Wildwood Redevelopment Opportunity

1212 S MAIN ST (U.S. 301)

Click to View The Offering Memorandum

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





New Listings Posted Daily at FranklinSt.com

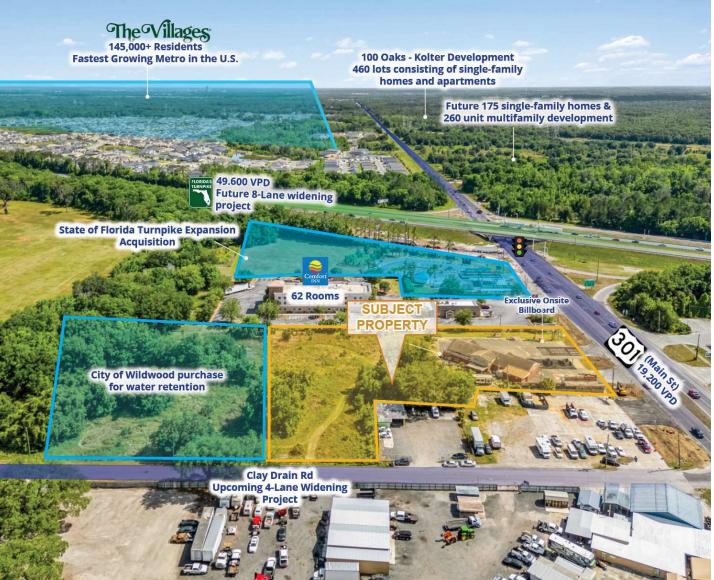


INVESTMENT HIGHLIGHTS

- 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.











1212 S MAIN ST (U.S. 301)

CONTACT A TEAM MEMBER FOR MORE INFORMATION

TYLER HICKS (LEAD)

Senior Associate 352.536.5754 tyler.hicks@franklinst.com



COLLABORATIVE REAL ESTATE SERVICES

Visit us at FranklinSt.com







