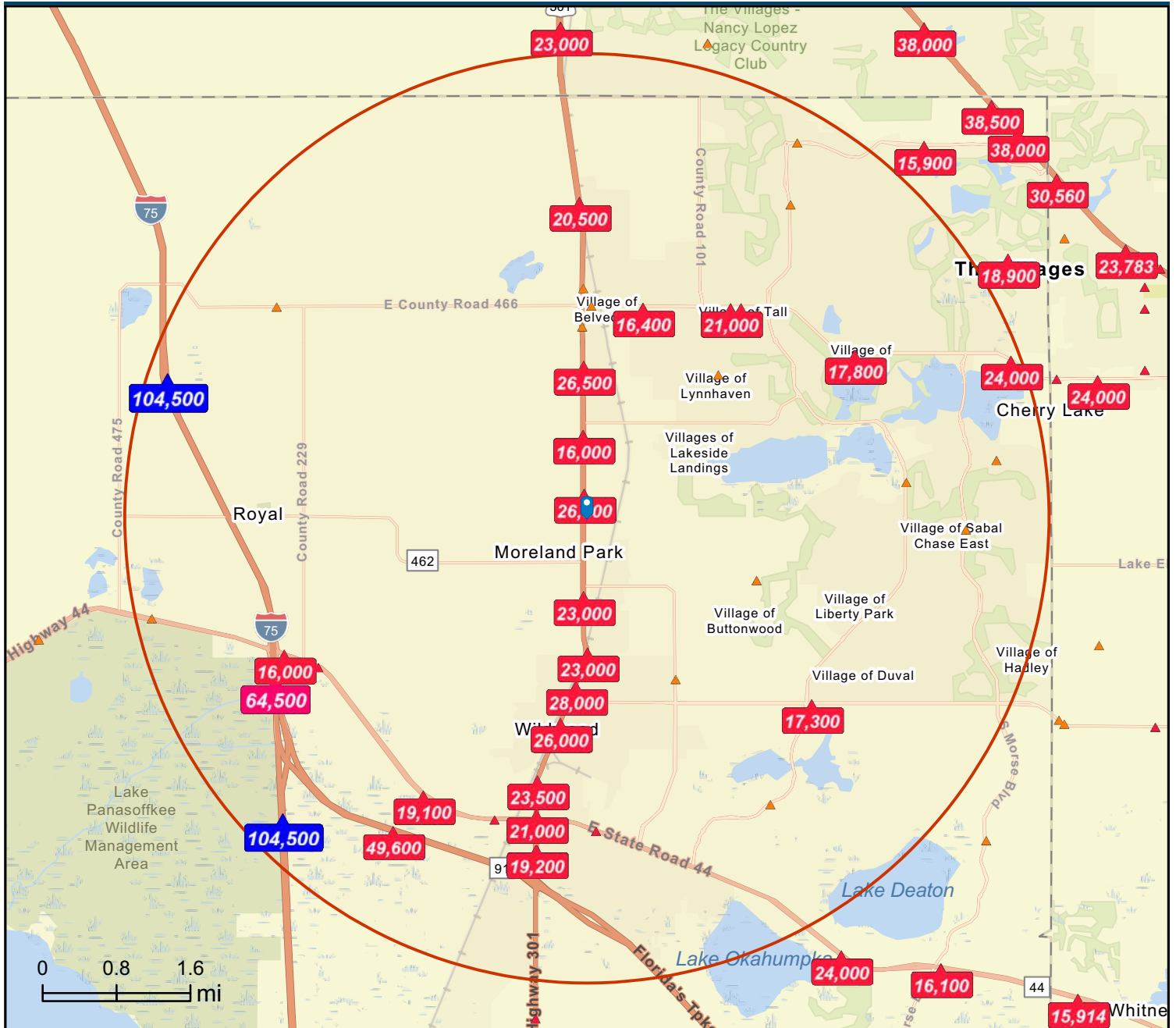
Traffic Count Map



Traffic Count Map

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Rings: 5 mile radii

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