

Premier Medical Office

4064 E State Road 44
Wildwood, FL 34785

For Lease: Base Rent \$35/sf + NNN ~\$8/sf



Exclusively Listed By:

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Executive Summary

PRIME Medical Space For Lease

Premier medical office space available for lease at Freedom Plaza in Wildwood, FL. This 2,952 SF suite was built in 2022 and features a modern, purpose-built clinical layout with six exam rooms (with sinks), a reception area, large waiting room, two offices, break room and three restrooms. Freedom Plaza has direct frontage on SR 44, providing easy access. Ideal for a primary care, specialty, or ancillary healthcare practice looking for a turnkey, professional environment in a high-traffic retail and medical corridor. Daily traffic count 23,500 (FDOT). Pass-throughs (NNN) are an estimate.

- Freedom Plaza
- 2,952 SF Medical Space Available
- Base Rent \$35/sf/yr + NNN ~\$8/sf/yr, Total Monthly: \$10,578
- 6 exam rooms, 2 offices, break room, large waiting room, reception and 3 restrooms
- Average Daily Traffic Count: 23,500 (FDOT)

Property Website: <https://assets.bravemedialabs.com/listings/hltRRpuCS1CcM62ydP0A/website/basic>



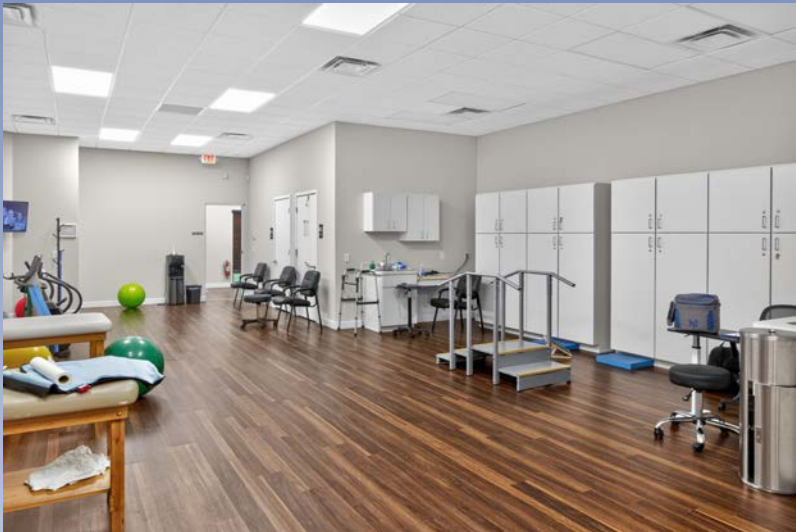
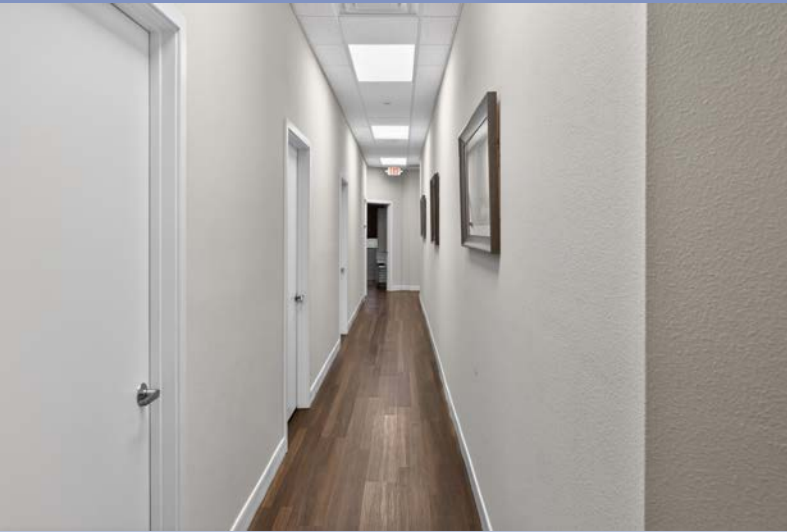
Aerials



Photos



Photos



Demographic and Income Profile

4064 FL-44, Wildwood, Florida, 34785



Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	62,264	72,779	88,176
Total Households	33,295	39,140	47,483
Family Households	22,570	26,432	32,062
Average Household Size	1.86	1.85	1.85
Owner Occupied Housing Units	30,167	35,133	41,816
Renter Occupied Housing Units	3,128	4,007	5,666
Median Age	70.2	70.9	71.6

Trends 2025 - 2030	Area	State	National
Population	3.9%	1.1%	0.4%
Households	3.9%	1.3%	0.6%
Family Population	3.9%	1.3%	0.5%
Owner Occupied Housing Units	3.5%	1.8%	0.0%
Median Household Income	2.1%	2.9%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	636	1.0%	843	1.2%	1,091	1.2%
5-9	749	1.2%	899	1.2%	1,146	1.3%
10-14	796	1.3%	997	1.4%	1,211	1.4%
15-19	746	1.2%	1,046	1.4%	1,256	1.4%
20-24	734	1.2%	908	1.3%	1,255	1.4%
25-29	777	1.3%	1,051	1.4%	1,324	1.5%
30-34	792	1.3%	1,091	1.5%	1,420	1.6%
35-39	919	1.5%	1,125	1.6%	1,553	1.8%
40-44	852	1.4%	1,286	1.8%	1,613	1.8%
45-49	1,088	1.8%	1,244	1.7%	1,824	2.1%
50-54	1,532	2.5%	1,683	2.3%	1,885	2.1%
55-59	3,159	5.1%	2,817	3.9%	3,076	3.5%
60-64	6,296	10.1%	5,955	8.2%	5,824	6.6%
65-69	11,421	18.3%	12,170	16.7%	12,897	14.6%
70-74	15,459	24.8%	17,557	24.1%	20,767	23.6%
75-79	10,226	16.4%	13,832	19.0%	17,229	19.5%
80-84	3,987	6.4%	5,661	7.8%	8,667	9.8%
Age 85+	2,096	3.4%	2,614	3.6%	4,137	4.7%

Full Report Available Upon Request.

Medical Expenditures

4064 FL-44, Wildwood, Florida, 34785

Ring: 5 mile radius




Demographic Summary	2025	2030
Population	72,779	88,176
Households	39,140	47,483
Families	26,432	32,062
Median Household Income	\$83,591	\$92,967
Males per 100 Females	91.5	92.7

Population by Age	2025	2030
Population <5 Years	1.2%	1.2%
Population 65+ Years	71.2%	72.2%
Median Age	70.9	71.6

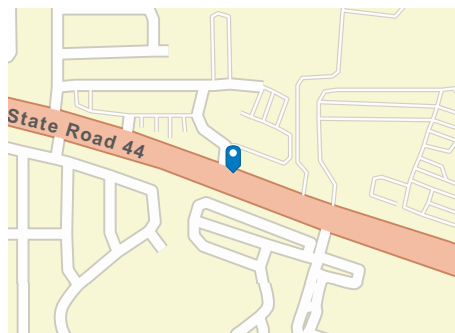
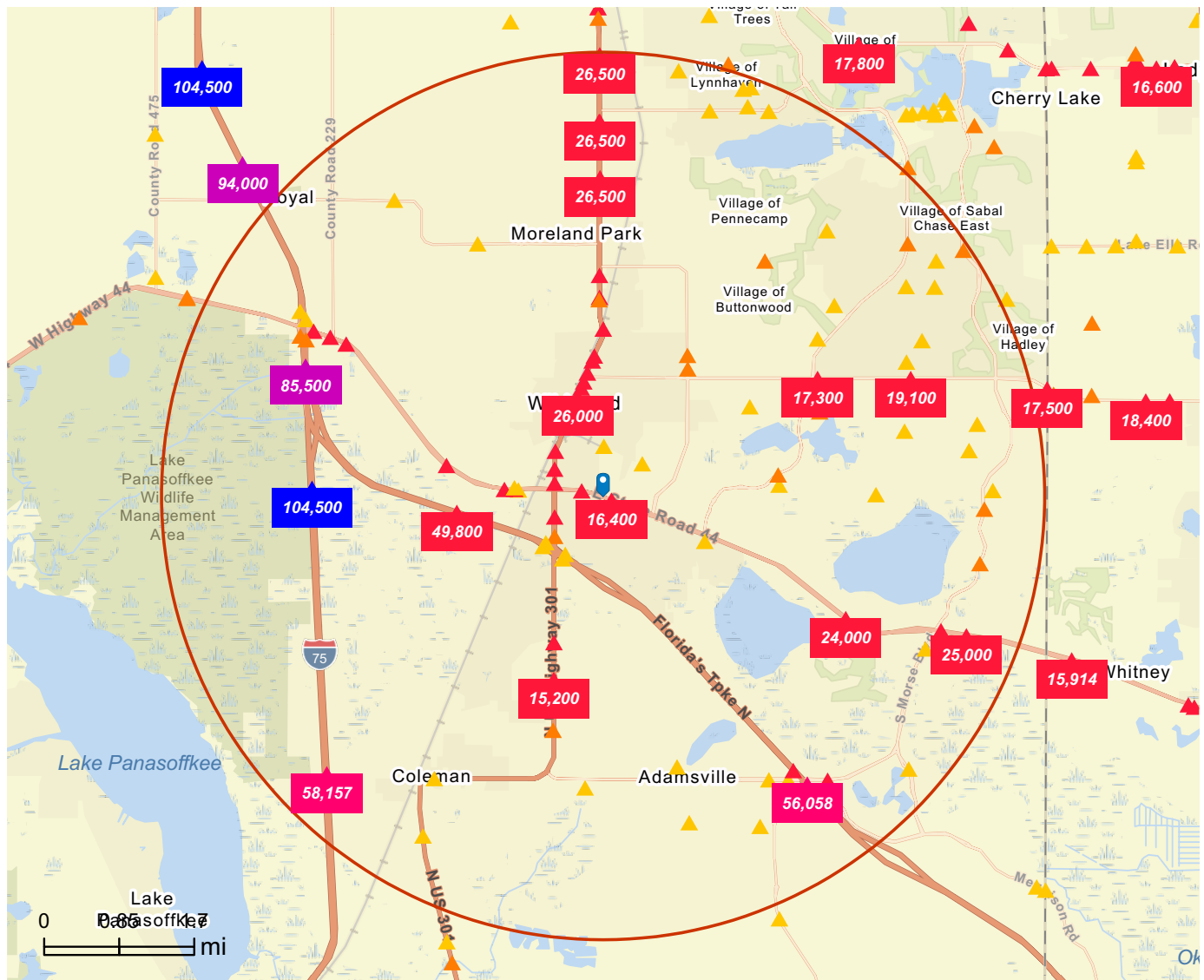
	Spending Potential Index	Average Amount Spent	Total
Health Care	103	\$8,004.17	\$313,283,386
Medical Care	104	\$2,883.40	\$112,856,389
Physician Services	96	\$295.94	\$11,582,913
Dental Services	106	\$570.44	\$22,326,974
Eyecare Services	117	\$110.74	\$4,334,284
Lab Tests, X-rays	81	\$72.16	\$2,824,226
Hospital Room and Hospital Services	90	\$248.98	\$9,745,033
Convalescent or Nursing Home Care	131	\$70.32	\$2,752,136
Other Medical Services (1)	89	\$192.36	\$7,528,868
Nonprescription Drugs	114	\$228.11	\$8,928,082
Prescription Drugs	96	\$405.73	\$15,880,077
Vitamins and Supplements	127	\$198.86	\$7,783,381
Medicare Prescription Drug Premium	146	\$201.05	\$7,869,052
Eyeglasses and Contact Lenses	90	\$119.13	\$4,662,582
Hearing Aids	152	\$52.29	\$2,046,790
Medical Equipment for General Use	104	\$12.96	\$507,075
Other Medical Supplies/Equipment (2)	107	\$104.37	\$4,084,915

Full Report Available Upon Request.

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

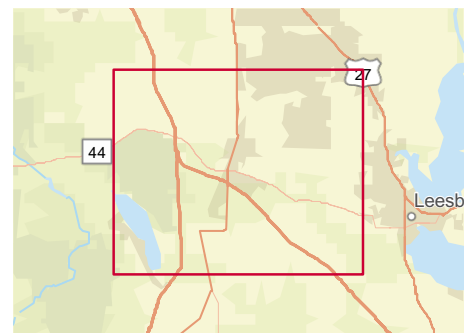
 [Source:](#) Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Traffic Count



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



[Source:](#) Traffic Counts (2025)

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