

UF HEALTH FRONTING DEVELOPMENT

US-441 & SE Sunset Harbor Rd | Summerfield, FL 34491

Land For Sale | Central Florida



**CALL FOR
PRICE**



**35,000 AADT
US-441**



**3.41 ACRES
SIZE**

- 3.41 AC RaceTrac Excess Site for sale in Summerfield, FL
- US-441 Fronting with 35,000 vehicles per day
- Across new UF Health 27± AC site
- Less than one mile from Del Webb Country Club (3,200+ homes)
- Strong demographics with \$83,500+ household incomes
- Located in rapidly growing Marion County market
- Ideal for retail, restaurant, or service-oriented businesses
- Strong 2.6% population growth in trade area
- Multiple development options with generous acreage
- Great visibility and accessibility from major thoroughfare

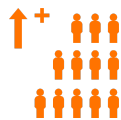
TAKE GOOGLE TOUR



PROPERTIES.LQCRE.COM/SUMMERFIELD441



**5-MI POPULATION
68,104**



**5-YR POP. INCREASE
2.6%**



**5-MI AVG INCOME
\$83,519**

EXTEND YOUR REACH WITH PAUL'S PORTFOLIO, MARKET UPDATES, EXPERT INSIGHT & MORE

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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

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