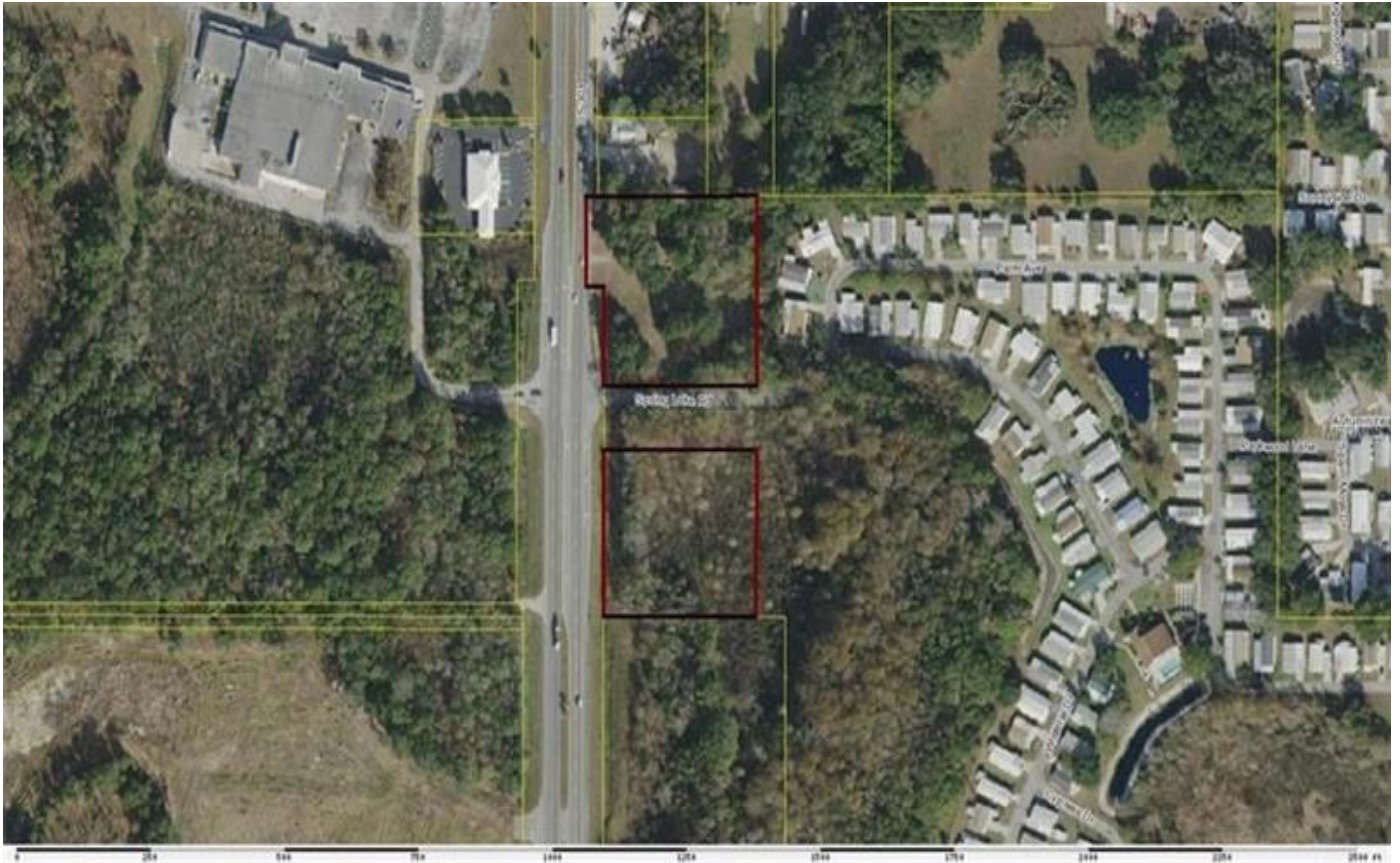


COMMERCIAL PROPERTY REPORT

# 1020 S Main St, Wildwood, FL 34785



Presented by

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**REALTY**

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Wildwood, FL 34785

## 1020 S Main St, Wildwood, FL 34785

**FOR SALE**  
 • New, Active: 5/6/2019

List Price  
**\$269,000**  
 List Date: 5/6/2019

### Property Facts

Property Facts	Public Facts	Listing Facts
Property Type	<b>Office</b>	<b>Land</b>
Property Subtype	<b>Office Bldg</b>	<b>Commercial</b>
Building Area (sq ft)	<b>1,470</b>	-
Lot Size	<b>2.6 acres</b>	<b>3.72 acres</b>
Lot Dimensions	<b>2.60 AC</b>	<b>540X300</b>
Year Built	<b>1959</b>	-
Construction	<b>Masonry</b>	-

### Extended Property Facts

#### Interior Features

**Utilities** Electric - Available

#### Interior Details

**Base Area** 1470 sq ft  
**Gross Area** 1470 sq ft  
**Porch - Open** 31 sq ft

#### Exterior Features

**Sewer** Public Sewer  
**Lot Size Dimensions** 540X300  
**Lot Size Range** Two + to Five Acres

#### Exterior Details

**Lot Size - Square Feet** 113256 sq ft  
**Lot Size - Frontage Feet** 300.0 sq ft  
**Lot Size - Depth Feet** 200.0 sq ft  
**Lot Size - Acres** 2.600 ac  
**Neighborhood Code** 2260

#### Location Details

**Directions to Property** From US 301 and SR 44 go south on 301 to Spring Lake Rd. Property is on north and south side of Spring Lake Road.

#### Land Listing Details

**Listing ID** G5015494  
**Listing Source** flmfr-n4b  
**Price per Acre** \$72,312

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*



Tenant Data – Total Tenants Found: 1

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
<b>UPTOWN PRESCHOOL &amp; EARLY LEARNING CTR INC</b> BROADHURST, ANJANETTE C,PRESIDENT	–	–	Day care, Pre-school & nurseries	6/6/2008

## Listing Facts and Details

### Listing Details

**Listing ID:** G5015494

**Listing Source:** MFRMLS

**Original List Price:** \$269,000

**Original List Date:** 5/6/2019

**Current List Price:** \$269,000

**Listing Agreement Type:** Exclusive Right to Sell(ER)

**Showing Instructions:** Call Listing Agent, Go Direct

**Price Per Acre:** \$72,312

**Utilities:** Electric - Available

**Details:**

Great location on the very busy US 301 right across from the new USB bank coming to Wildwood. Spring Lake Rd splits the property in half. The south half can easily go with the parcel south of it to make approx. a 10 acre parcel. The portion of this parcel that lies north of Spring Lake Rd. is +- 2.04 acres. The portion that lies south of Spring Lake Rd. is +- 1.68 acres.

**Legal:**

SEC/TWN/RNG/MER:SEC 7 TWN 19S RNG 23E W395 FT OF S1/2 OF SW1/4 OF SE1/4 LYING E OF 301 LESS S 100 FT OF N 400 FT THEREOF

### Price Change History

Change Date	Description	New List Price	% Change
5/7/2019	-	\$269,000	-

## Public Facts

### Owner Information

**Owner Name**

Mccormic Daniel C

**Mailing Address**

4923 Cr 306A Lake Panasoffkee FL 33538-3326

### Legal Description

APN:	Tax ID:	Zoning:	Census Tract:	Abbreviated Description:	City/Municipality/Township:
G07-114	-	-	121199113.011015	SEC/TWN/RNG/MER:SEC 7 TWN 19S RNG 23E W395 FT OF S1/2 OF SW1/4 OF SE1/4 LYING E OF 301 LESS S 100 FT OF N 400 FT THEREOF	Wildwood, FL 34785

### Assessed Values

Date	Improvements	Land	Total	Tax
2018	\$48,740	\$87,490	\$136,230	\$2,140
2017	\$48,740	\$87,490	\$136,230	\$2,241
2016	-	-	\$135,650	\$2,268



# Maps



Legend: Subject Property



Legend: Subject Property

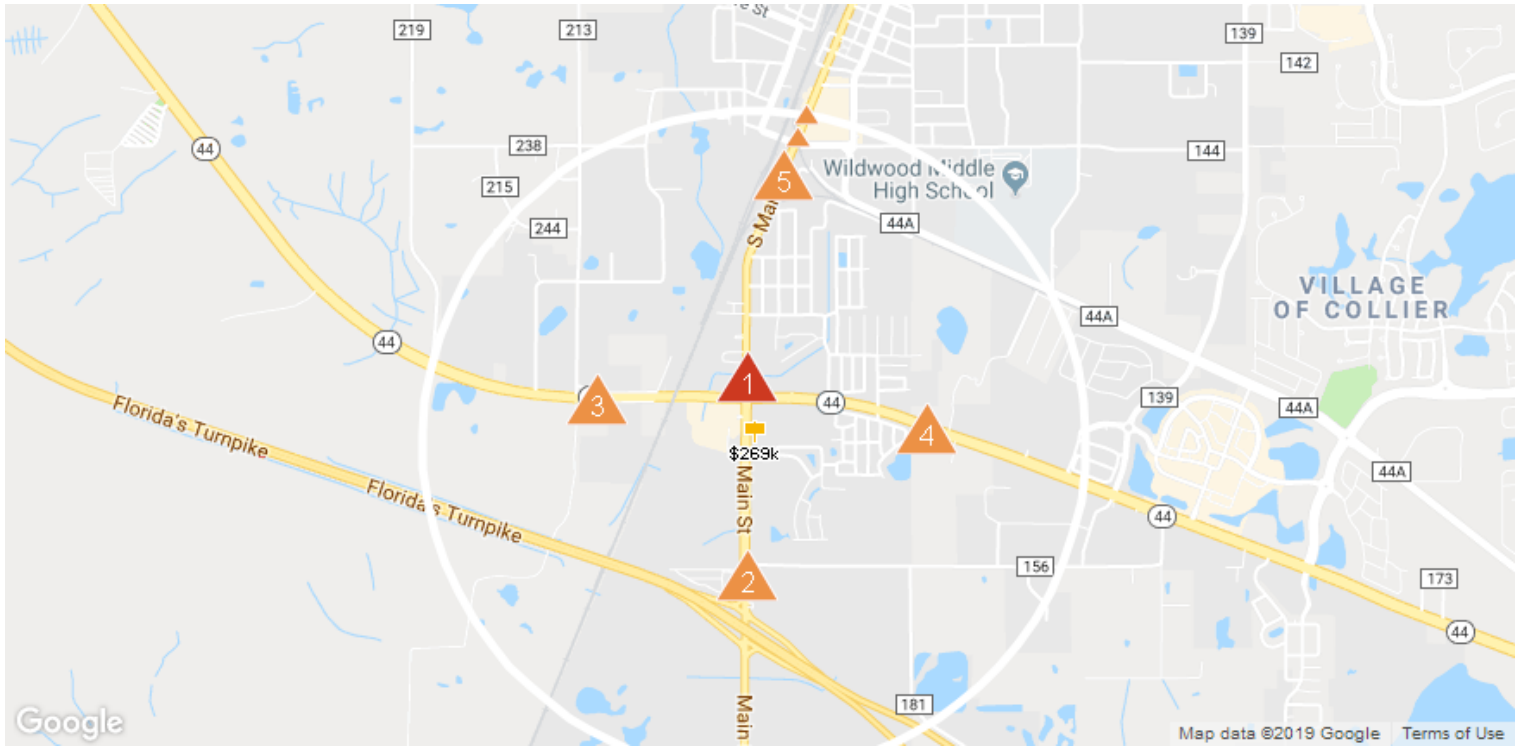


Legend: Subject Property

## Property Photos



# Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

**1**  
**15,884**

2017 Est. daily traffic counts

Street: S Main St  
Cross: E Gulf Atlantic Hwy  
Cross Dir: S  
Dist: 0.06 miles

Historical counts

Year	Count	Type
2005	▲ 21,000	AADT
1997	▲ 13,000	AADT

**2**  
**12,387**

2017 Est. daily traffic counts

Street: S Main St  
Cross: Clay Drain Rd  
Cross Dir: N  
Dist: 0.03 miles

Historical counts

Year	Count	Type
2005	▲ 12,400	AADT
1997	▲ 8,500	AADT

**3**  
**14,761**

2017 Est. daily traffic counts

Street: E State Hwy 44  
Cross: Industrial Dr  
Cross Dir: W  
Dist: 0.18 miles

Historical counts

Year	Count	Type
2005	▲ 15,400	AADT
1997	▲ 9,600	AADT

**4**  
**12,117**

2017 Est. daily traffic counts

Street: E State Hwy 44  
Cross: E Gulf Atlantic Hwy  
Cross Dir: NW  
Dist: 0.05 miles

Historical counts

Year	Count	Type
2005	▲ 11,900	AADT
1997	▲ 8,500	AADT

**5**  
**15,000**

1997 Est. daily traffic counts

Street: S Main St  
Cross: Lynum St  
Cross Dir: NE  
Dist: 0.1 miles

Historical counts

Year	Count	Type
1997	▲ 15,000	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (\*)

## About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



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RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



## Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

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