

# True Wealth Plaza

11031 N US Hwy 301, Oxford, FL 34484

For Lease: \$20/sf + NNN



*Exclusively Listed By:*

**FRAN DANN-AKIN, SIOR**

8550 NE 138th Lane, Bldg. 600

The Villages, FL 32159

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Direct: (352) 266-7795



# Executive Summary

- Base Rent \$20/sf/yr plus NNN
- Available Space: 1,770 SF
- Year Built: 2017
- Sumter County Alt Key: D17-063

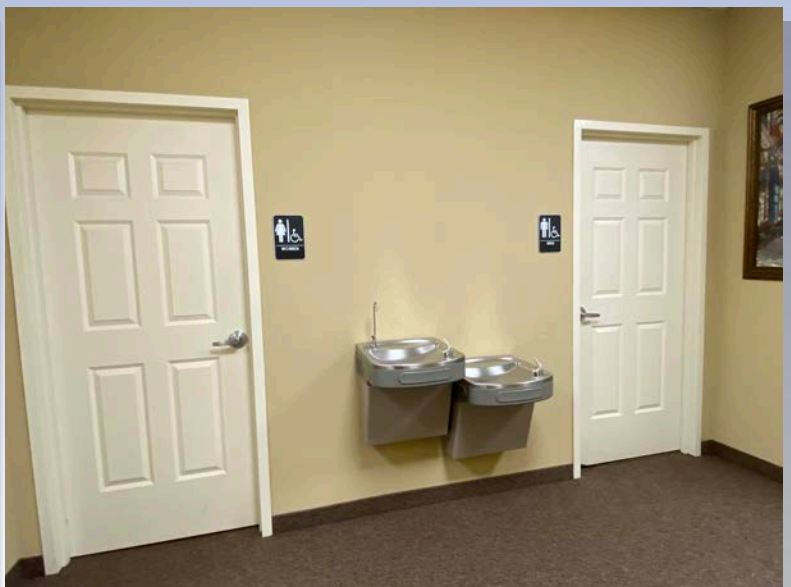
Busy Villages Area Hwy. 301 frontage location. Great for Retail/Medical/Professional, only .80 mile south of CR 466/Aldi/Wawa. 1,770 SF ready for occupancy. Abundant parking with 8 spaces per 1,000 SF of building. Excellent visibility and accessibility. Features include lobby, reception, four spacious offices, a conference room, break room and dedicated restrooms for both men and women.



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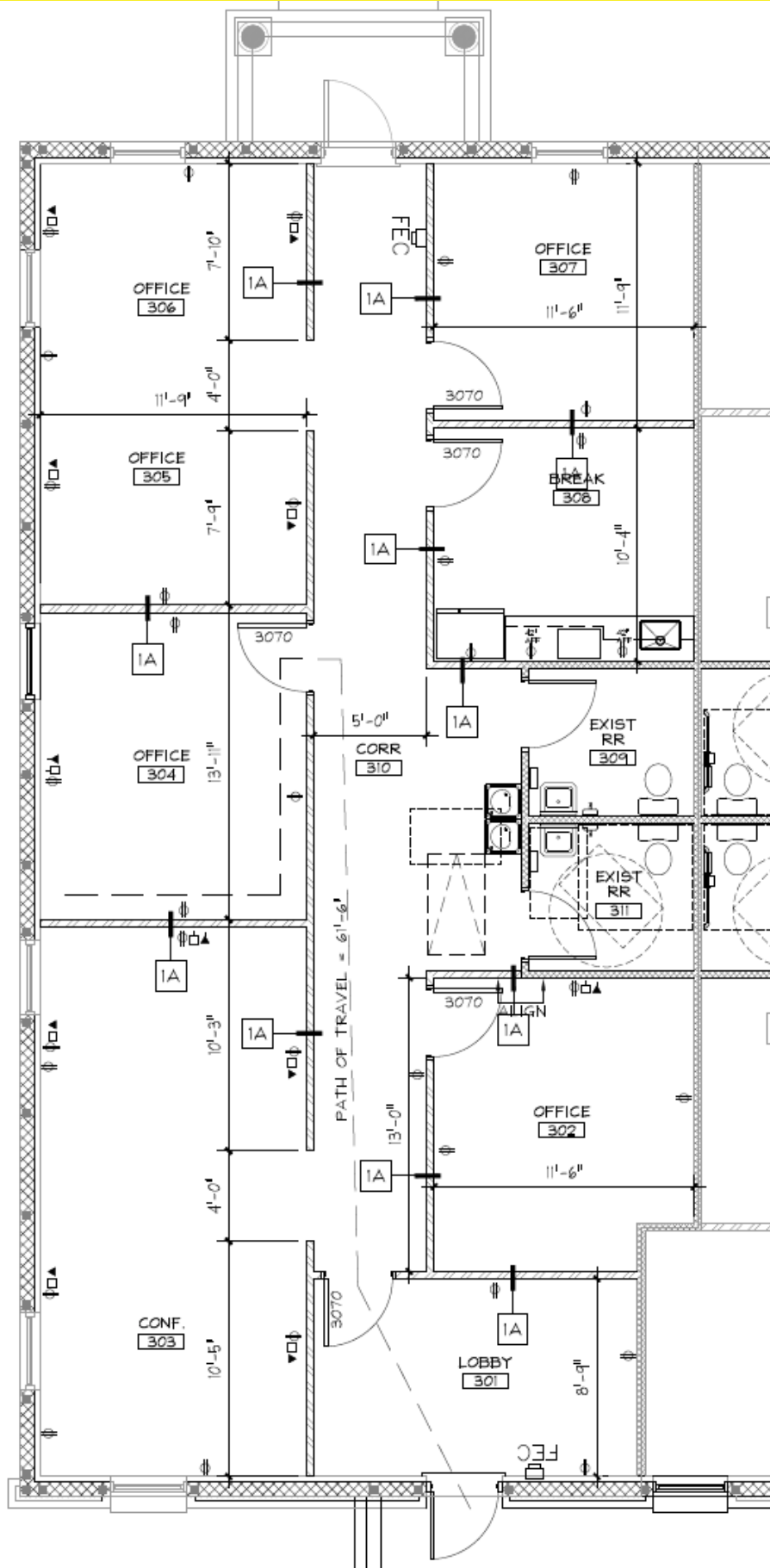
# Interior Photos



# Photos



# Floor Diagram





## Demographic and Income Profile

11031 N US Highway 301, Oxford, Florida, 34484 2  
 11031 N US Highway 301, Oxford, Florida, 34484  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 28.91705  
 Longitude: -82.03625

Summary	Census 2010	Census 2020	2024	2029
Population	64,294	79,623	85,528	96,923
Households	33,896	43,587	46,019	52,122
Families	24,093	27,640	28,915	32,673
Average Household Size	1.89	1.82	1.85	1.85
Owner Occupied Housing Units	31,758	39,180	40,924	47,012
Renter Occupied Housing Units	2,138	4,408	5,095	5,110
Median Age	67.5	72.2	72.7	73.2

Trends: 2024-2029 Annual Rate	Area	State	National
Population	2.53%	0.93%	0.38%
Households	2.52%	1.15%	0.64%
Families	2.47%	1.12%	0.56%
Owner HHs	2.81%	1.66%	0.97%
Median Household Income	1.58%	3.25%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	2,564	5.6%	2,378	4.6%
\$15,000 - \$24,999	2,453	5.3%	1,997	3.8%
\$25,000 - \$34,999	2,681	5.8%	2,335	4.5%
\$35,000 - \$49,999	4,159	9.0%	3,819	7.3%
\$50,000 - \$74,999	8,793	19.1%	9,196	17.6%
\$75,000 - \$99,999	10,647	23.1%	12,371	23.7%
\$100,000 - \$149,999	8,729	19.0%	11,354	21.8%
\$150,000 - \$199,999	3,084	6.7%	4,632	8.9%
\$200,000+	2,910	6.3%	4,041	7.8%

Median Household Income	\$78,973	\$85,426
Average Household Income	\$98,840	\$113,579
Per Capita Income	\$53,234	\$61,153

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	810	1.3%	888	1.1%	1,036	1.2%	1,236	1.3%
5 - 9	863	1.3%	1,063	1.3%	1,142	1.3%	1,280	1.3%
10 - 14	859	1.3%	1,150	1.4%	1,156	1.4%	1,321	1.4%
15 - 19	851	1.3%	1,112	1.4%	1,276	1.5%	1,354	1.4%
20 - 24	646	1.0%	885	1.1%	1,178	1.4%	1,432	1.5%
25 - 34	1,578	2.5%	1,900	2.4%	2,212	2.6%	2,925	3.0%
35 - 44	1,835	2.9%	2,363	3.0%	2,751	3.2%	3,205	3.3%
45 - 54	3,197	5.0%	3,370	4.2%	3,438	4.0%	3,777	3.9%
55 - 64	14,562	22.6%	8,694	10.9%	8,495	9.9%	8,407	8.7%
65 - 74	26,032	40.5%	28,252	35.5%	27,923	32.6%	30,141	31.1%
75 - 84	10,962	17.0%	24,761	31.1%	28,644	33.5%	32,691	33.7%
85+	2,098	3.3%	5,185	6.5%	6,277	7.3%	9,151	9.4%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	60,242	93.7%	71,873	90.3%	75,990	88.8%	84,623	87.3%
Black Alone	2,755	4.3%	2,784	3.5%	3,452	4.0%	4,600	4.7%
American Indian Alone	94	0.1%	114	0.1%	134	0.2%	161	0.2%
Asian Alone	493	0.8%	953	1.2%	1,257	1.5%	1,633	1.7%
Pacific Islander Alone	15	0.0%	16	0.0%	17	0.0%	20	0.0%
Some Other Race Alone	362	0.6%	831	1.0%	1,019	1.2%	1,288	1.3%
Two or More Races	333	0.5%	3,052	3.8%	3,659	4.3%	4,596	4.7%
Hispanic Origin (Any Race)	1,806	2.8%	3,058	3.8%	3,902	4.6%	5,083	5.2%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

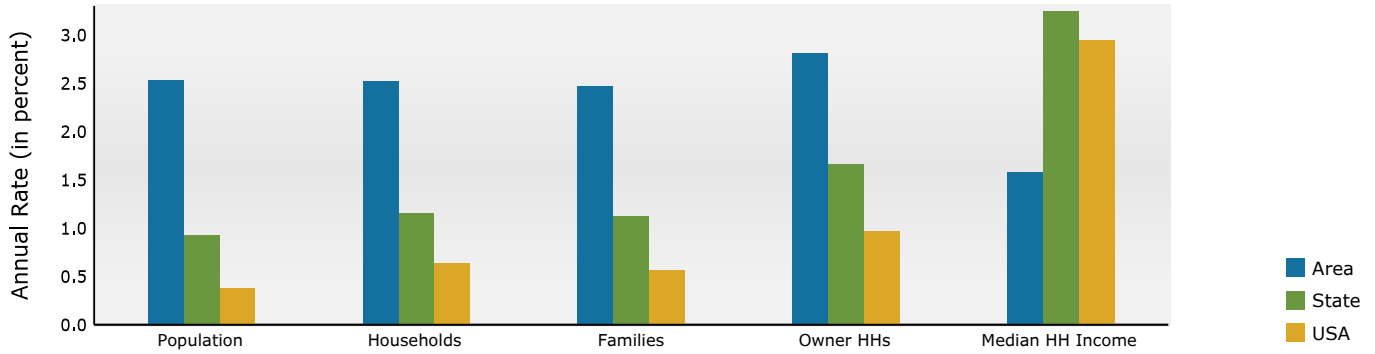


## Demographic and Income Profile

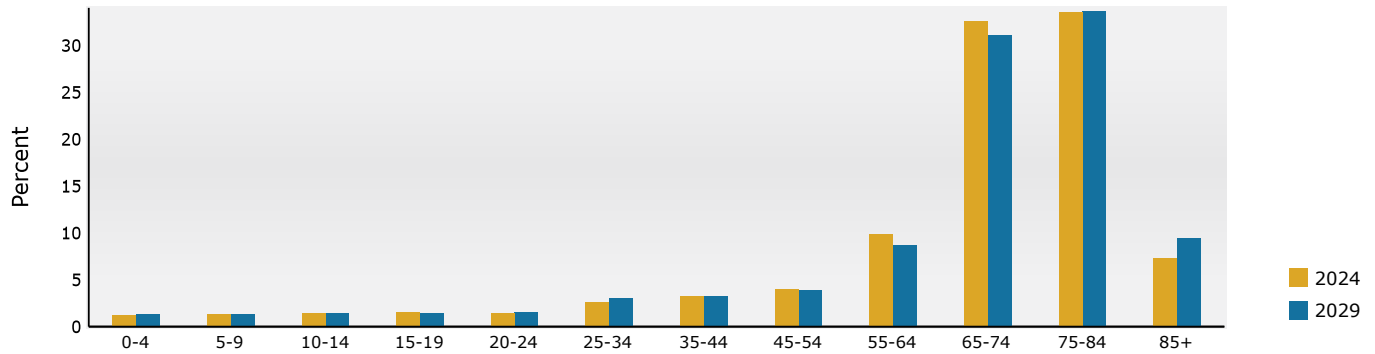
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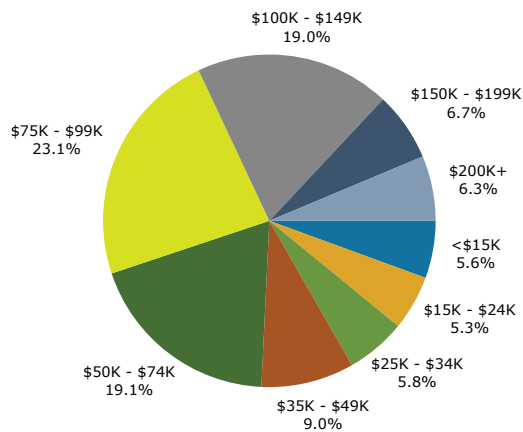
### Trends 2024-2029



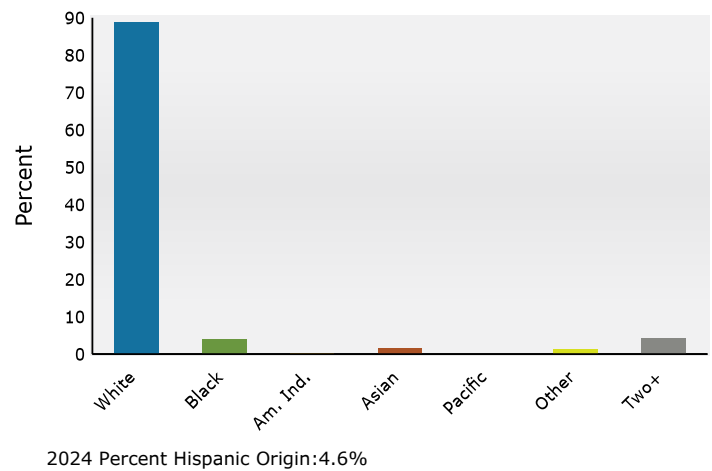
### Population by Age



### 2024 Household Income



### 2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

