

TRAFFIC COUNT
35,000 AADT

SUMMERFIELD DEVELOPMENT

15010 US HWY 441, Summerfield FL, 34491



9.61 ACRES

DRONE VIDEO

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.

Asking Price: \$5,000,000

- 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.

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

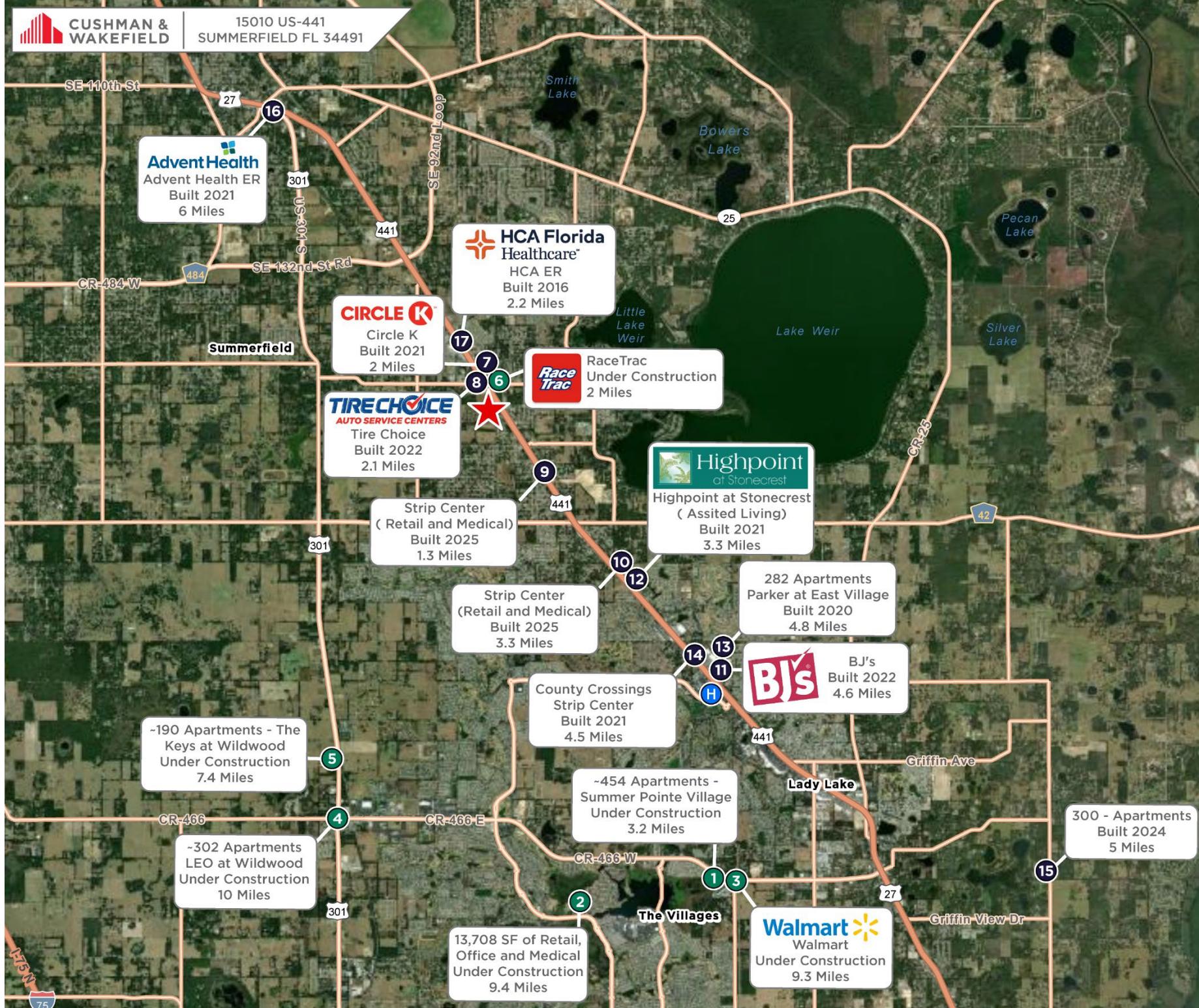
Property Overview

PROPERTY DESCRIPTION

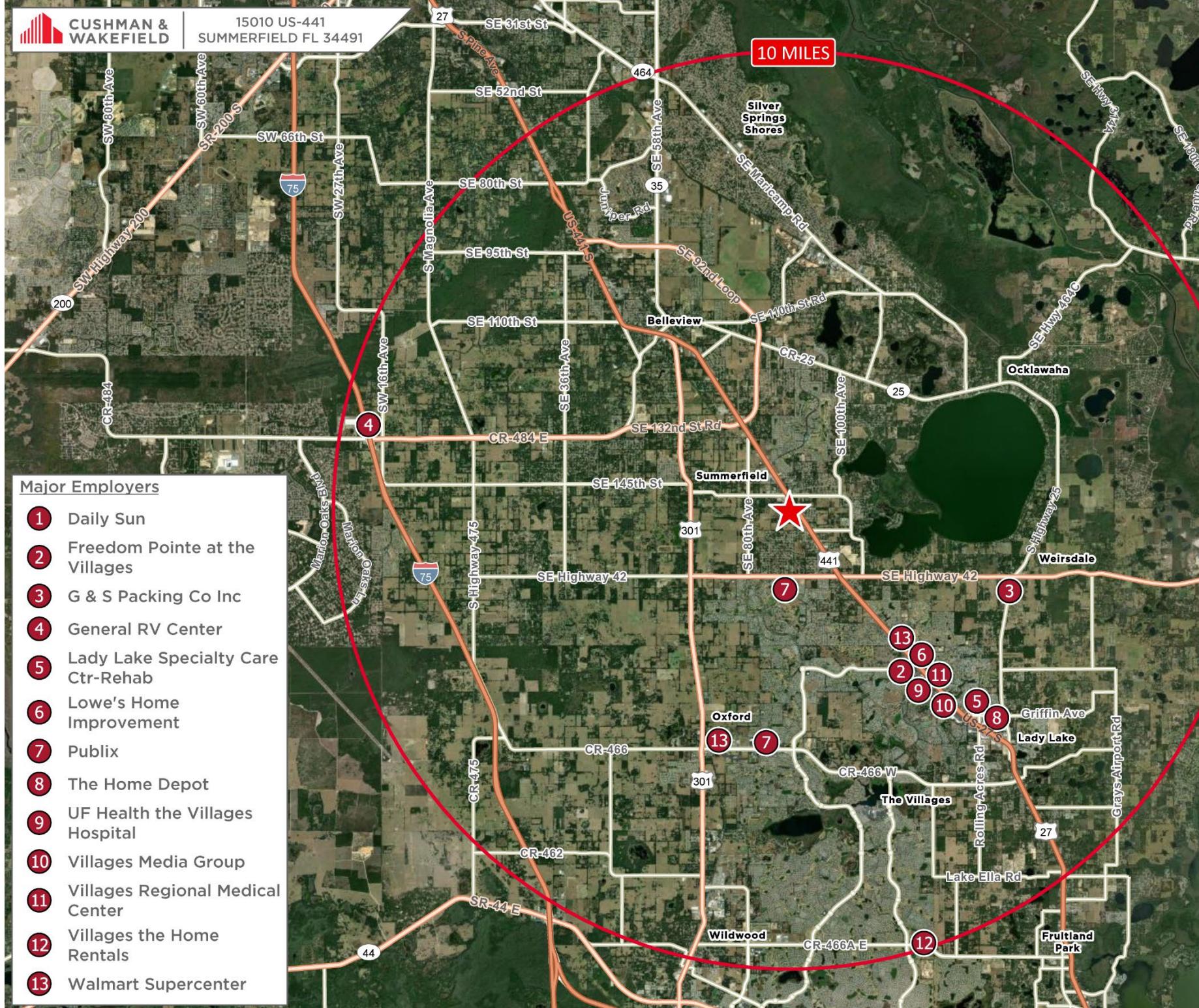
LOCATION	Summerfield, FL
COUNTY	Marion
ADDRESS	5010 US HWY 441 Summerfield FL, 34491
GLA	Approx. 42,000 SF
LOT SIZE	9.61 Acres
ZONING	B2
YEAR BUILT/RENOVATED	9.61 Acres
PARCEL ID	47671-000 - 01
ZONING	B2
# OF BUILDINGS	3
OCCUPANCY	96.5%
PARKING	Ample Spaces
TRAFFIC COUNT	35,000 AADT
ACCESS	Direct Access on US HWY 441
FEMA	Flood Zone "X" Area of Minimal Flood Hazard



New Developments



Major Employers



SUMMERFIELD DEVELOPMENT



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