

SUMMERFIELD REDEVELOPMENT

15010 US HWY 441, Summerfield FL, 34491



3 Buildings Approx +/- 42,000 SF On 9.61 Acres

Executive Summary

- **Three buildings totaling approximately 42,000 +/- SF on a 9.61 AC – adjacent to the new UF Hospital, signaling long-term confidence in the market and creating synergies for medical office, pharmacy, and service-oriented retail users.**
- **Market Growth - Summerfield is experiencing transformative growth**, with multiple major development projects in various stages of planning, approvals, and construction.
- **Massive Pipeline of New Development** – Over 12,370 new residential units, 2 million square feet of commercial space, an industrial park, a sports arena, and multiple parks/recreational areas are planned or underway in the surrounding trade area.
- **Strategic Location Along U.S. Highway 441** – Exceptional visibility with **±262 feet of frontage and exposure to ±35,000 vehicles per day**. The property sits directly between two booming markets: The Villages to the south and Ocala to the north.
- **Next to The Villages** – Just a 5-minute drive from one of the fastest-growing master-planned communities in the U.S., attracting affluent retirees and fueling strong demand for retail, dining, healthcare, and services.
- **Fast-Growing Metro Economy** – Regional job creation is anchored by healthcare, education, and hospitality, strengthening fundamentals and long-term consumer spending power.
- **Strong Construction Pipeline** – With 160,000 SF under construction, nearly double the 10-year average of 86,000 SF, the submarket is seeing a significant wave of new development activity.

Asking Price: **\$5,000,000**

PROPERTY SNAPSHOT



9.61AC
Size



35,000
AADT



262 ft.
Frontage on
HWY 441



\$79,164
Household Income
3-mile radius



28,678
Population 3-mile
radius



AADT: 35,000



US-441 N
US-441 S

e
A
e
r

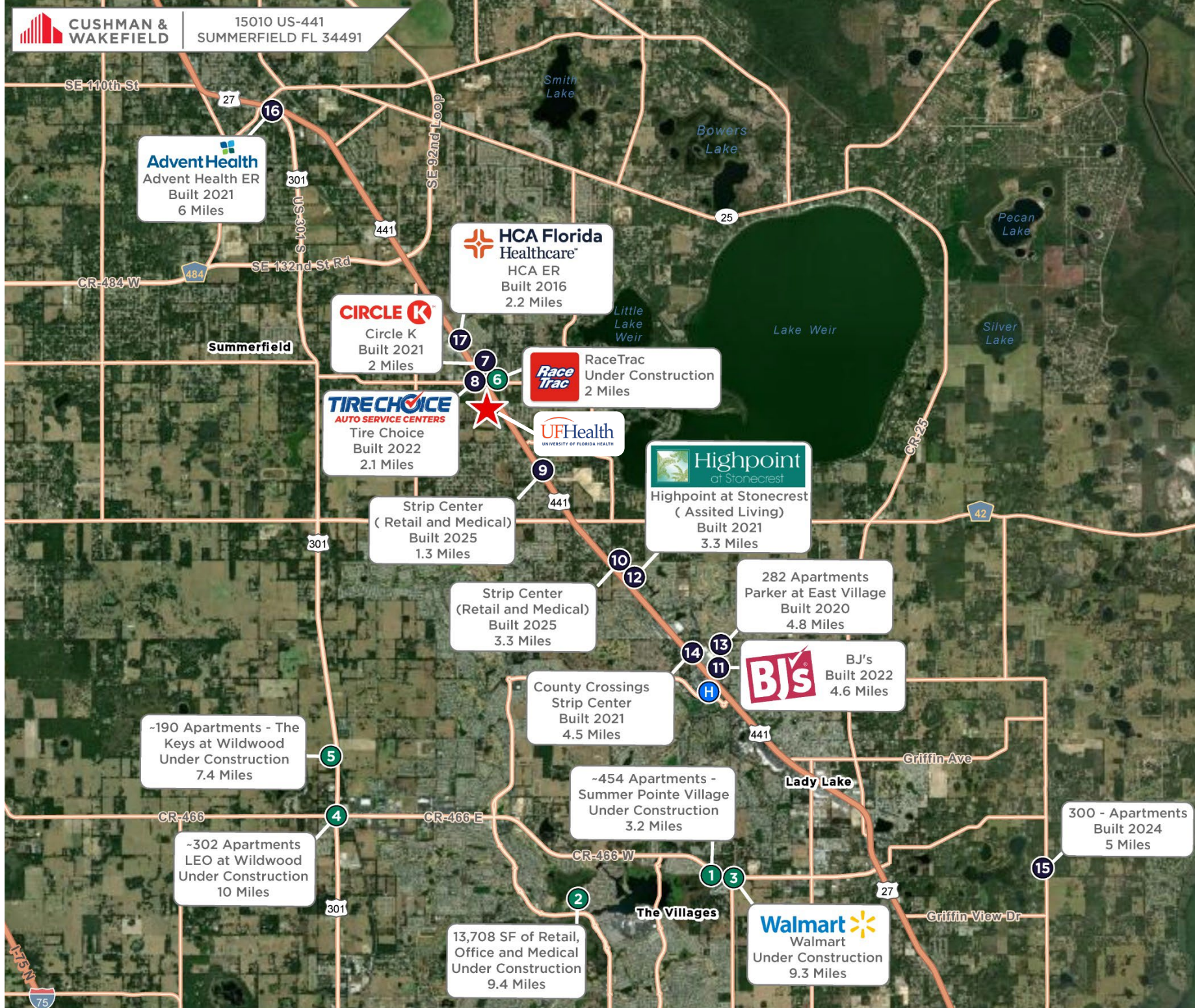
Property Overview

PROPERTY DESCRIPTION

LOCATION	Summerfield, FL
COUNTY	Marion
ADDRESS	5010 US HWY 441 Summerfield FL, 34491
GLA	Approx. 42,000 SF
LOT SIZE	9.61 Acres
ZONING	B2
YEAR BUILT/RENOVATED	9. 61 Acres
PARCEL ID	47671-000 – 01
ZONING	B2
# OF BUILDINGS	3
OCCUPANCY	96.5%
PARKING	Ample Spaces
TRAFFIC COUNT	35,000 AADT
ACCESS	Direct Access on US HWY 441
FEMA	Flood Zone "X" Area of Minimal Flood Hazard



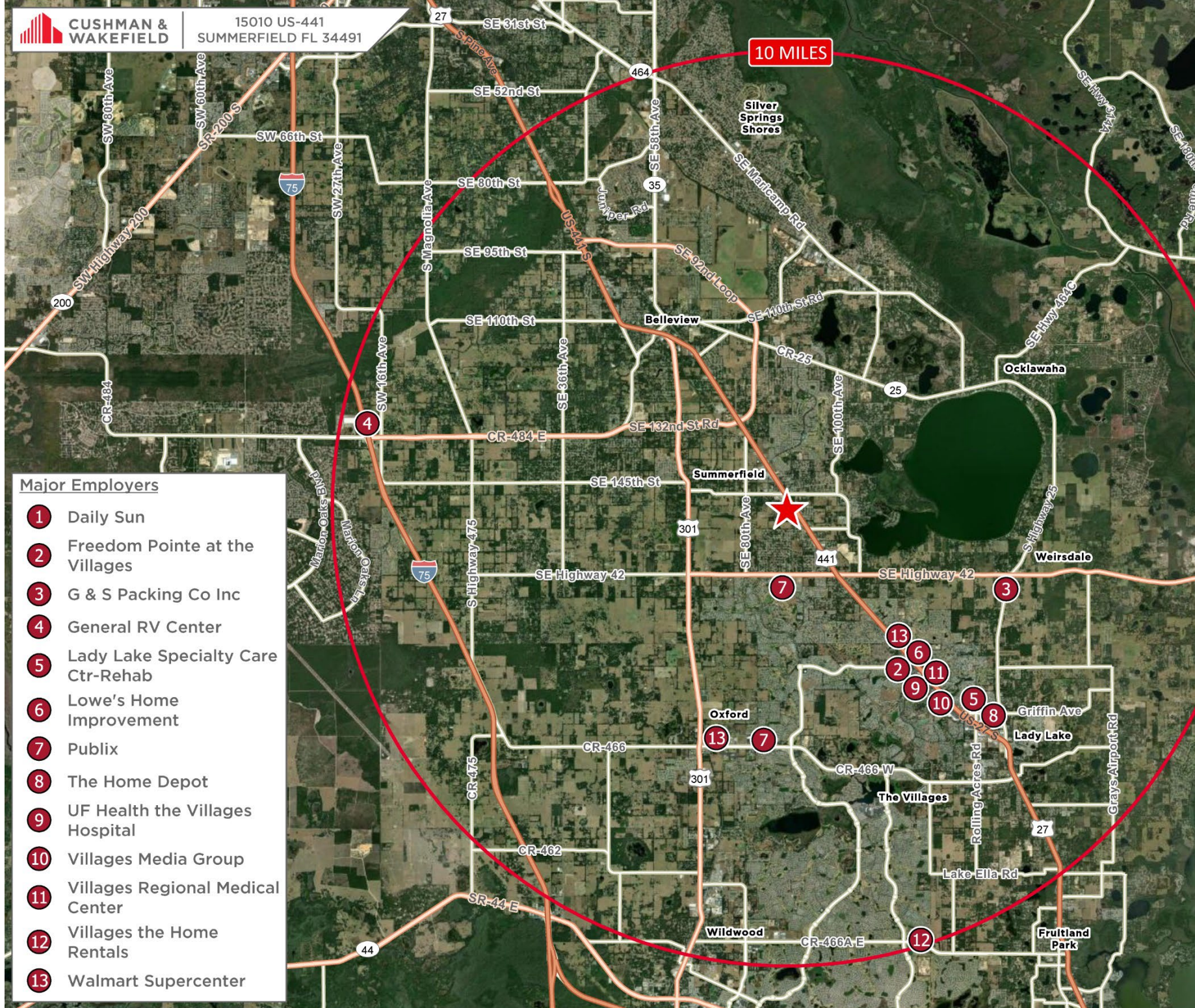
New Developments



Major Employers

Major Employers

- 1 Daily Sun
- 2 Freedom Pointe at the Villages
- 3 G & S Packing Co Inc
- 4 General RV Center
- 5 Lady Lake Specialty Care Ctr-Rehab
- 6 Lowe's Home Improvement
- 7 Publix
- 8 The Home Depot
- 9 UF Health the Villages Hospital
- 10 Villages Media Group
- 11 Villages Regional Medical Center
- 12 Villages the Home Rentals
- 13 Walmart Supercenter



SUMMERFIELD REDEVELOPMENT



CONTACTS

CHRIS SMITH

Director

Retail Capital Markets

Direct: +1 407 541 4425

christopher.d.smith@cushwake.com

LAURA QUINTERO

Licensed Brokerage Specialist

Retail Capital Markets

Direct: +1 407 949 0890

Laura.quintero@cushwake.com

DRONE VIDEO

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.