

SE 132nd St 13,900 ADT

PROPOSED
RaceTrac

LAKE WEIR

SITE

CAMPING WORLD

441

Bealls Florida
Publix

34,000 ADT

25

15,600 ADT

18,100 ADT

42

FLOOR DECOR

11,600 ADT

Bealls Florida

10,200 ADT

LOWE'S

301

Walmart

ROSS
DRESS FOR LESS
petco
TJ-maxx **TARGET** **Michaels**
HOME
centric
Bealls Florida

HomeGoods
DOLLAR TREE

Publix

BJ's

THE FRESH MARKET
HOBBY LOBBY

PET SMART
Marshalls
Bealls Florida

Bath & Body Works
Publix
Winn-Dixie
ACE **belk**
The helpful place.

UF Health Spanish
Plaines Hospital

THE HOME DEPOT

Sams Club
Savings Made Simple

Walmart

Publix

10,100 ADT

Griffin Ave

Total Wine & MORE

SPROUTS
FARMERS MARKET

PINCH-A-PENNY
POOL-PATIO-SPA
BEST BUY **PET SMART**
JOANN

SPORTSMAN'S WAREHOUSE **KOHL'S**

SEC OF US 441 & SUNSET HARBOR RD

+/- 2 ACRES AVAILABLE FOR SALE OR GROUND LEASE



PROJECT DETAILS

SEC OF 441 & SUNSET HARBOR RD • +/- 2 ACRES AVAILABLE FOR SALE OR GROUND LEASE

PROPERTY HIGHLIGHTS

- Prime exposure to 34,000 ADT fronting U.S. 27/441
- Located on the main artery between The Villages (over 60,000 homes) and Ocala

COUNTY

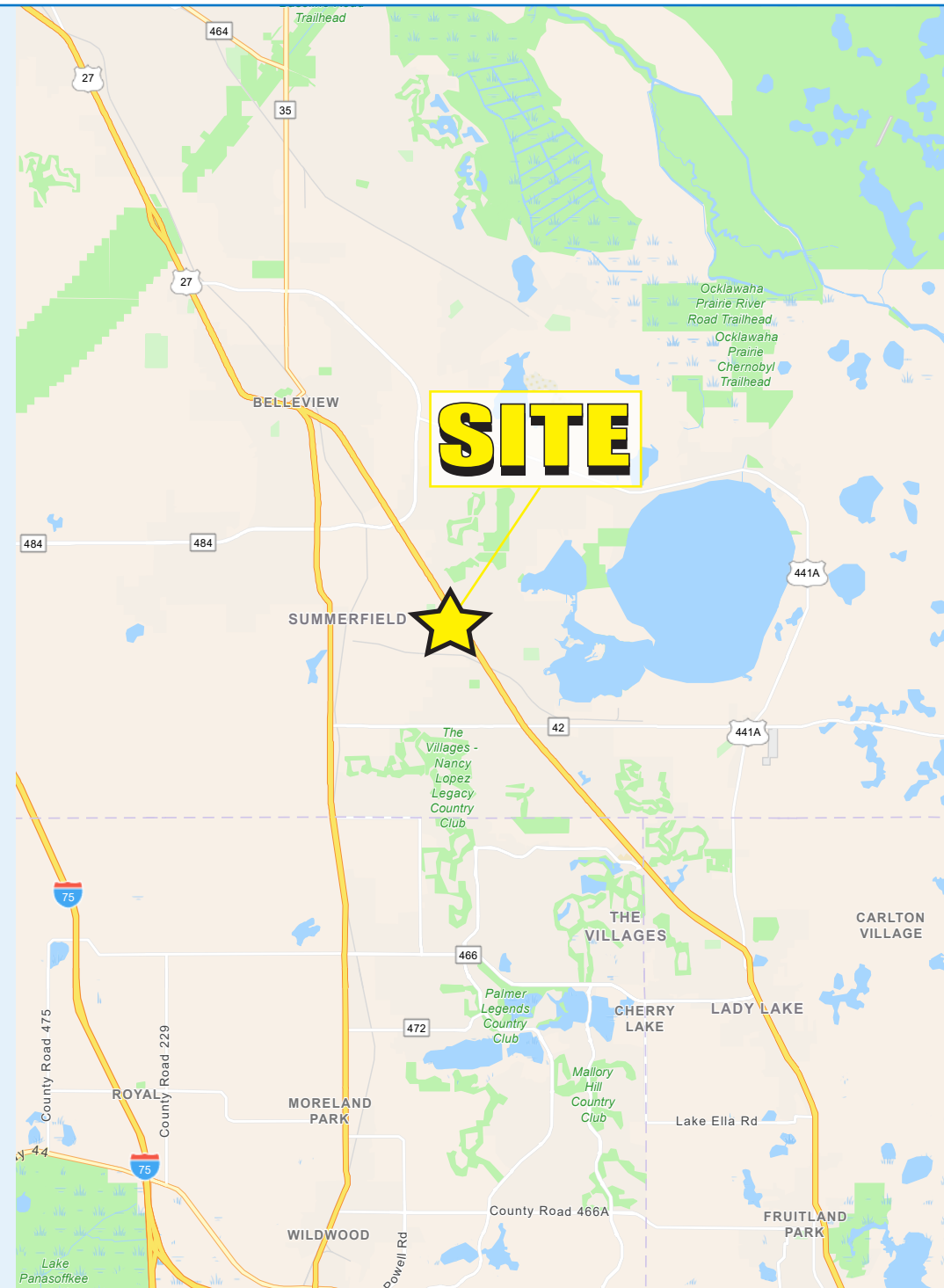
Marion

MARKET

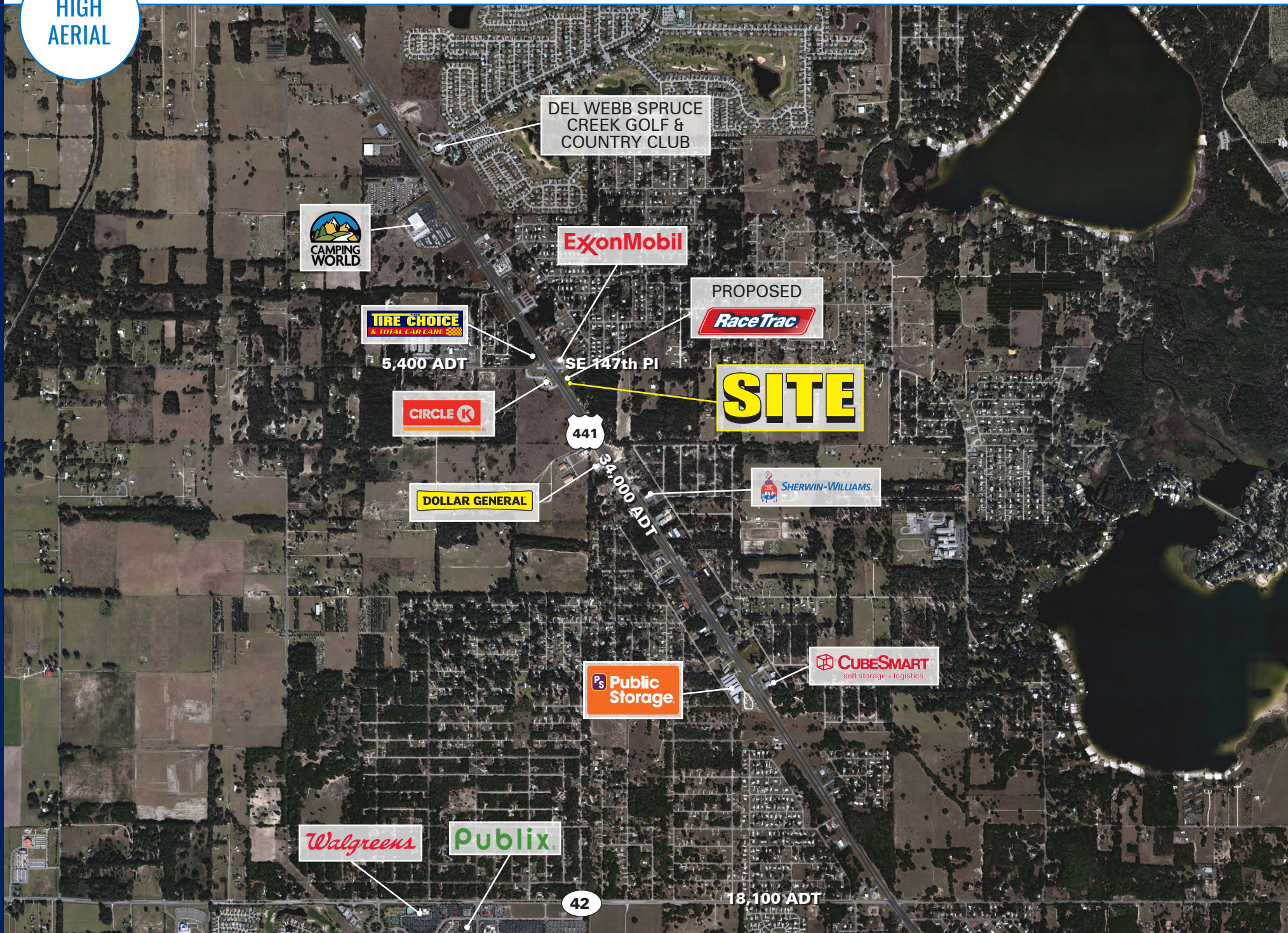
Summerfield

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	3,499	26,851	67,197
 DAYTIME POPULATION	614	3,741	15,187
 AVERAGE HH INCOME	\$79,125	\$81,130	\$80,034



HIGH
AERIAL



DEL WEBB SPRUCE
CREEK GOLF &
COUNTRY CLUB



5,400 ADT

SE 147th PI



34,000 ADT



18,100 ADT

SITE
ZOOM

TIRE CHOICE
& TOTAL CAR CARE

5,400 ADT

CIRCLE K

ExxonMobil

34,000 ADT

441

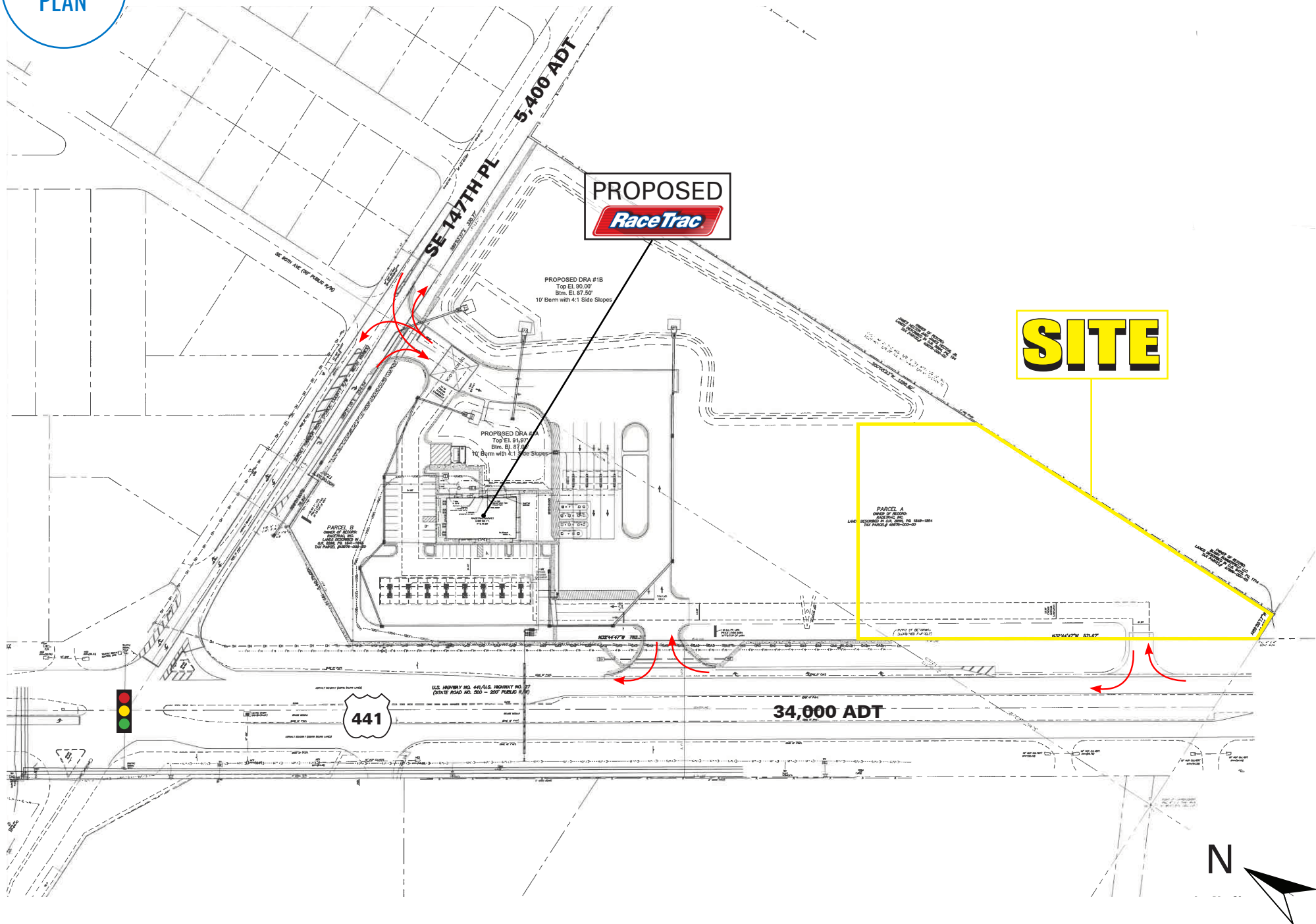
PROPOSED
RaceTrac

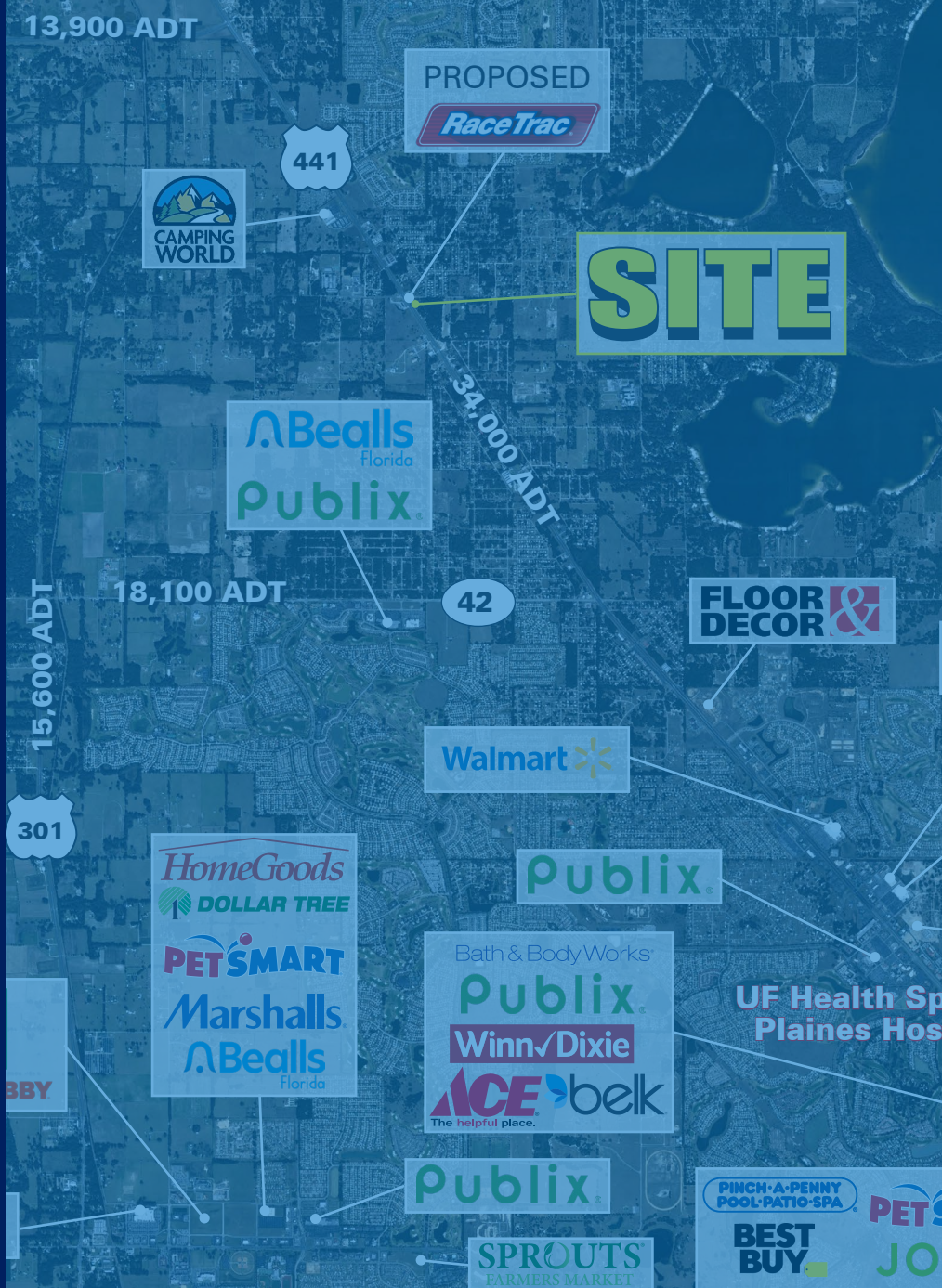
SE 147th PI

SITE



SITE PLAN





SUMMERFIELD, FL

SEC OF US 441 & SUNSET HARBOR RD

+/- 2 ACRES AVAILABLE FOR SALE OR GROUND LEASE

ROSS WATERS

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TRAVIS LANGHORST

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