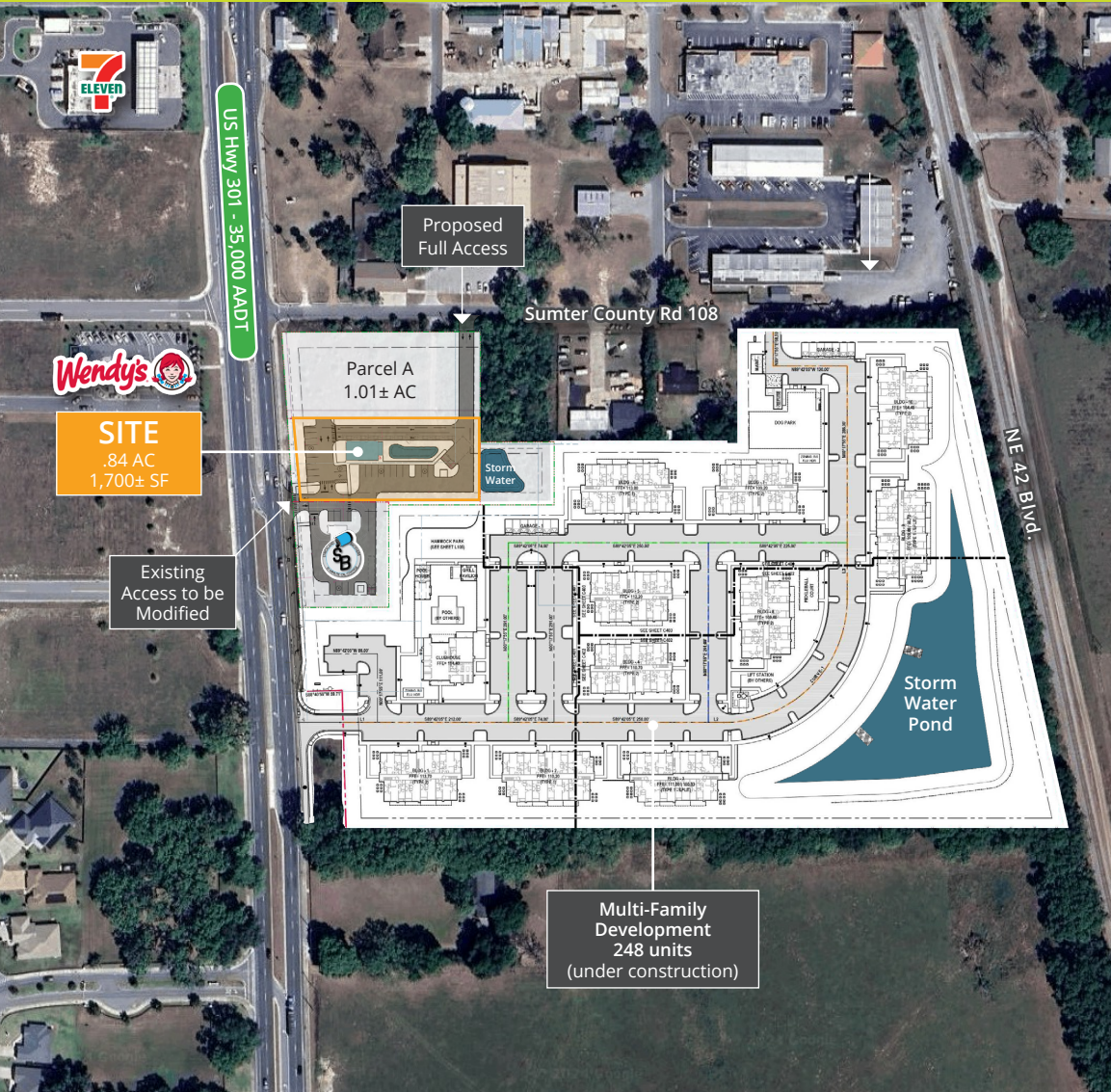




NEW RETAIL DEVELOPMENT

US Hwy 301 and Sumter County Road 108, Oxford, FL 34484

GROUND LEASE OR BUILD-TO-SUIT



PROPERTY OVERVIEW

- » 0.84 ± acres available for ground lease or build-to-suit
- » Located in Oxford on US Hwy 301, just south of State Road 466
- » Great opportunity for a drive-thru QSR
- » Excellent visibility and access along US 301 with a daily traffic volume of 35,000 vehicles
- » Co-tenancy with Strickland Brothers 10-Minute Oil Change
- » Adjacent to a new 248-unit multi-family development (under construction)
- » The Villages is the nation's fastest-growing metro area, with a projected 36% increase in population over the next decade

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,381	25,532	80,302
Households	1,061	13,471	43,672
Daytime Pop.	2,681	22,007	76,120
Ave. HH Income	\$100,489	\$106,536	\$97,919



KATY TAYLOR 407.458.5429
 SENIOR ASSOCIATE Katy.Taylor@FranklinSt.com

ZACK MCNAMARA, CCIM 407.458.5409
 SENIOR DIRECTOR Zack.McNamara@FranklinSt.com

MICHAEL BATTEY 407.458.5414
 DIRECTOR Mike.Battey@FranklinSt.com