



Flamingo Real Estate & Management

**5431 E STATE
ROAD 44
WILDWOOD, FL
34785**

Presented by Robbie Shoemaker

900 Cleveland Ave Wildwood, FL 34785
352-689-1000(O)
352-425-8147(C)
Robbie@flamingore.com

OFFERING 8,015 SQFT MEDICAL/OFFICE

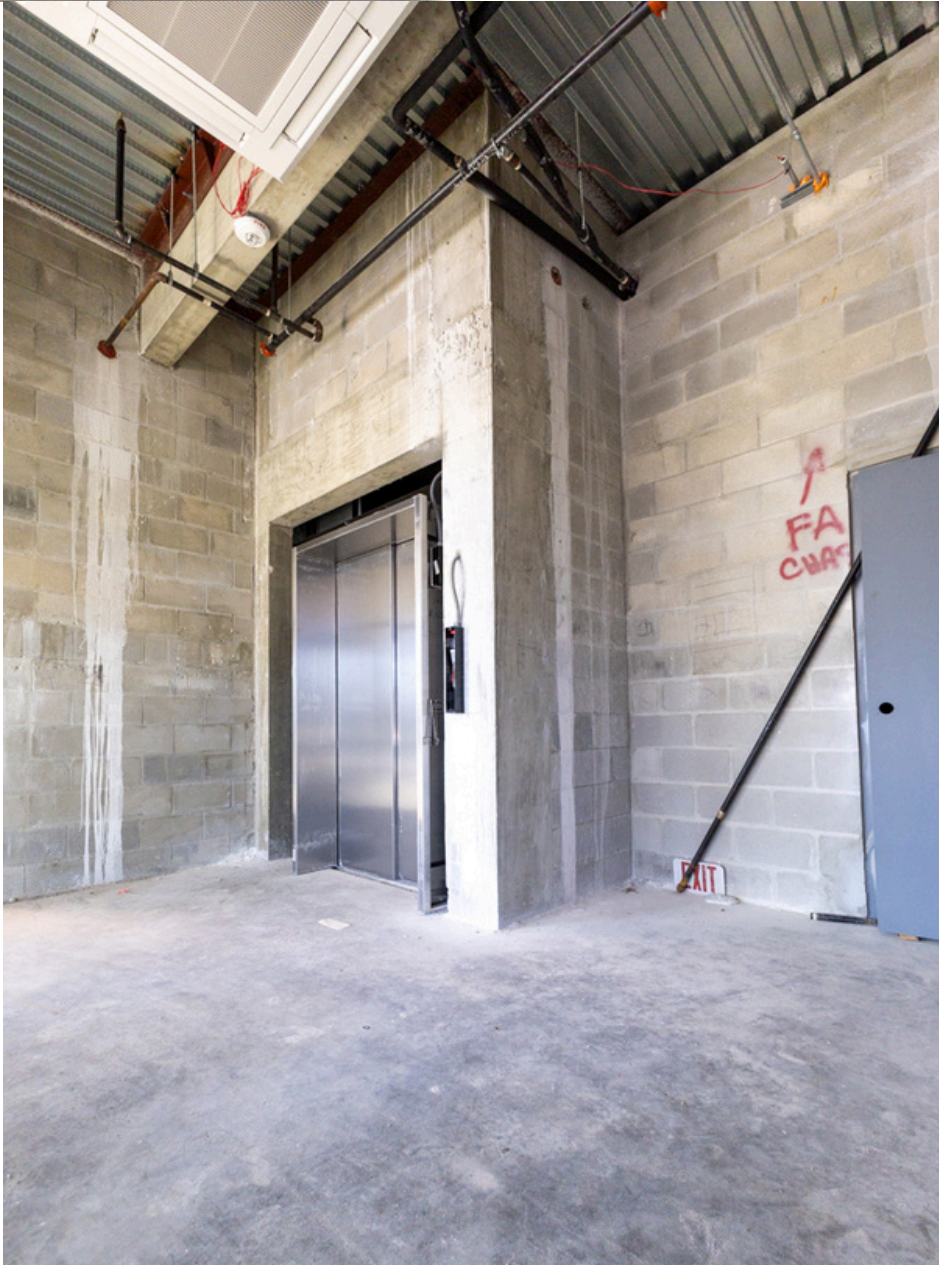
- \$21 Per Sq Ft Base Rent
- \$5.21 Per Sq Ft CAM
- Available Immediately
- Class A Medical/Office Space
- Zoned for various uses
- High Visibility Area
- Attractive Rate





KEY DETAILS

- Gray Shell
- Covered Drop-off
- Private Entry
- Elevator & Stair Access
- 110+/- Parking Spaces
- Fire Sprinklers
- 360-Panoramic Views
- Easy Ingress/Egress





LOCATION HIGHLIGHTS

- Located in The Villages MSA
- 20,000+/- ADT
- Minutes from Brownwood Paddock Square
- Easy access to The Villages & Middleton southern expansion via Buena Vista, SR 44, Morse Blvd, and much more

BROKERAGE

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Call Today to Discuss Your Opportunity!

