

COMMERCIAL PROPERTY REPORT

Traditions



Presented by

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REALTY

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Wildwood, FL 34785

Traditions

 **FOR SALE**
Active: 11/28/2018

List Price
\$1,650,000

List Date: 11/28/2018

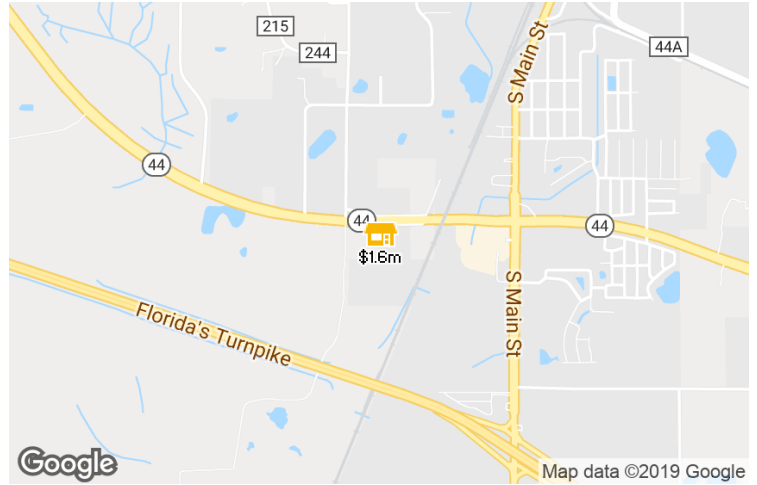
List Price / sq ft:
\$101

Property Facts	Public Facts	Listing Facts	Refinements
Property Type	Retail	Retail	-
Property Subtype	Retail Stores (Personal Services, Photography, Travel)	Retail	-
Number of Buildings	3	1	-
Number of Stories	2	-	-
Building Area (sq ft)	5,950	16,400	28,400
Lot Size	5 acres	5.15 acres	-
Lot Dimensions	5.00 AC	-	-
Year Built	1988	1988	-
Heating	-	Central	-
Cooling	-	Central Air	-
Construction	Masonry	-	Metal/Block
Exterior Walls	-	Block	Metal

Notes from Danny Smith

Former Traditions Fine furniture Building. 1 1/2 miles from The Villages and 10 1/2 miles from i-75.
28,400 sf net rentable area. 3700 sf mezzanine not included in NRA
16,400 sf retail space
12,000 sf warehouse

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Tenant Data – Total Tenants Found: 1

Tenant / Contact	Suite/ Unit	Move-in Date	Type of Business	Business Start Date
VILLAGERS ART GALLERY INC HUNT, STEPHEN,PRESIDENT	–	–	Museums, Library, Art Gallery (Recreational)	12/3/2015

Extended Property Facts

Structure Details

Ceiling Height	10 to 15 Feet
Parking Features	19 To 30 Spaces

Interior Features

Cooling	Central Air
Heating	Central

Interior Details

Gross Area	2975 sq ft
Porch - Open	375 sq ft

Exterior Features

Road	Divided Highway, Main Thoroughfare
Parking	19 To 30 Spaces
Lot Size Range	5 to less than 10

Exterior Details

Lot Size - Square Feet	217800 sq ft
Lot Size - Acres	5.000 ac
Neighborhood Code	2260

Location Details

Directions to Property	From the intersection in Wildwood of SR 44 and US 301 go 1/2 mile west on SR 44. Property will be on the south side of SR 44.
Potential Use	Commercial, Restaurant, Retail

Miscellaneous Details

Miscellaneous	Overhead Door(S)
Miscellaneous2	Bathroom, Kitchen Facility

Listing Facts and Details

Listing Details

Listing ID: G5008998

Listing Source: MFRMLS

Original List Price: \$1,650,000

Original List Date: 11/28/2018

Current List Price: \$1,650,000

Listing Agreement Type: Exclusive Right to Sell(ER)

Showing Instructions: Appointment Only, Call Listing Agent

Age: Completed

Potential Use: Commercial, Restaurant, Retail

Details:

A great location makes this a unique opportunity for your business in this 28,400 SF retail/warehouse building that contains approximately 16,400 SF (58%) of air-conditioned retail area; the remainder (12,000 SF- 42%) is warehouse area. The building is located upon 5.15 acres (224,334 SF), though the property appraiser has indicated that approximately 1.00 acre of the site is in the flood zone. The eastern half of the building was constructed in 1988 and the western half of the building was constructed in 1999. The western half of the building is metal construction and this portion of the warehouse has a 17' clear height at the eaves. The eastern half of the building has a clear height of 15' at the eaves and contains three dock high doors. The western half (the newer portion) of the building contains the main entrance and storefront of the building. The retail area also contains a small mezzanine area of approximately 1,000-1,500 SF. This area has not been included in the gross building measurements as it is arranged in a fashion that is specifically useful to this occupant. The eastern half of the building contains a small cafe (2,800 SF) on the second floor. The cafe can seat 55. The property benefits from its frontage along State Road 44. The subject is also proximate to The Villages, a major retirement community which should continue to fuel retail sales. The property is located west of US-301 between The Villages and I-75. There is City of Wildwood water and sewer at the location

Legal:

SEC/TWN/RNG/MER:SEC 7 TWN 19S RNG 23E E 392 FT OF W 722 FT OF N1/2 OF SW1/4 OF SW1/4 LESS RD R/W OR 145 PG 100

Price Change History

Change Date	Description	New List Price	% Change
11/28/2018	-	\$1,650,000	-

Public Facts

Owner Information

Owner Name

Big Dawg Properties, Llc

Mailing Address

2166 Nw 10Th St Ocala FL 34475-5340

Vesting

Company/Corporation

Legal Description

APN:	Tax ID:	Zoning:	Census Tract:	Abbreviated Description:	City/Municipality/Township:
G07-066	-	-	121199113.021106	SEC/TWN/RNG/MER:SEC 7 TWN 19S RNG 23E E 392 FT OF W 722 FT OF N1/2 OF SW1/4 OF SW1/4 LESS RD R/W OR 145 PG 100	Wildwood, FL 34785

Assessed Values

Date	Improvements	Land	Total	Tax
2018	\$817,320	\$92,760	\$910,080	\$13,590
2017	\$817,320	\$92,760	\$910,080	\$14,270
2016	-	-	\$899,520	\$14,342

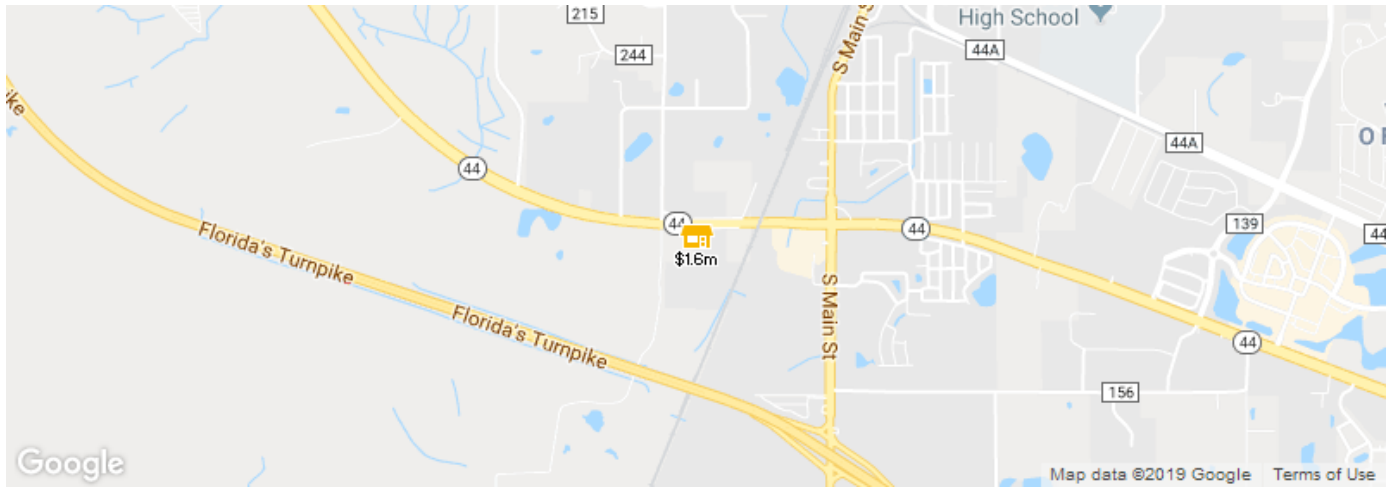
Deed Records

Recording Date	7/12/2007	4/27/2005
Document Type	Deed	Intrafamily Transfer
Sales Price	\$1,350,000	–
Sales Price Code	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.	–
Buyer Name	BIG DAWG PROPERTIES LLC	CHARLES G MILLER, CHARLES G MILLER LIVING TRUST
Buyer ID	Company	Trustee
Seller Name	CHARLES G MILLER, CHARLES G MILLER LIVING TRUST	CHARLES G MILLER
Seller ID	Trustee	Widow or Widower
Document #	2007 22751	2005-13500
Total Transfer Tax	\$9,450	\$1
Book #	1807	1363
Page #	0348	0708
Contract Date	7/6/2007	4/7/2005
Inter-family Transfer	–	1

Mortgage Records

Recording Date	2/23/2016
Lender Name	WELLS FARGO BANK NA
Lender Type	Bank
Loan Amount	\$750,000
Document Number	201660004875
Loan Type	Commercial
Contract Date	2/1/2016

Maps



Legend:  Subject Property



Legend:  Subject Property



Legend:  Subject Property

Property Photos



Historical Photos





Property Photos from Danny Smith

Added on 12/6/2018



Added on 12/6/2018







Added on 11/30/2018



Added on 11/30/2018



Property Notes from Danny Smith

Added on 12/11/2018

Former Traditions Fine furniture Building
1 1/2 Miles from The Villages
1 1/2 Miles from I-75
28,400 net rentable area
16,400 retail space
12,000 Warehouse

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
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

2
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

3
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

4
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
2005	▲ 11,900	AADT
1997	▲ 8,500	AADT

5
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

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

About RPR (Realtors Property Resource)

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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:

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- **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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