

12 Acres Commercial - C2

4040 CR 104, Oxford, FL 34484

Offered at: \$1,200,000



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Suite 2000

The Villages, FL 32159

fran@franakin.com

Direct: (352) 266-7795



Executive Summary

12 ACRES COMMERCIAL/C-2 ZONING

- 12 Acres
- In City Limits of Wildwood
- Corner of US Hwy 301 and CR104
- C-2 Zoning
- Parcel ID's D05-022 and D06-044

Only 1.2 miles north from intersection of CR 466 & Hwy 301, home to Aldi, 7 Eleven, Wendy's, new apartments "Mark at Wildwood Apartments", and new surgery center coming soon. Only 1.6 miles to "The Villages Buffalo Ridge" Power Center approved for more than 1.2 million SF of retail. Oxford has tremendous growth in retail, single family & multifamily with a lot more to come. Average Daily Traffic count along US Hwy 301 is 28,000 (FDOT).

Parcels: D05-022 (9.6 acres) & D06-044 (2.4 acres) Property is accessible from CR 104 with full cut-thru from Hwy 301. One Golf, Inc. across the street at 3977 CR 104, Oxford.



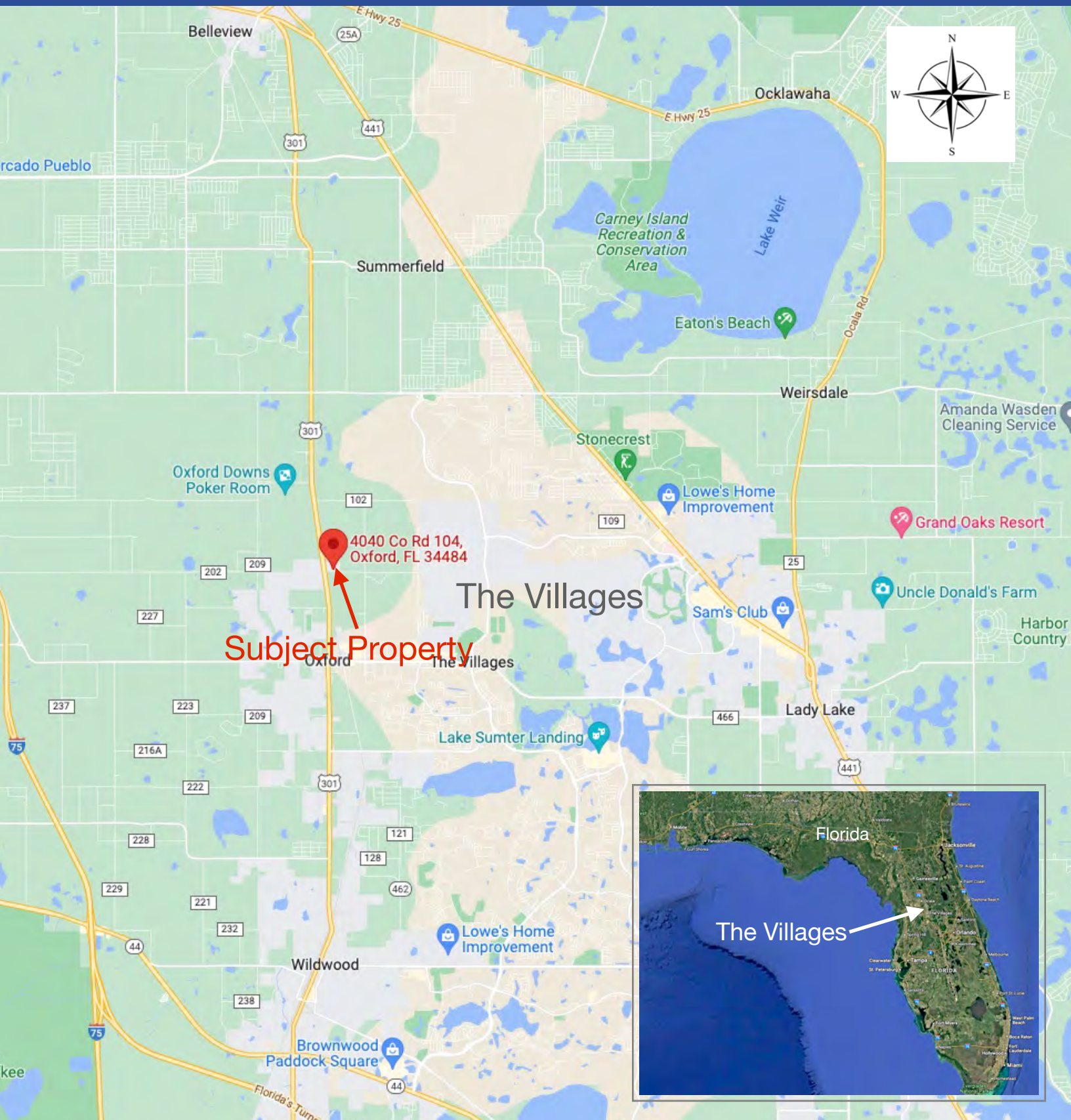
Boundary Dimensions



FRAN DANN-AKIN, SIOR
(352) 266-7795



Map View



FRAN DANN-AKIN, SIOR
(352) 266-7795



Map with Amenities



Demographic and Income Profile

4040 County Road 104, Oxford, Florida, 34484 2
4040 County Road 104, Oxford, Florida, 34484
Ring: 5 mile radius



Summary	Census 2020	2026	2031
Total Population	65,733	70,668	79,877
Total Households	34,686	37,849	43,288
Family Households	21,843	22,529	24,840
Average Household Size	1.89	1.86	1.84
Owner Occupied Housing Units	30,886	32,747	36,610
Renter Occupied Housing Units	3,800	5,102	6,678
Median Age	71.1	71.4	71.9

Trends 2026 - 2031	Area	State	National
Population	2.50%	1.10%	0.50%
Households	2.70%	1.30%	0.70%
Family Population	2.00%	1.30%	0.60%
Owner Occupied Housing Units	2.30%	1.60%	0.00%
Median Household Income	2.70%	3.60%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,098	1.7%	1,326	1.9%	1,515	1.9%
5-9	1,312	2.0%	1,374	1.9%	1,550	1.9%
10-14	1,384	2.1%	1,583	2.2%	1,592	2.0%
15-19	1,337	2.0%	1,592	2.3%	1,705	2.1%
20-24	1,033	1.6%	1,543	2.2%	1,699	2.1%
25-29	1,076	1.6%	1,370	1.9%	1,890	2.4%
30-34	1,311	2.0%	1,426	2.0%	1,660	2.1%
35-39	1,387	2.1%	1,735	2.5%	1,777	2.2%
40-44	1,364	2.1%	1,788	2.5%	2,105	2.6%
45-49	1,719	2.6%	1,706	2.4%	2,169	2.7%
50-54	2,074	3.2%	2,164	3.1%	2,131	2.7%
55-59	2,989	4.5%	2,881	4.1%	2,955	3.7%
60-64	4,481	6.8%	4,437	6.3%	4,588	5.7%
65-69	7,598	11.6%	7,242	10.3%	7,835	9.8%
70-74	12,094	18.4%	11,349	16.1%	12,592	15.8%
75-79	11,571	17.6%	12,942	18.3%	14,007	17.5%
80-84	7,453	11.3%	8,629	12.2%	10,678	13.4%
Age 85+	4,452	6.8%	5,582	7.9%	7,428	9.3%

 **Source:** Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

© 2026 Esri

FRAN DANN-AKIN, SIOR
(352) 266-7795



Retail Goods and Services Expenditures

4040 County Road 104, Oxford, Florida, 34484 2
4040 County Road 104, Oxford, Florida, 34484
Ring: 5 mile radius



Top Tapestry Segments	Percent	Demographic Summary	2026	2031
The Elders (J2)	73.6%	Population	70,668	79,877
Dreambelt (K5)	4.1%	Households	37,849	43,288
Retirement Communities (J3)	3.7%	Families	22,529	24,840
Classic Comfort (K4)	3.7%	Median Age	71.4	71.9
Mobile Meadows (E4)	3.6%	Median Household Income	\$77,457	\$88,594

	Spending Potential Index	Average Amount Spent	Total
Apparel and Services	77	\$1,959.09	\$74,149,719
Men's	77	\$393.26	\$14,884,615
Women's	87	\$735.30	\$27,830,497
Children's	54	\$188.69	\$7,141,762
Footwear	72	\$428.99	\$16,236,996
Watches & Jewelry	84	\$141.08	\$5,339,789
Apparel Products and Services (1)	81	\$71.76	\$2,716,059
Computer			
Computers and Hardware for Home Use	81	\$178.98	\$6,774,147
Portable Memory	96	\$4.00	\$151,248
Computer Software	78	\$14.93	\$565,173
Computer Accessories	87	\$17.83	\$674,703
Education	82	\$3,538.39	\$133,924,550
Educational Books, Supplies, and Other Expenditures	65	\$30.94	\$1,171,229
Other School Supplies	73	\$66.02	\$2,498,973

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.



Source: Esri forecasts for 2026 and 2031; Consumer Spending data are derived from the 2023 and 2024 Consumer Expenditure Surveys, Bureau of Labor Statistics.

© 2026 Esri

FRAN DANN-AKIN, SIOR
(352) 266-7795

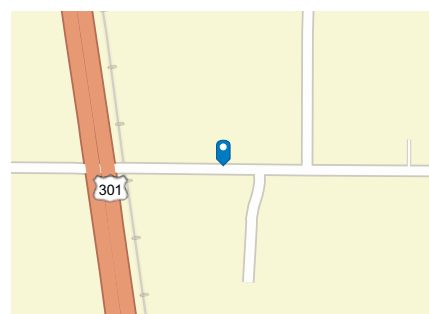
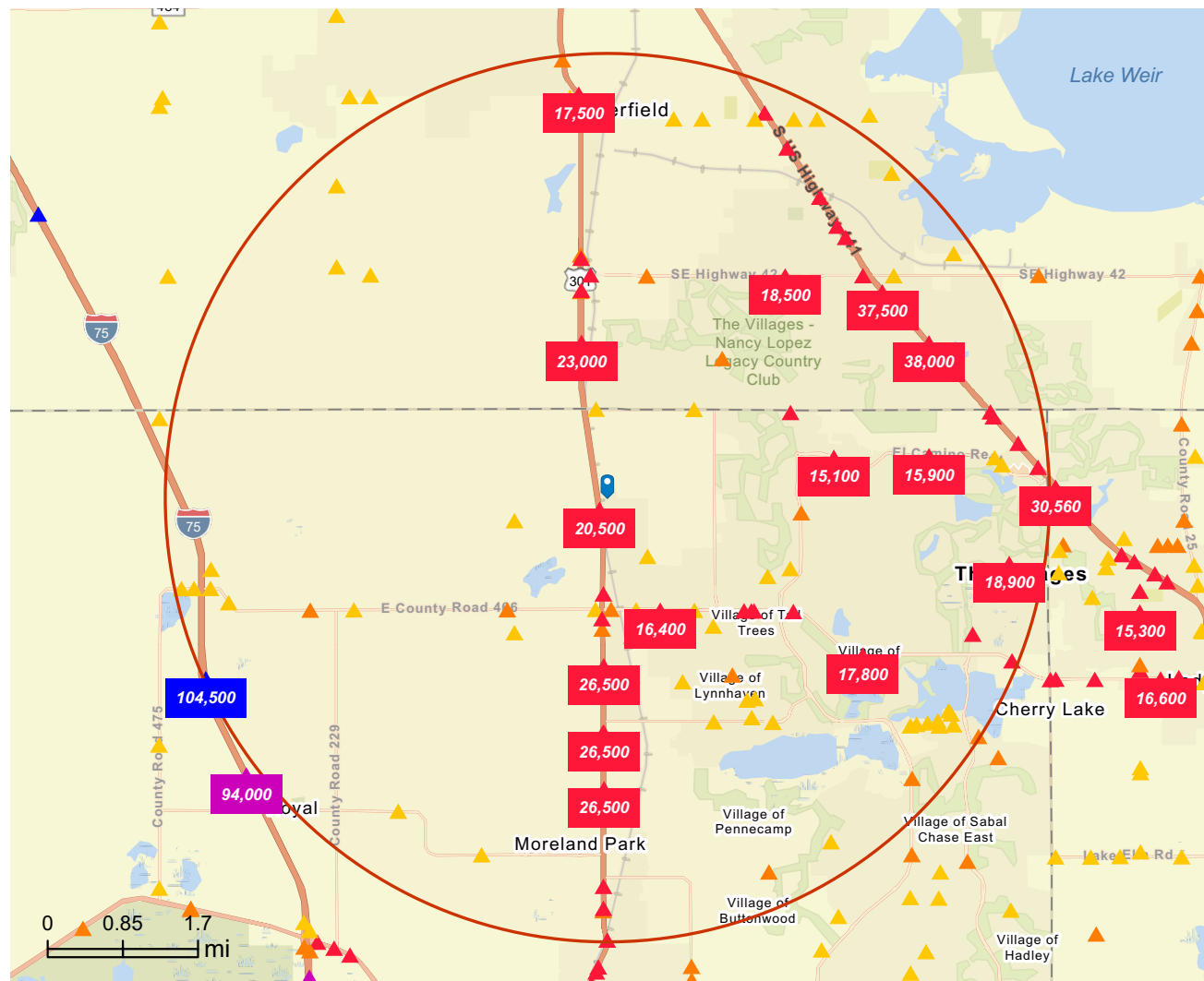


Traffic Count Map

4040 County Road 104, Oxford, Florida, 34484 2

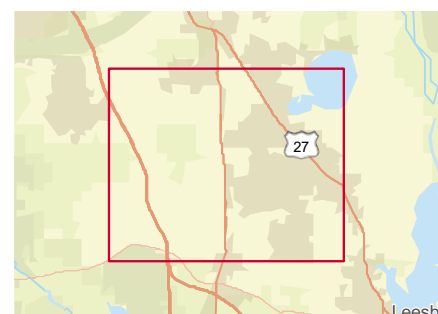
4040 County Road 104, Oxford, Florida, 34484

Rings: 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



[Source:](#) Traffic Counts (2026)

© 2026 Esri

DISCLAIMER AKIN REALTY COMPANY. Although information has been obtained from sources deemed reliable, neither Owner nor ARC makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor ARC accepts any liability for any loss or damage suffered by any party resulting from reliance on this information.