

SUMMERFIELD REDEVELOPMENT

15010 US HWY 441, Summerfield FL, 34491



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

DRONE VIDEO

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

441

US-441 N
US-441 S

 DOLLAR GENERAL

S
i
e
A
e
r

Property Overview

PROPERTY DESCRIPTION

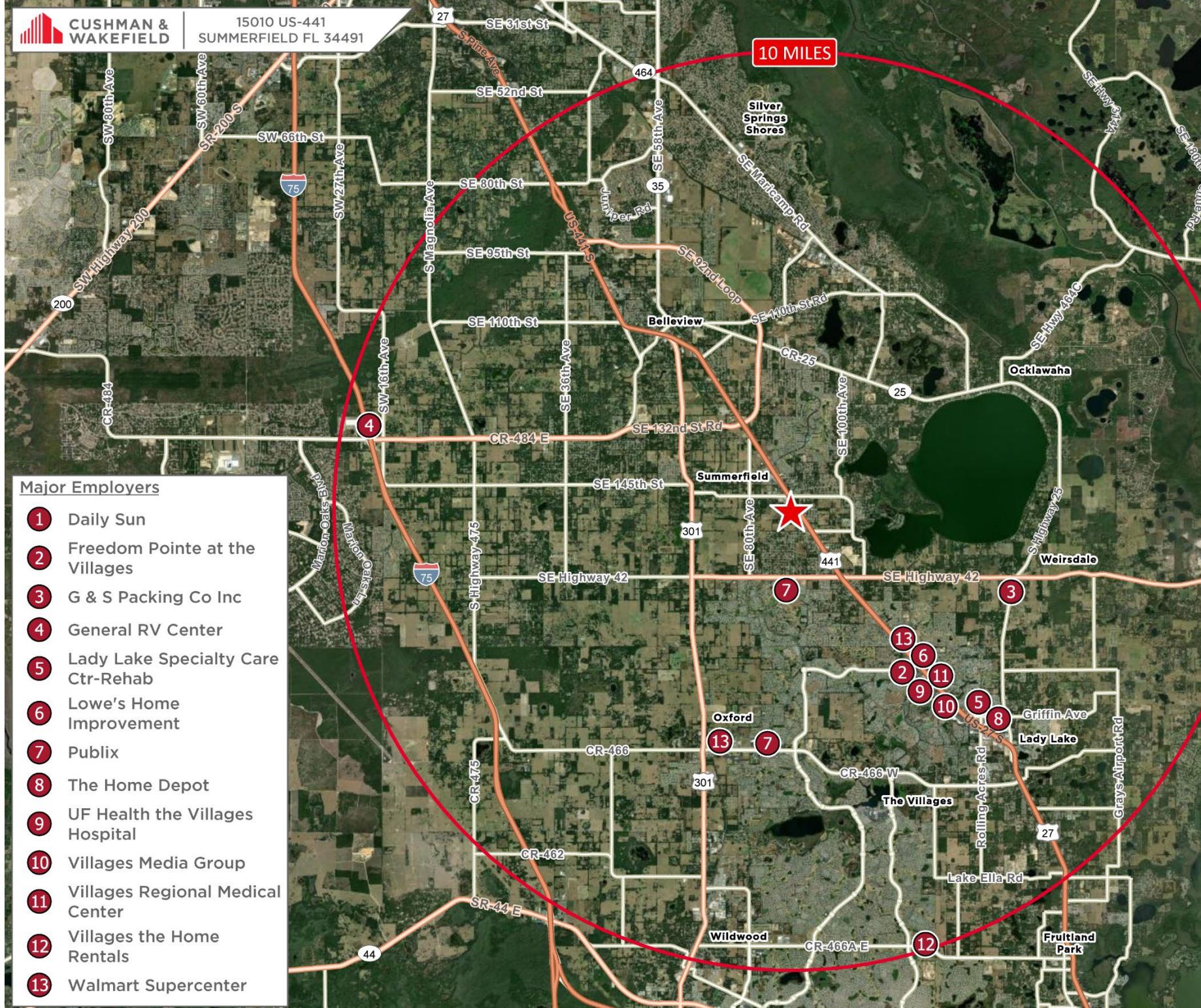
LOCATION	Summerfield, FL
COUNTY	Marion
ADDRESS	5010 US HWY 441 Summerfield FL, 34491
GLA	Approx. 42,000 SF
LOT SIZE	9.61 Acres
ZONING	B2
YEAR BUILT/RENOVATED	9.61 Acres
PARCEL ID	47671-000 - 01
ZONING	B2
# OF BUILDINGS	3
OCCUPANCY	96.5%
PARKING	Ample Spaces
TRAFFIC COUNT	35,000 AADT
ACCESS	Direct Access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



New Developments



Major Employers



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CONTACTS

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