

Wildwood Redevelopment Opportunity

1212 S MAIN ST (U.S. 301)

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175 + / - FEET OF FRONTAGE ALONG U.S. 301

Asking Price: \$6,000,000

Acreage: 2.50 + / -

Zoning C-3 - General Commercial

Future Land Use: Commercial

Vehicles Per Day:

Florida's Turnpike: 49,600 VPD

U.S. 301 (Main St): 19,200 VPD

SR 44 19,100 VPD



1212 S Main St (U.S. 301)
Wildwood, FL 34785



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The Villages
145,000+ Residents
Fastest Growing Metro in the U.S.



INVESTMENT HIGHLIGHTS

- There is 175 + / - feet of frontage along U.S. 301 (Main St) with ideal access than 500 feet away from Florida's Turnpike (49,600 VPD) / U.S. 301 (19,200 VPD) interchange - 3 miles from the I-75 (104,500 VPD) / Florida's Turnpike roadway merger.
- The Parcel is one of the last developable parcels in the immediate U.S. 301 (Main St) corridor.
- The Property is located at the current primary Turnpike exit for The Villages - the #1 master planned community in the United States with 145,000+ residents.
- The Villages, recognized as the fastest-growing metropolitan statistical area in the United States, experienced a significant population increase of 16.8% from 2020 to 2023.





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CONTACT A TEAM MEMBER FOR MORE INFORMATION

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