

SUMMERFIELD REDEVELOPMENT

15010 US HWY 441, Summerfield FL, 34491



3 Buildings Approx +/- 42,000 SF On 9.61 Acres

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Executive Summary

Executive Summary

- 9.61 Acres of Prime Development Land – Ideal for a large-scale retail project to meet the rising demand of Summerfield's rapidly expanding community.
- Market Growth - Summerfield is experiencing transformative growth, with multiple major development projects in various stages of planning, approvals, and construction.
- Massive Pipeline of New Development – Over 12,370 new residential units, 2 million square feet of commercial space, an industrial park, a sports arena, and multiple parks/recreational areas are planned or underway in the surrounding trade area.
- Strategic Location Along U.S. Highway 441 – Exceptional visibility with ±262 feet of frontage and exposure to ±35,000 vehicles per day. The property sits directly between two booming markets: The Villages to the south and Ocala to the north.
- Next to The Villages – Just a 5-minute drive from one of the fastest-growing master-planned communities in the U.S., attracting affluent retirees and fueling strong demand for retail, dining, healthcare, and services.
- Institutional Investment Nearby – Adjacent property acquired by UF Health, signaling long-term confidence in the market and creating synergies for medical office, pharmacy, and service-oriented retail users.
- Attractive Market Entry Pricing – Average retail pricing in the submarket is \$195/SF, well below the national average of \$246/SF, providing investors with compelling value and strong growth tailwinds.
- Fast-Growing Metro Economy – Regional job creation is anchored by healthcare, education, and hospitality, strengthening fundamentals and long-term consumer spending power.
- Strong Construction Pipeline – With 160,000 SF under construction, nearly double the 10-year average of 86,000 SF, the submarket is seeing a significant wave of new development activity.
- Growing Rent Levels – Market rents average \$18.30/SF, with 3.0% year-over-year growth, outpacing the broader Ocala market's 2.5% growth.

Asking Price: \$5,000,000

PROPERTY SNAPSHOT



9.61AC
Size



35,000
AADT



262 ft.
Frontage on
HWY 441



\$79,164
Household Income
3-mile radius



28,678
Population 3-mile
radius

Property

Overview

Property Overview

PROPERTY DESCRIPTION

LOCATION	Summerfield, FL
COUNTY	Marion
ADDRESS	15010 US HWY 441, Summerfield FL, 34491
TRAFFIC COUNTS	US HWY: 35,000 AADT
PARCEL ID	47671-000 -01
ZONING	B2
LOT SIZE	9.61 Acres
FEMA	Flood Zone "X" Area of Minimal Flood Hazard
ACCESS	Direct Access on US HWY 441
GROSS LEASABLE AREA	Approx. 42,000 SF
YEAR BUILT/RENOVATED	1999/2003
BUILDINGS	3
OCCUPANCY	96.5%
PARKING	Ample Space for parking

DRONE VIDEO



Site Aerial



Bright Beginnings
Learning Center

ALMOST PERFECT
new / used
Furniture & Home Decor

DOLLAR GENERAL

AADT: 35,000

441

US-441 N
US-441 S



Property Overview

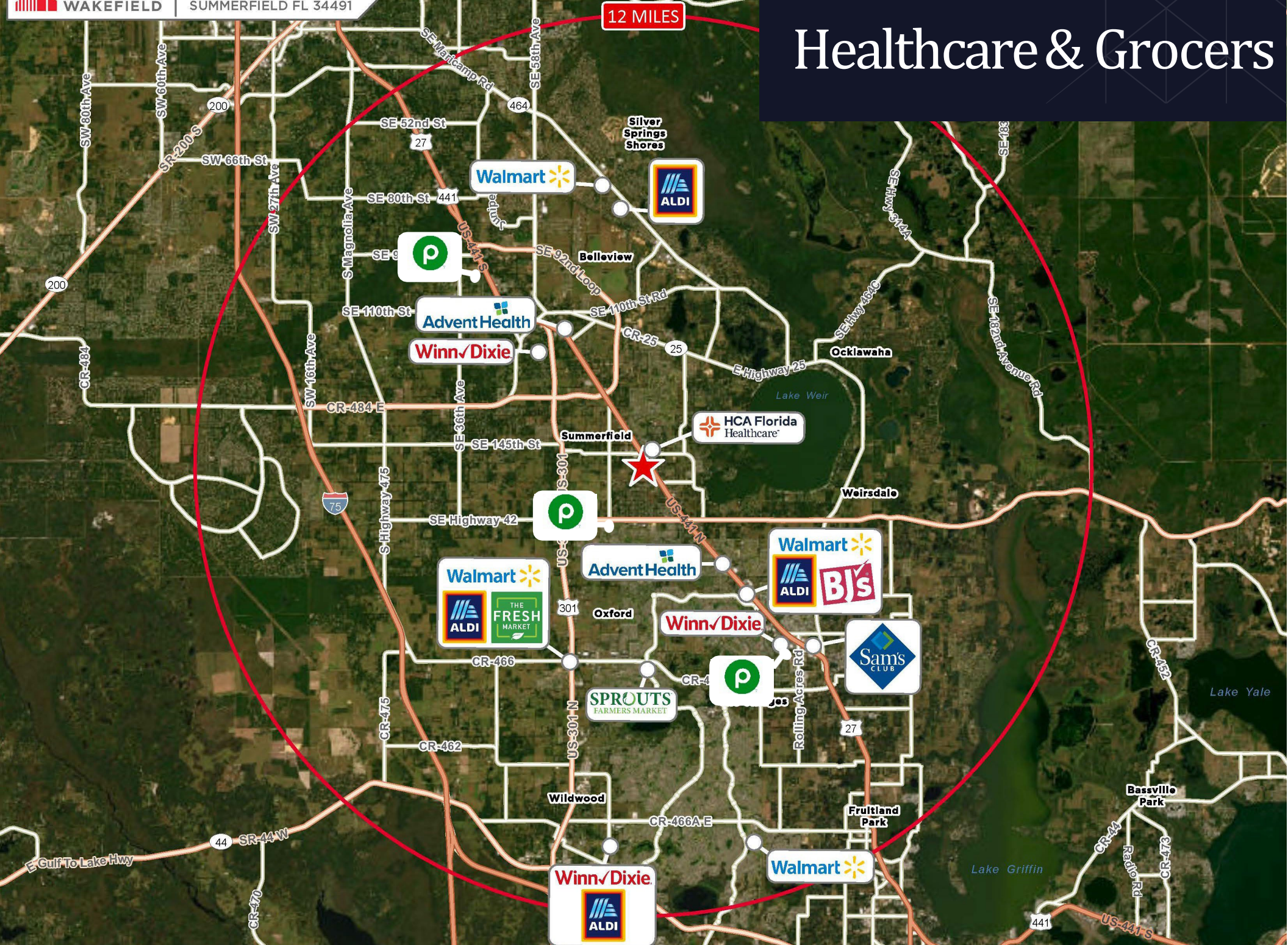
INVESTMENT HIGHLIGHTS

- Immediate Adjacency to UF Health's Future ± 26.92 -Acre Campus – A major institutional anchor that will drive consistent daytime population, healthcare demand, and long-term stability for retail and service tenants.
- Across the street from New RaceTrac – Capturing high-frequency, convenience-driven trips that add daily cross-traffic and create natural synergy for quick-service restaurants and daily-needs retail.
- Proximity to Del Webb Spruce Creek (3,200+ Homes) – Ensures a strong base of year-round, higher-income residents supporting neighborhood retail, food-and-beverage, and service tenants.
- Established National Retailers Along the Corridor – Publix, Walgreens, Dollar General, Sherwin-Williams, Circle K, and Subway already shape consumer shopping patterns and reinforce the location's viability.
- Flexible Development Potential – 9.61 acres suitable for multi-tenant neighborhood retail, single-tenant pads, or medical/professional uses aligned with the healthcare anchor and surrounding rooftops.
- The site benefits from The Villages' affluent retiree population to the south and Marion County's steady residential expansion to the north, supporting diverse tenant demand from retail to healthcare.
- Attractive Competitive Positioning – Directly across the street, ± 3 acres of raw land are listed at \$2 million, underscoring both the desirability of the corridor and the compelling value offered by this larger 9.61-acre site.



12 MILES

Healthcare & Grocers



New Developments



US HWY 441

DOLLAR GENERAL



Future
Hospital Site



Bright Beginnings
Learning Center





5 MILES





Del Webb
Spruce Creek Golf &
Country Club
3,250 Homes

CIRCLE K

UFHealth
UNIVERSITY OF FLORIDA HEALTH

Bright Beginnings
Learning Center

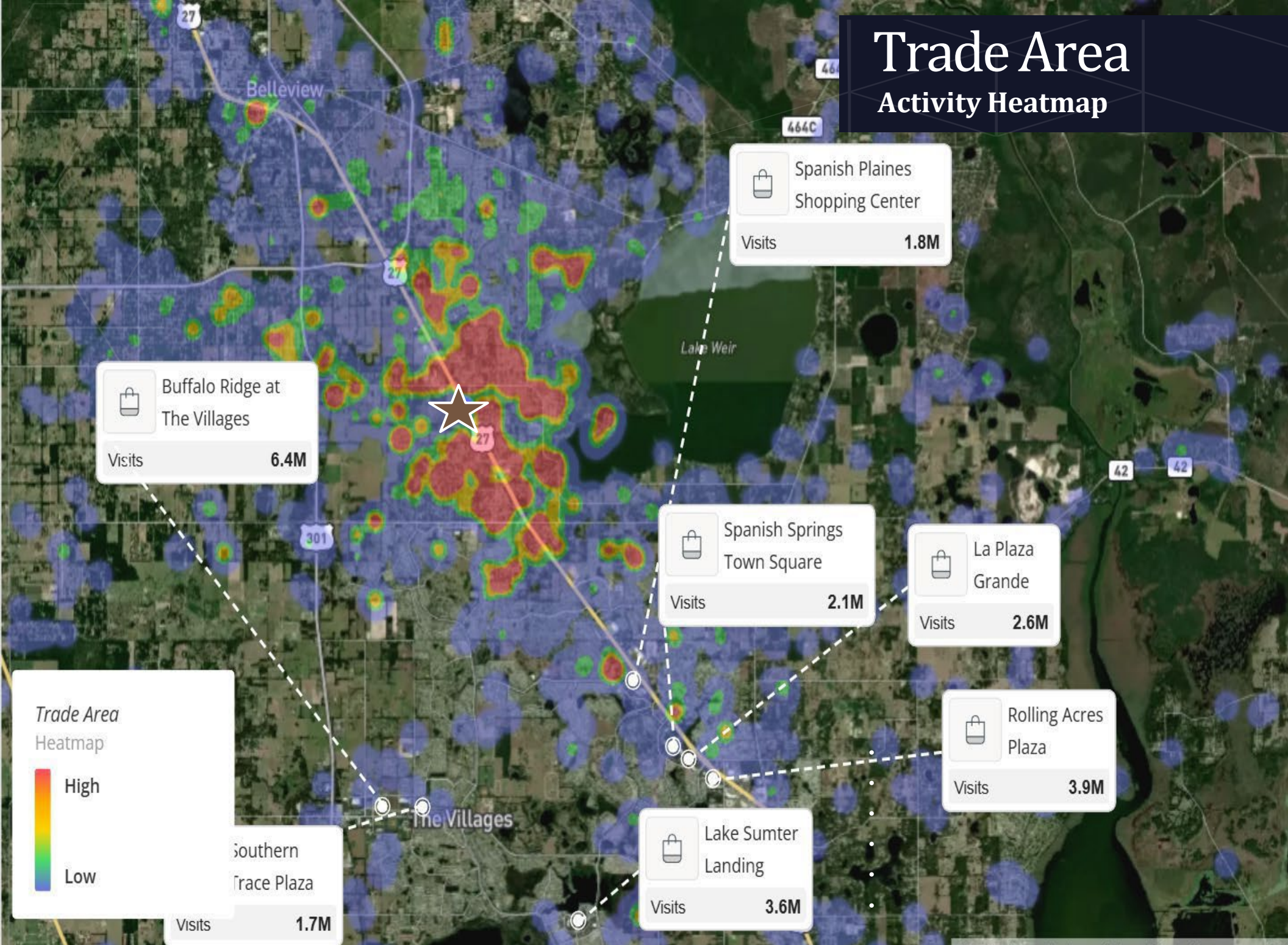
Race
Trac

DOLLAR GENERAL

Trade Area

Overview

Trade Area Activity Heatmap

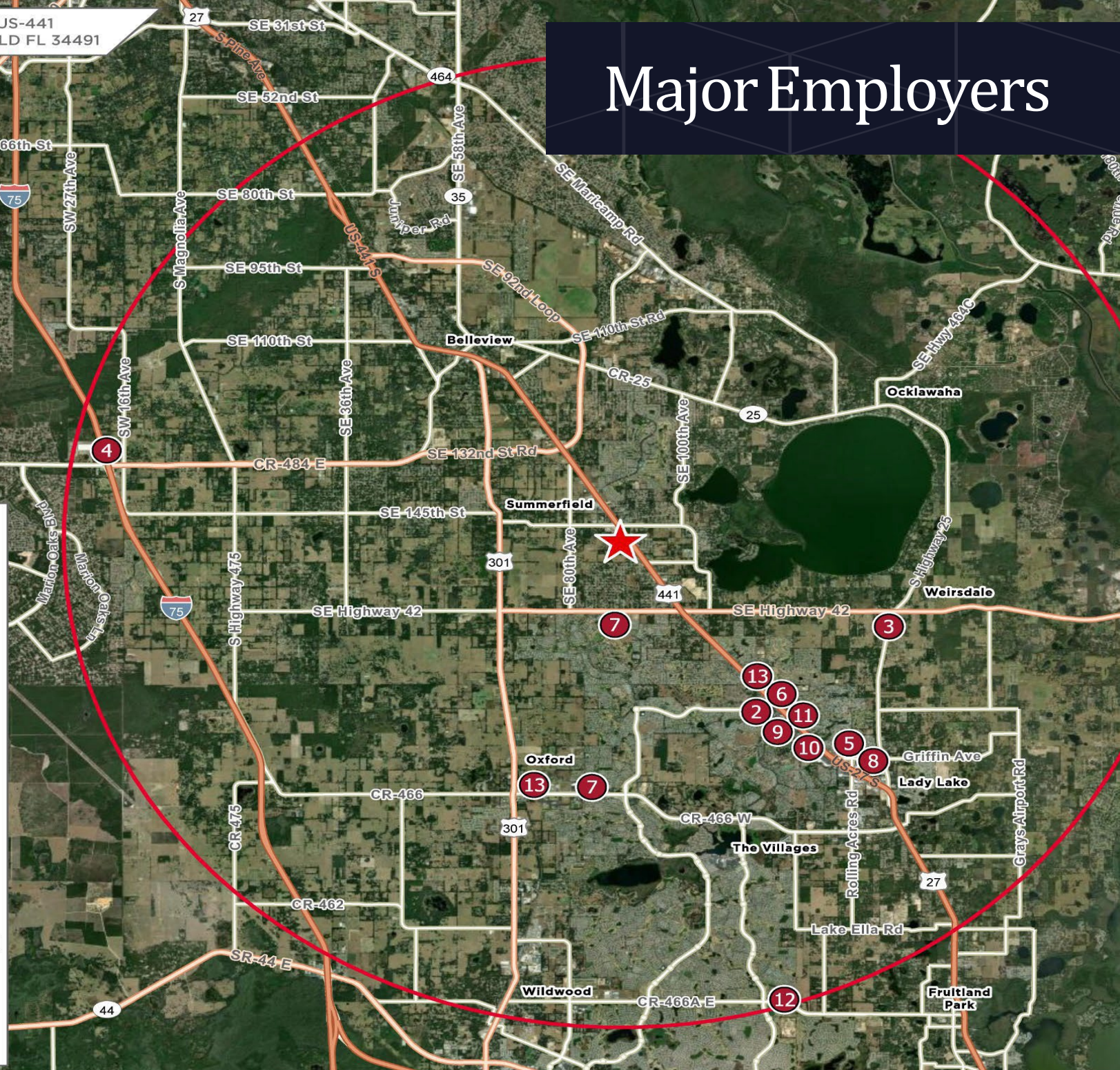




Major Employers

Major Employers

- 1 Daily Sun
- 2 Freedom Pointe at the Villages
- 3 G & S Packing Co Inc
- 4 General RV Center
- 5 Lady Lake Specialty Care Ctr-Rehab
- 6 Lowe's Home Improvement
- 7 Publix
- 8 The Home Depot
- 9 UF Health the Villages Hospital
- 10 Villages Media Group
- 11 Villages Regional Medical Center
- 12 Villages the Home Rentals
- 13 Walmart Supercenter



Population & Growth

Growth hub between Ocala & The Villages

Marion County's population has grown ~14.1% since April 2020 (to July 1, 2024), outpacing Florida overall. The neighboring Wildwood-The Villages metro has been the fastest-growing metro area in the U.S. in recent Census releases (2022→2023 population up ~3.8%).

Household incomes & Demographics.

In Summerfield, median household income is ~\$77.2K with a median age ~54 (2023 ACS 5-yr data). The Villages shows median HH income ~\$76.5K (2023).

Population & Household Trends

- County momentum: Marion County's population rose from ~376K (2020 base) to an estimated 419,510 in 2024 (+11.6%). Projections and recent estimates continue to show strong in-migration to the Ocala-Marion region.
- Villages spillover: The Villages area continues rapid expansion, adding residents and spending power immediately south of Summerfield (2022→2023 +3.79% to ~82,108 residents; metro up nearly 5% year over year in 2023 per Census). This sustained growth drives retail, medical, and services demand along the US 441 corridor.

New & Notable Development

- Mixed-use/retail & residential in Summerfield (US-441 corridor): A 39-acre Planned Unit Development at 9494 SE Hwy (Summerfield) is advancing through approvals with a program including ~200,000 SF self-storage, ~35,000 SF retail, ~8,000 SF office, and 78 single-family homes. Rezoning to PUD was affirmed and master plan actions continued in 2024–2025.
- Additional retail pipeline: Private-sector retail/gas/carwash and pad-user projects are posted for Summerfield, underscoring active site work and interest along US-441.
- The Villages expansion just south: Middleton (family community): a new mixed-use “Family Village” with schools, recreation and retail is opening phases; 700+ families had already moved in by April 2025; Town Center components delivered in late 2024.



Market Overview



Economic & Employment Signals

- Labor market stability: Marion County's unemployment averaged ~4.2% in 2024 (annual), reflecting a stable job base and ongoing expansion.
- Florida macro tailwinds: Florida added ~134,100 jobs (1.3%) year-over-year to Dec 2024, continuing the state's growth narrative that benefits Central Florida secondary markets.



Healthcare Growth (Demand Driver)

- UF Health (The Villages/Brownwood): The Brownwood freestanding ER expanded in February 2024. UF Health rebranded The Villages Hospital to UF Health Spanish Plains Hospital in June 2024, signaling deeper regional investment.
- HCA Florida expansion: A \$120M expansion broke ground in February 2024 with new ERs and a patient tower opening celebrated August 26, 2025—expanding acute-care capacity for the south Marion trade area



Transportation & US-441 Connectivity

- US-441 = the spine. US-441/27 is the primary north-south arterial linking: The Villages/Lady Lake ↔ Summerfield ↔ Belleview ↔ Ocala, carrying regional shopping, medical and commuter trips.
- Capacity & multimodal upgrades nearby: FDOT is widening US-441 in Lady Lake (just south) from four to six lanes and adding sidewalks/bike lanes (project active 2025), improving throughput toward Summerfield. Lake County's LakeXpress also operates service along the broader US-441 corridor, supporting workforce access to retail/medical clusters.

Market Takeaways

Market Takeaways for Retail & Mixed-Use

- Population + income base: 10–15-minute trade area blends retiree affluence (The Villages) with growing family households (Middleton) and stable countywide growth—supporting grocery, medical, services, casual dining, pet, home, and value hardgoods.
- Healthcare magnet: ER and hospital expansions catalyze ancillary medical (urgent care, imaging, PT, dental, specialty clinics) and convenience retail.
- Access & visibility: US-441's role as a regional arterial—plus FDOT capacity projects to the south—supports high ADT, strong signage exposure, and efficient site access, all critical for retail/medical tenancy.

The Future of Real Estate in Summerfield

Why Summerfield, why now?

- Demographics compound: Continued Villages-driven in-migration plus family growth at Middleton create a barbell of retiree + family demand—unique in Florida.
- Healthcare node formation: Significant ER/hospital investments suggest sustained provider clustering, which typically lifts demand for medical office, labs, and supportive retail.
- Corridor investments: US-441 widening and mobility planning reinforce the corridor's long-term capacity and connectivity—supporting future outparcel, strip, and medical office development.

This project is perfect for:

Medical + service-anchored mix (urgent care, dental, imaging, PT, dermatology, pediatrics) with daily-needs retail (QSR/coffee, pharmacy, pet, salon) and flex/office to capture both commuter and local trips. (Supports: healthcare growth, steady HH income.)



Del Webb
Spruce Creek Golf &
Country Club
3,250 Homes 

CIRCLE K

UFHealth
UNIVERSITY OF FLORIDA HEALTH

**Race
Trac**

**Bright Beginnings
Learning Center**

ALMOST PERFECT
new / used
Furniture & Home Decor

DOLLAR GENERAL

Appendix

- Land Comps

Land Comps

Property Address	Land Area AC	Price/ AC Land	Sale Date	Sale Price
US 301,Oxford, FL 34484	1.41	\$957,440.57	Aug-25	\$1,350,000
US Hwy 441 / 27,Lady Lake, FL 32159	17.9	\$223,463.69	Apr-25	\$4,000,000
11727 NE 63rd Dr,The Villages, FL 32162	2.08	\$1,538,458.14	Mar-25	\$3,200,000
US Highway 441,Ocala, FL 34480	6.75	\$162,962.96	Mar-25	\$1,100,000
0000 CR 466,LADY LAKE, FL 32159	1.17	\$555,554	Feb-25	\$649,998
000 U.S. 441 /27,Lady Lake, FL 32159	49	\$163,265.31	Jan-25	\$8,000,000
3500 E C 466,Oxford, FL 34484	24.33	\$207,895.56	Dec-24	\$5,058,100
16725 S US Highway 441,Summerfield, FL 34491-6648	1.55	\$483,870.97	Dec-24	\$750,000
Will O'Dell Ave.,Oxford, FL 34484	2.03	\$665,023.13	Aug-24	\$1,350,000
10366 SE US Highway 441,Belleview, FL 34420-6829	2	\$1,150,000.00	Jul-24	\$2,300,000
Highway 466,Lady Lake, FL 32159	19	\$221,052.63	Jul-24	\$4,200,000
00 S US Highway 441/27,Belleview, FL 34420	10.41	\$103,067.54	Jul-24	\$1,072,934
CR 100,Lady Lake, FL 32159	3.24	\$512,347.13	May-24	\$1,660,000
US Hwy 441 & 156th Pl,Summerfield, FL 34491	2.41	\$136,514.00	Apr-24	\$329,000
16554 S US Highway 301,Summerfield, FL 34491	1.57	\$866,244.57	Apr-24	\$1,360,000
CR 106,Oxford, FL 34484	2.82	\$514,184.40	Mar-24	\$1,450,000
151 Lagrande Blvd,Lady Lake, FL 32159-1303	1.54	\$650,314.26	Feb-24	\$1,000,000
451 Rolling Acres Rd,Lady Lake, FL 32159	19.39	\$257,349	Under Contract	\$4,990,000
353 S Highway 27/441,Lady Lake, FL 32159	3.98	\$603,015.08	Under Contract	\$2,400,000
6810 SE Maricamp Rd,Ocala, FL 34472	4	\$333,500.00	Under Contract	\$1,334,000
11245 N Us Highway 301,Oxford, FL 34484-3567	1.1	\$904,545.45	Under Contract	\$995,000
Teague Trl,Lady Lake, FL 32159	8.45	\$106,390.53	Under Contract	\$899,000
TBD Hwy 42,Summerfield, FL 34491	12.44	\$63,906.75	Under Contract	\$795,000
TOTAL	8.63	\$494,798.51		\$2,184,480

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NEAR THE VILLAGES



**CUSHMAN &
WAKEFIELD**

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DRONE VIDEO

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