

301

CR 462

BUENO VISTA BLVD

SITE

magoo's
Culver's
Mavis Markets

TRAILWINDS VILLAGE

TARGET
LOWE'S
Publix
Starbucks
ALDI
Wendy's
TACO BELL
FIRST WATCH
BURGER KING

CR 466A

19,100 VPD

Arby's
Wawa
DOLLAR TREE
CVS

W
WELLS FARGO
Bank of America

Winn-Dixie
SUBWAY
Ameritrade
CHASE
COMMUNITY BANK & TRUST OF FLORIDA
MARATHON
The UPS Store
H&R BLOCK
SQUARE 1 Burgers & Bar

Save a Lot
UNITED STATES POSTAL SERVICE
Badcock HOME FURNITURE & MORE
DISTRIBUTOR'S PRICES

Wildwood Middle/High School
518 Students

Brownwood Paddock Square

WORLD OF BEER
MVP ATHLETIC CLUB
Tommy Bahama
McALISTER'S DELICIOUS
FIVE GUYS BURGERS and FRIES
DUNKIN'
TODAY'S

The Villages

12 Districts | 55+ Community
115,000+ Residents

12 Championship Golf Courses
35 Executive Courses

CHEVROLET

Publix
FLIPPERS PIZZERIA
SUBWAY

44

23,500 VPD

FOR GROUND LEASE

Available Retail Pad Near The Villages

E CR 462 & CR 466A | Wildwood, FL



Available Retail Pad Near The Villages

E CR 462 & CR 466A | Wildwood, FL 34785



39,620 SF
Available

Contact
Broker
Rate



ABOUT THE PROPERTY

- **Prime Location:** Strategically positioned along CR 466A, a high-traffic corridor with strong visibility and accessibility.
- **Proximity to The Villages:** Just 1 mile from Brownwood Paddock Square, the premier outdoor lifestyle center featuring restaurants, a movie theater, and daily live music.
- **Affluent Consumer Base:** Adjacent to The Villages, a renowned 55+ master-planned community with high discretionary income and leisure-focused lifestyles.
- **Future Growth:** Area expansion includes proposed Target and Ashley Furniture, further enhancing traffic and retail draw.

NEARBY RETAILERS



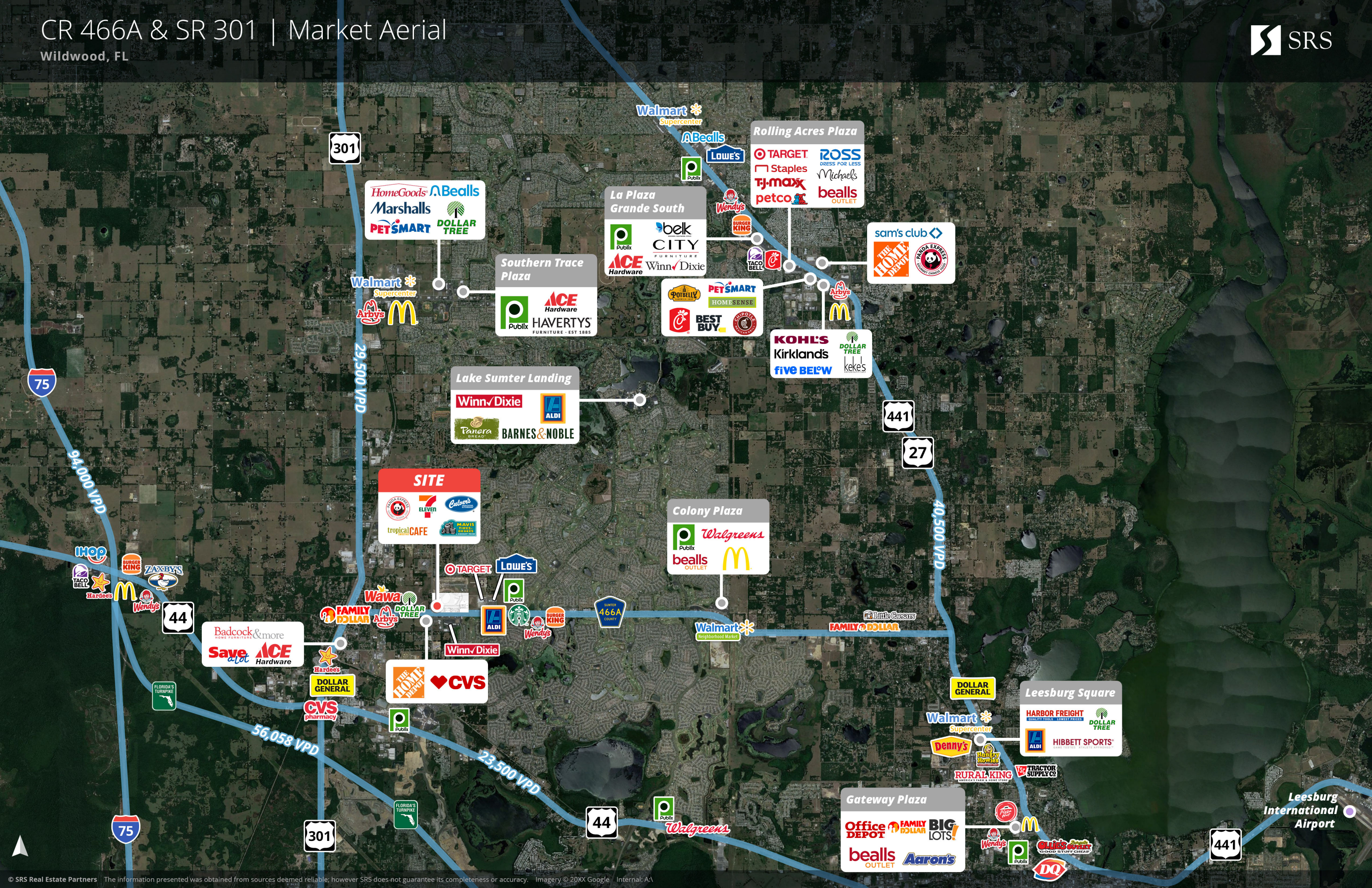
Publix



TRAFFIC COUNTS

CR 466A	19,100 VPD
CR 462	11,600 VPD
US-301	29,500 VPD

Year: 2024 | Source: FDOT



301

75

75

44

75

301

44

441

27

441

HomeGoods **ABealls**
Marshalls
PET SMART **DOLLAR TREE**

Walmart Supercenter
ABealls
LOWE'S
Publix
La Plaza Grande South
Publix **belk CITY FURNITURE**
ACE Hardware **Winn-Dixie**

Rolling Acres Plaza
TARGET **ROSS DRESS FOR LESS**
Staples **Michaels**
TJ-maxx **petco** **bealls OUTLET**

sam's club
THE HOME DEPOT **PANDA EXPRESS**

Walmart Supercenter
Arbys **McDonald's**

Southern Trace Plaza
Publix **ACE Hardware**
HAVERTY'S FURNITURE - EST 1885

POTBELLY **PET SMART**
HOMESENSE **BEST BUY**
Wendy's **BURGER KING**
TACO BELL **McDonald's**

KOHL'S **Kirkland's**
five BELOW **kekes**

Lake Sumter Landing
Winn-Dixie **ALDI**
Panera BREAD **BARNES & NOBLE**

SITE
Publix **7-ELEVEN** **Culver's**
tropical CAFE **MAVI'S**

Colony Plaza
Publix **Walgreens**
bealls OUTLET **McDonald's**

Badcock & more
Save a Lot **ACE Hardware**

Wawa **DOLLAR TREE**
FAMILY DOLLAR **Arbys**

TARGET **LOWE'S**
Publix **ALDI** **Starbucks**
Wendy's **BURGER KING**

Walmart Neighborhood Market

FAMILY DOLLAR

CVS pharmacy
Hardee's **DOLLAR GENERAL**
Publix

THE HOME DEPOT **CVS**

Winn-Dixie

Walmart Supercenter
Denny's **Wendy's**
RURAL KING **TRACTOR SUPPLY CO.**

Leesburg Square
HARBOR FREIGHT **DOLLAR TREE**
ALDI **HIBBETT SPORTS**

Gateway Plaza
Office DEPOT **FAMILY DOLLAR** **BIG LOTS!**
bealls OUTLET **Aaron's**

McDonald's **Publix** **DQ**
Wendy's **QUIK'S**

Leesburg International Airport

South Trade Aerial

Wildwood, FL



SITE

Trailwinds Village

Colony Plaza

Save a lot

Brownwood Paddock Square

Lake Deaton Plaza

Wildwood Middle School
843 Students

Wildwood Middle/High School
518 Students

The Villages
12 Districts | 55+ Community
115,000+ Residents
12 Championship Golf Courses
35 Executive Courses

11,600 VPD

CR 462

CR 466A 19,100 VPD

SUMNER COUNTY 466A

271 SF Units

Sundance Trail
346 MF Units

Proposed:
Skyloft at the Villages
150 MF Units

132 Townhomes

SITE

ExtraSpace Storage

HOME 2
SUITES BY HILTON

PROPOSED

ASHLEY



SOLD

SOLD

LOT 251
1.00 ACRES

LOT 252
1.09 ACRES



Available Retail Pad Near The Villages

E CR 462 & CR 466A | Wildwood, FL 34785



SUMTER COUNTY 462E

SUNDANCE TRAIL

N.89°52'09"E, 242.97'

± 1.0 AC



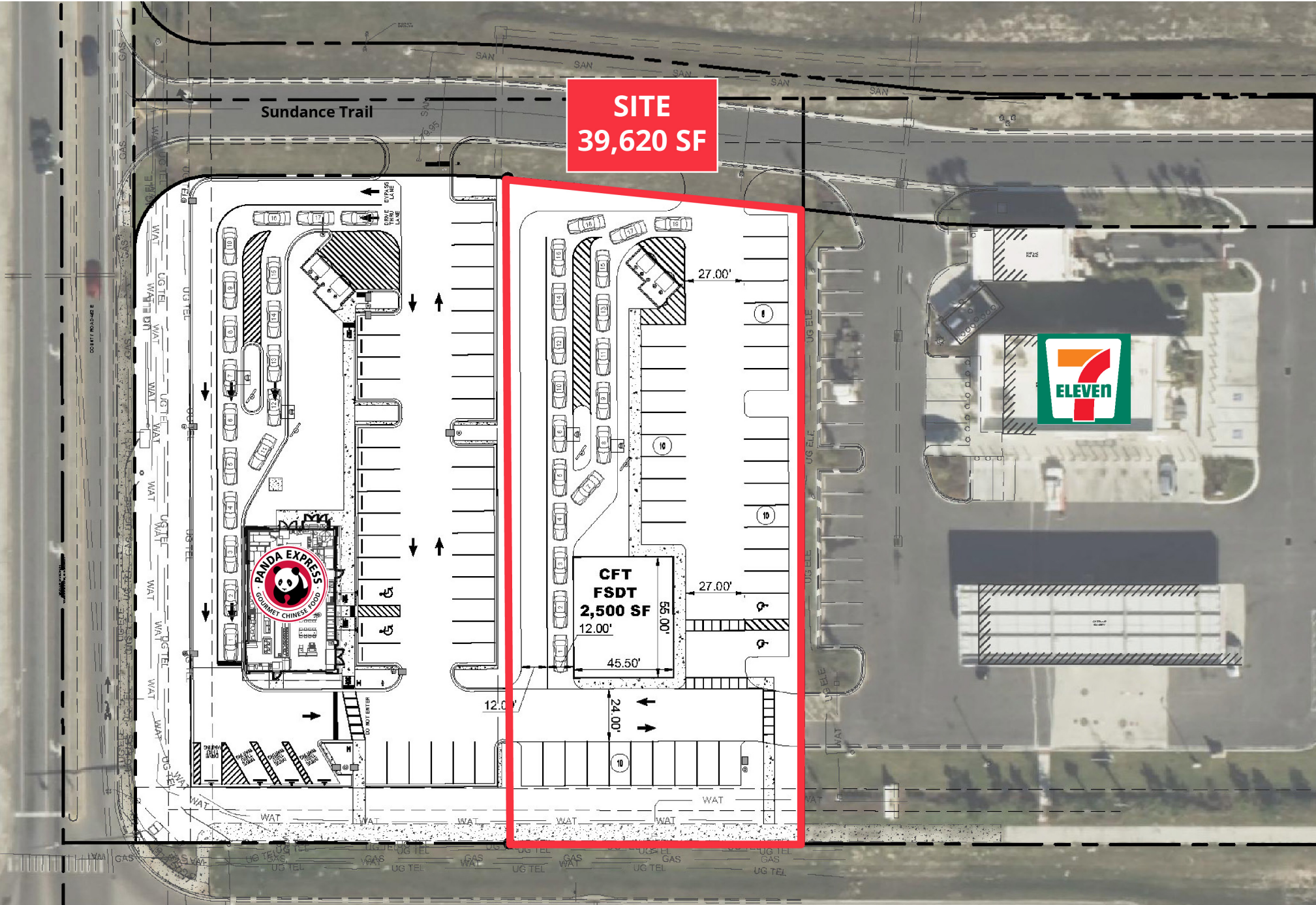
S.89°53'05"E, 250.61'

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SITE
39,620 SF



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

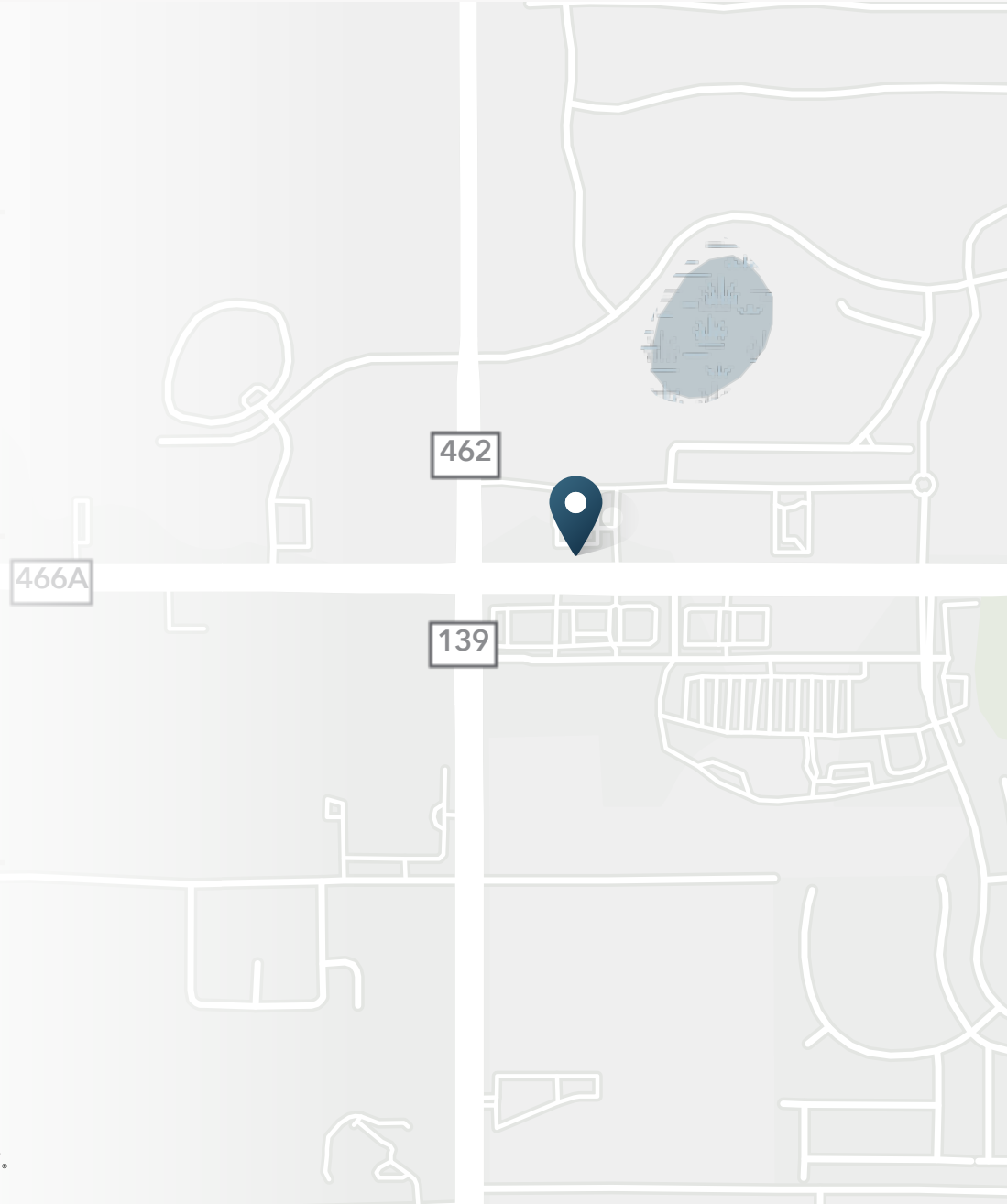
6,635 Population	7,519 Total Daytime Population	\$101,652 Average Household Income	3,590 Total Households
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3 MILES

42,064 Population	46,115 Total Daytime Population	\$102,208 Average Household Income	22,331 Total Households
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5 MILES

88,715 Population	97,532 Total Daytime Population	\$106,199 Average Household Income	48,072 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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