



FOR LEASE

- Office/Retail space
- 2,000 usable SqFt
- 1.11 acre lot
- Upstairs for storage only
- Zoned C-3 with City of Wildwood

\$54,000/YR

**11294 N US Hwy 301
Oxford, FL 34484**

**Smith & Smith
REALTY**



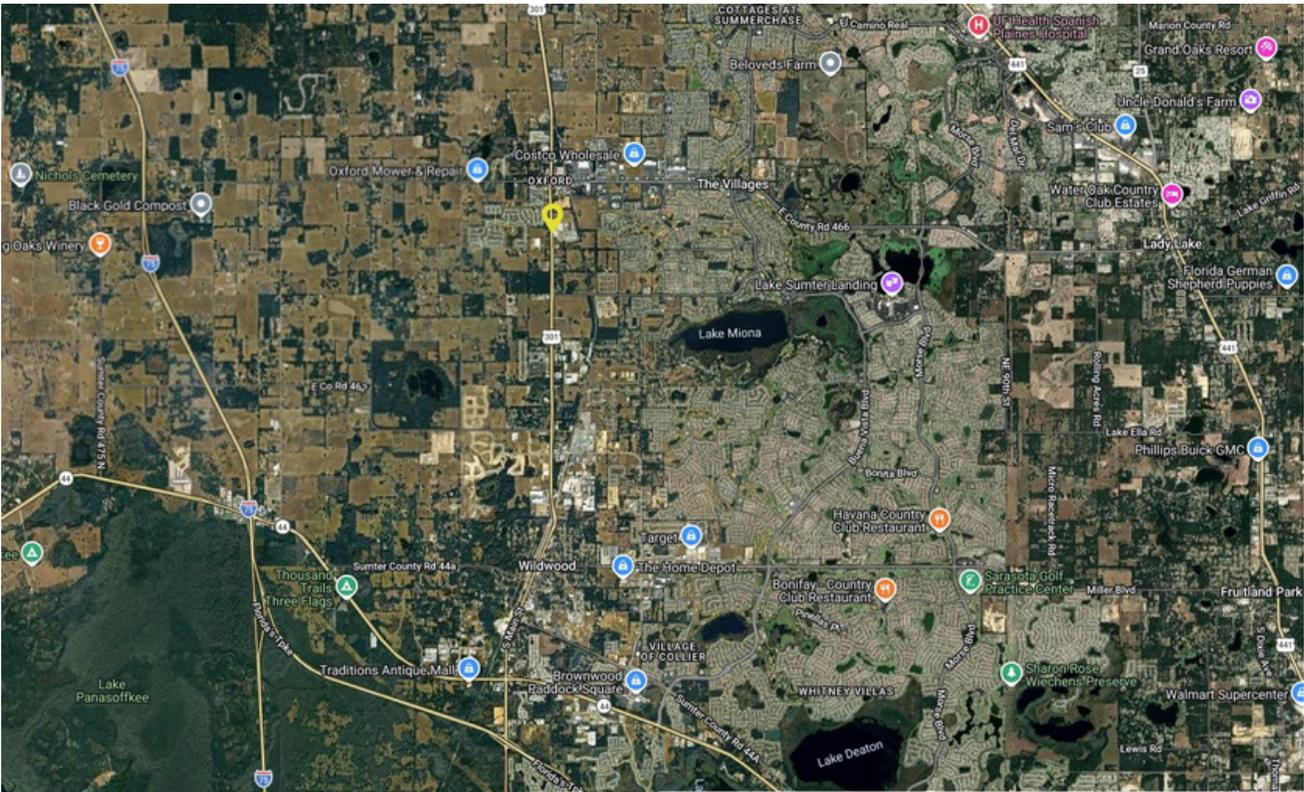
Contact Us:

Danny Smith, ALC, CCIM
Smith & Smith Realty, Inc.
352-748-5656
DannySmith@ccim.net

PROPERTY DESCRIPTION

Distinguished office building for lease located on US 301 in Oxford. Property is very close to The Villages and Wildwood, just south of the Oxford Oaks subdivision. Excellent visibility. The property has two stories; however, the second story is strictly for storage. The first floor includes a lobby, three offices, a kitchen, a half bathroom, and a beautiful conference room full of windows. Building has tall ceilings and wood flooring. Approximately, 2,000 square feet of useable space. Beautiful location with a wraparound porch and large oaks. Wendy's, Aldi and 7-eleven not even half a mile down the road. The Villages is three miles east of CR 466, with a Publix, Walmart, Costco, and plenty of eating establishments like McDonalds, Metro Diner, and Olive Garden. Downtown Wildwood is approximately five miles going south on US 301. Come see this unique Southern Charm beauty today!

MAP OF PROPERTY



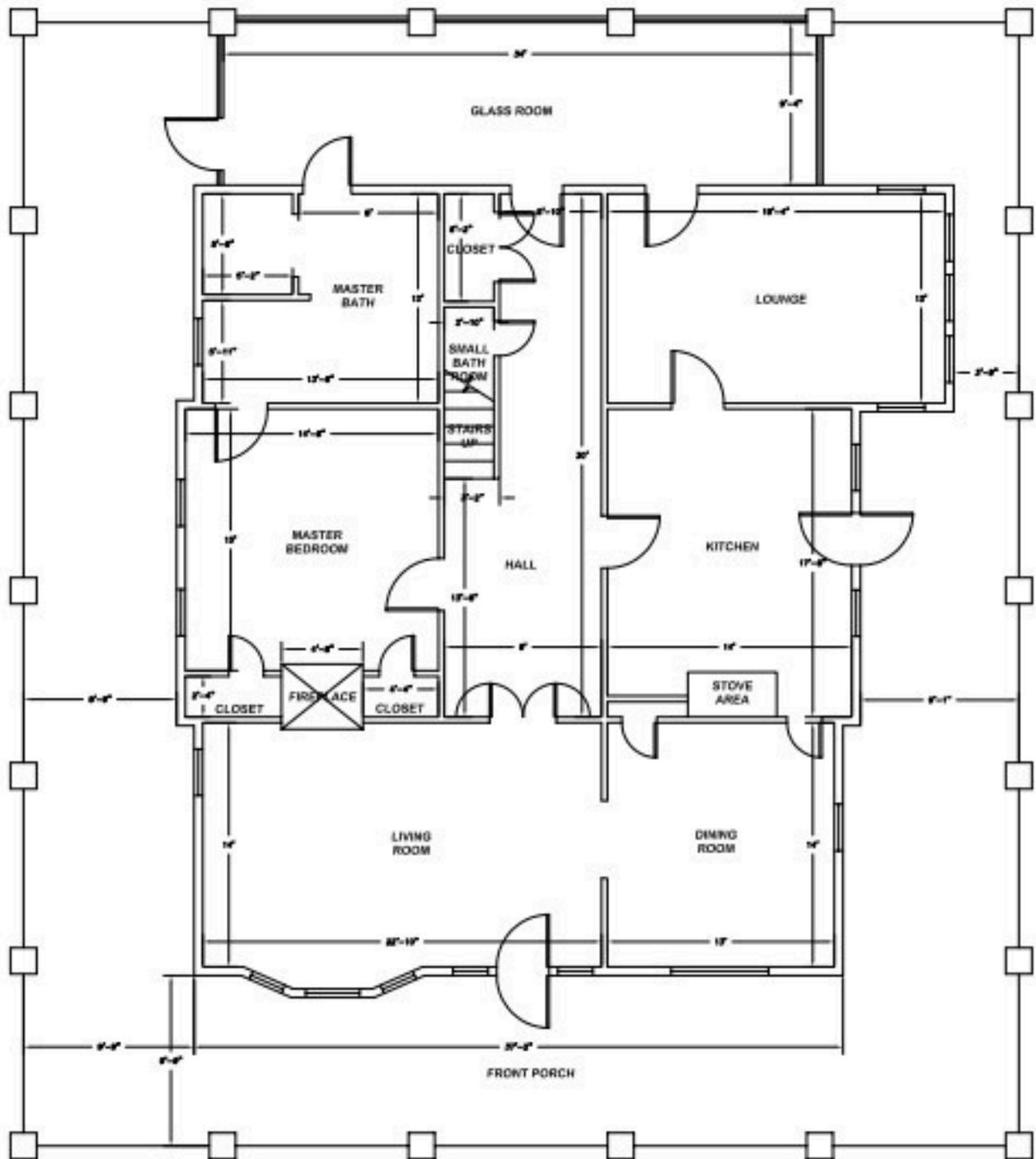
ADDITIONAL PHOTOS



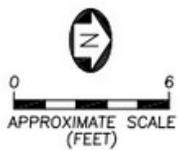
ADDITIONAL PHOTOS



FLOOR PLAN - 1ST STORY

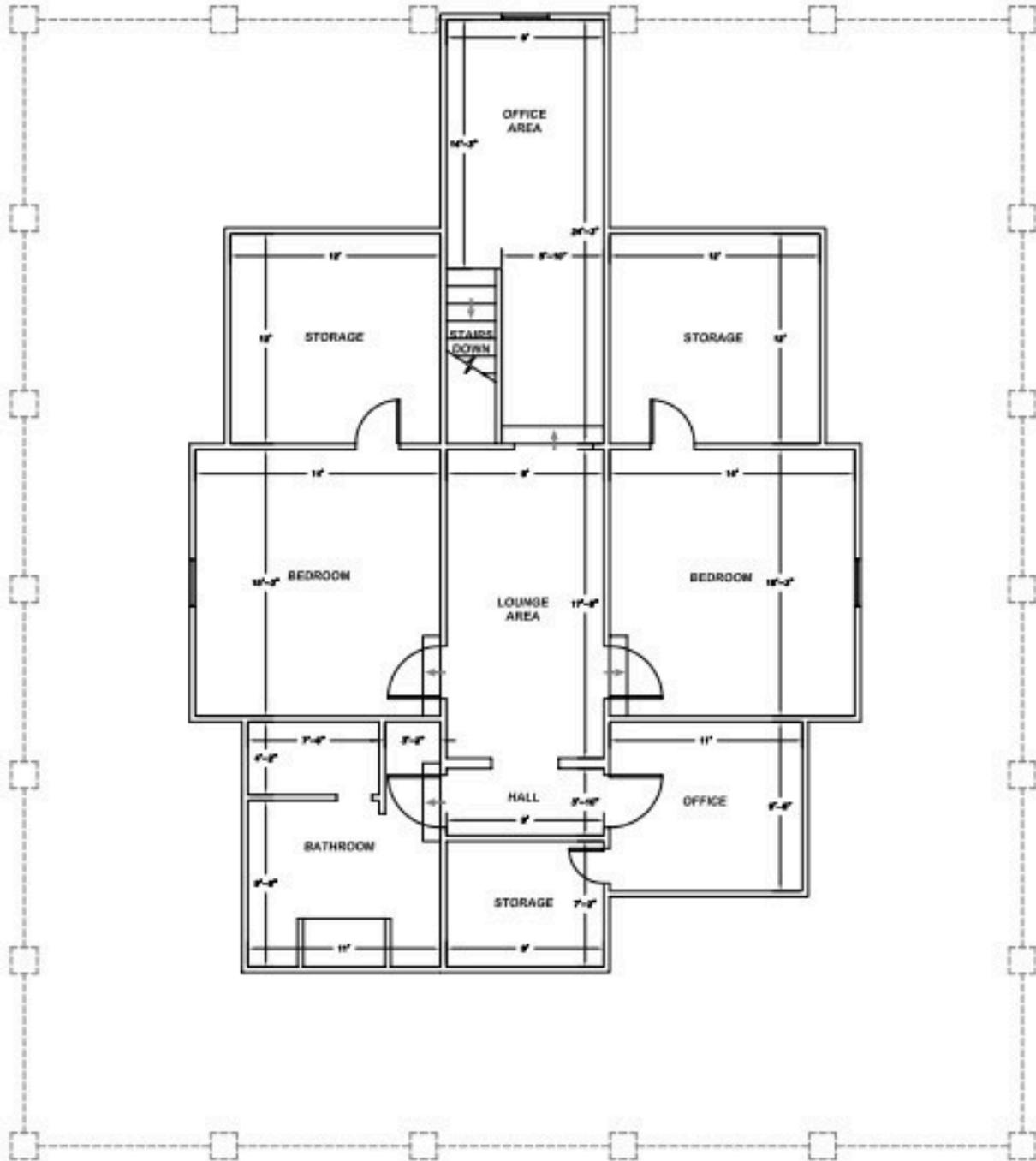


FIRST FLOOR

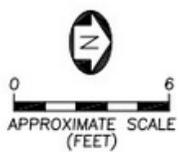


NOTE: ALL MEASUREMENTS ARE APPROXIMATE.

FLOOR PLAN - 2ND STORY

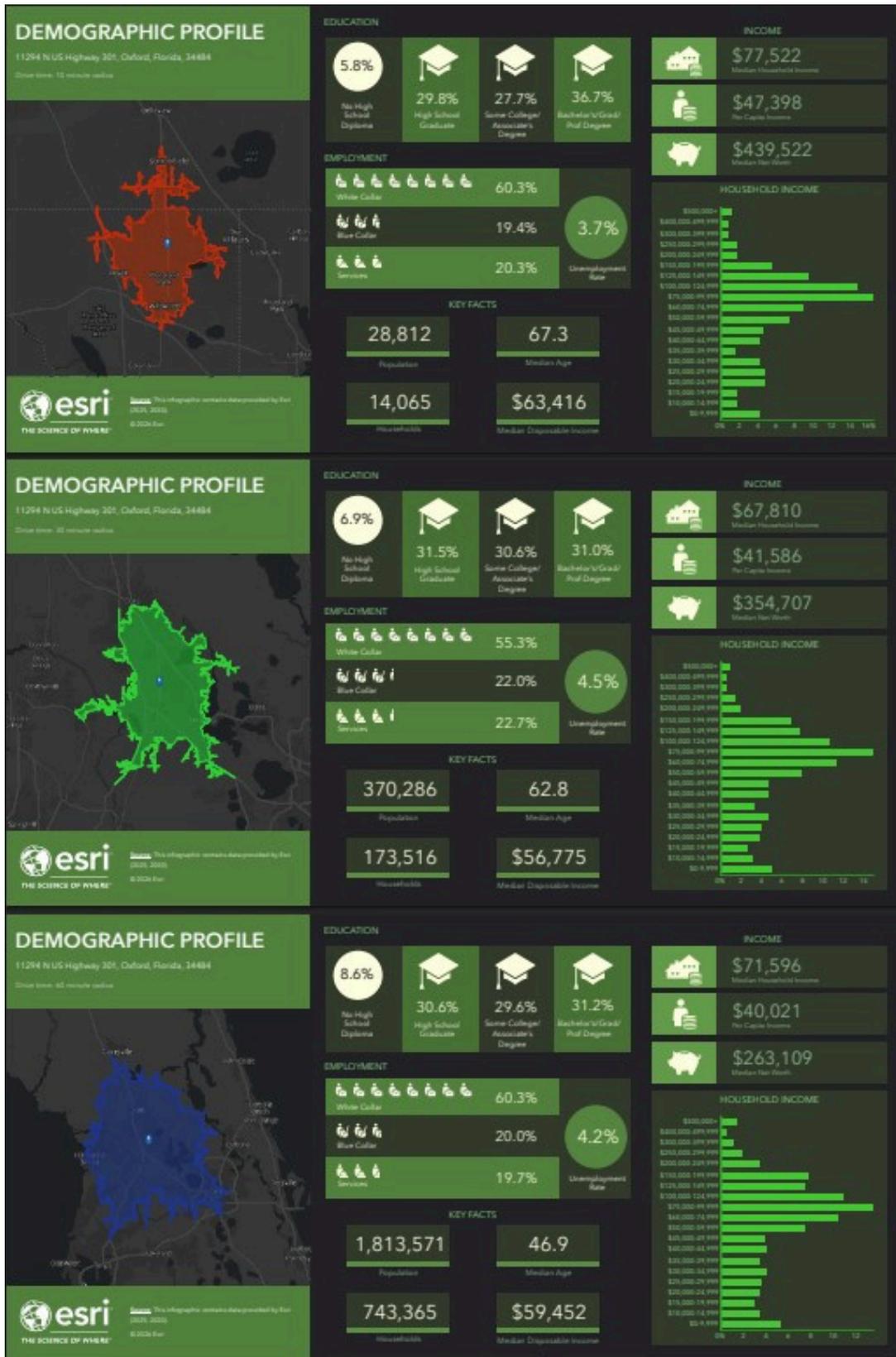


SECOND FLOOR



NOTE: ALL MEASUREMENTS ARE APPROXIMATE.

DEMOGRAPHIC PROFILE

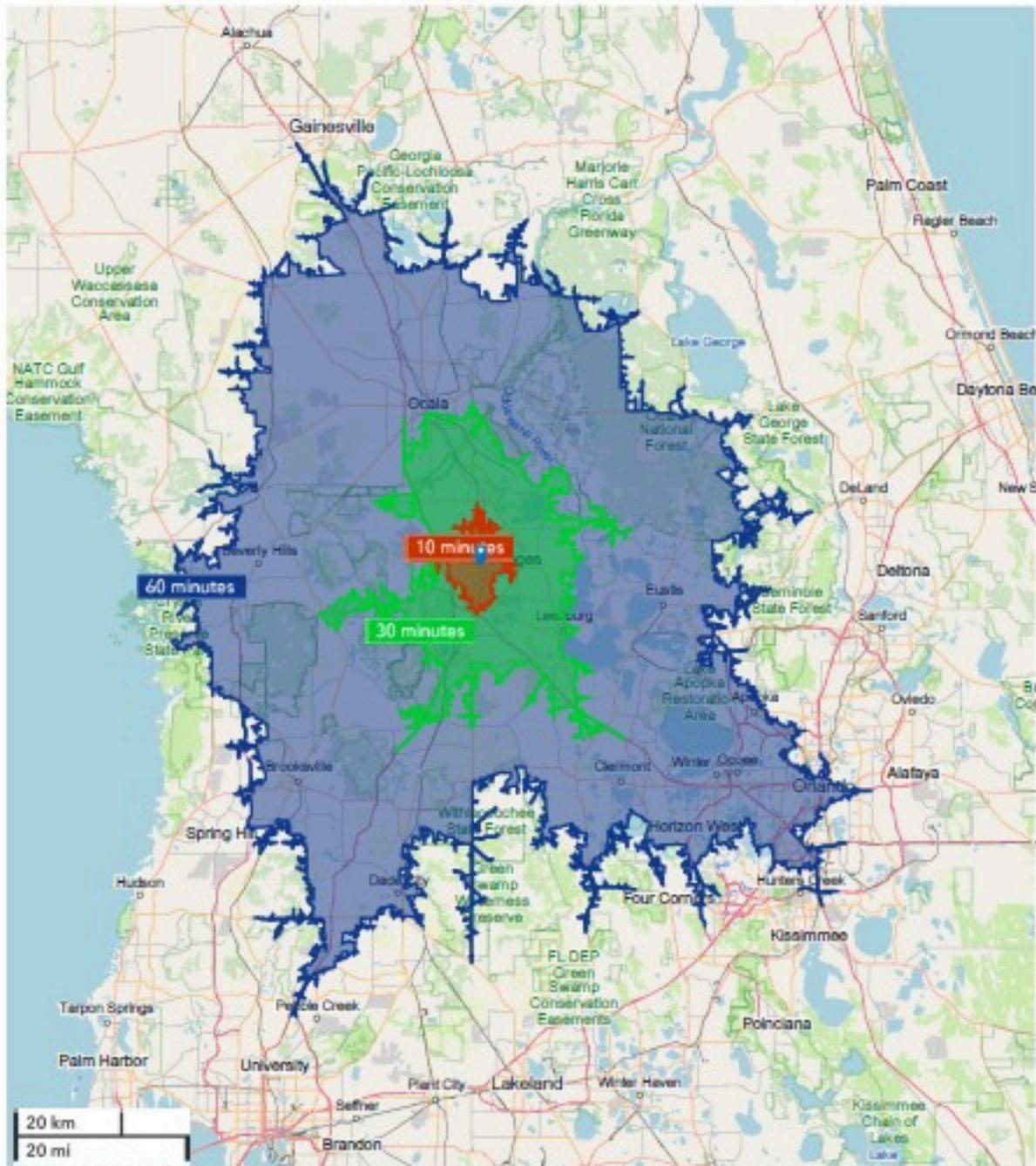


DRIVE TIME MAP

Custom Drive Time Map



11294 N US HWY 301, Oxford, FL



February 26, 2026

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