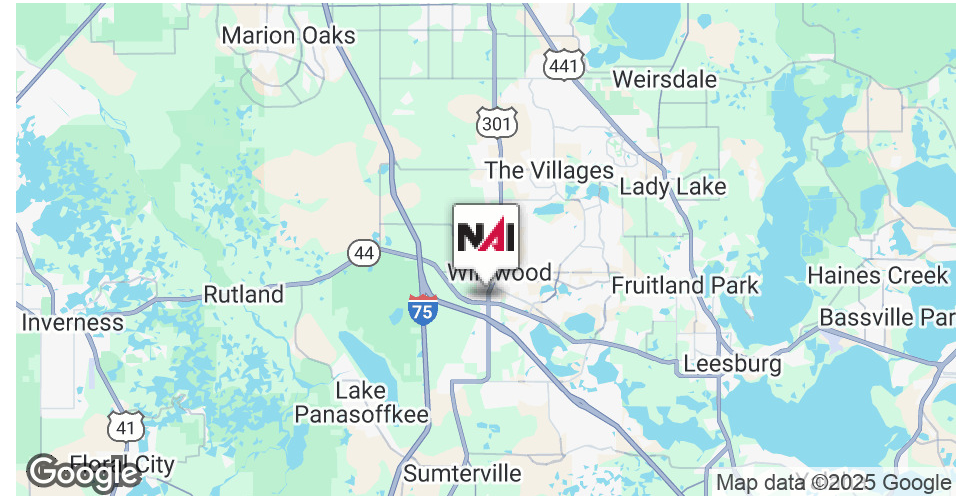


**FOR LEASE
NEGOTIABLE**



Property Highlights

- 52,779sf Center with multiple units available: 1,020sf to 40,817sf
- 23.93 acres, Within the City Limits of Wildwood
- 1/2 of a mile west of The Villages, Sumter County Parcel ID G07=057
- Combined AADT 19,100 cars per day, zoned C3 (General Commercial Hwy.)
- Parking ratio: 6/1,000sf
- Negotiable Rates - contract Broker for price guidance and terms

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,116	7,485	33,442
Total Population	2,065	15,182	63,578
Average HH Income	\$64,615	\$83,199	\$92,696



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Legend	
■	Available
■	Unavailable

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Lease Information

Lease Type:	NNN	Lease Term:	36 months
Total Space:	840 - 38,233 SF	Lease Rate:	Negotiable

Available Spaces

	Suite	Tenant	Size	Type	Rate	Description
■	438	Available	2,584 SF	NNN	Negotiable	Open space with one restroom. Double door front entry. (This space is carved out of the Big Box.) 2,584sf. Contact broker for pricing guidance and leasing conditions.
■	440	Available	38,233 SF	NNN	Negotiable	Former Winn Dixie Big Box. Large open space. Some walls have been taken down. Floor diagram available. 38,233sf. Contact broker for pricing guidance and leasing conditions.
■	460	Available	840 SF	NNN	Negotiable	A former hair salon then dog groomer. Lobby with half wall to main open work area, and storage room in back. Water drain and water supply for former sink available in middle of open room wall. One restroom. Floor diagram available upon request. 840sf, Contact broker for pricing guidance and leasing conditions.
■	480	Available	1,020 SF	NNN	Negotiable	End Cap unit, open front, private office and storage room in back w/small break area, two restrooms, floor diagram available upon request. 1,020sf, Contact broker for pricing guidance and leasing conditions.

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Commercial Real Estate Services, Worldwide.

Wildwood Marketplace

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FL #BK3105657

Professional Background

Scope of Service Experience

Landlord / Seller Representation Tenant / Buyer Representation Investment Services, Commercial Property Management via alliance provider Heritage Management LLC, Construction Management, Receivership & Special Asset Disposition.

Background & Experience

Procter & Gamble Products Company 1991 - 2004 in Georgia, Manchester England, and Pennsylvania: Engineering and Manufacturing Management including capacity increases, domestic & international plant start-up leadership and expansions, management of site construction contractors, and converting/packaging technology and personnel. Plants ranged in size from 350 to 3,000ppl and ran 24hrs/day 7 days per week. Heritage Management Corp / LLC 2004 - Present: The leading and largest commercial property management company in Ocala, FL and surrounding counties since 1979. During this time I have managed a portfolio of commercial income producing properties of all types including office, industrial and retail. Conducted all lease administration and negotiations. Over the years increased company market share by forming a department for non-managed Seller/Landlord Lease & Sale Representation. This evolved into Tenant/Buyer Representation. As the Client base grew more diverse and the market changed, it became necessary to keep the management capabilities within Heritage Management LLC and create a separate entity with new tools, reach and capability named NAI Heritage. NAI Heritage 1/1/11 - Present. NAI Heritage provides brokerage services to the public and is the alliance brokerage service provider for properties managed by Heritage Management LLC.

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