

US-301 & CR-462, WILDWOOD, FL

SHOPS AT TWISTED OAK

OUTPARCELS AND SHOP SPACE AVAILABLE FOR SALE OR LEASE



PROPERTY
DETAILS



PROPERTY HIGHLIGHTS

- High traffic, High Growth site serving the communities of the Villages
- QSR, Automotive Service, Daycare, and Retail uses permitted
- Ground lease/Build to Suit/Sale
- Full Access to US 301 at a Traffic Signal
- Over 4000 Homes permitted within 3 miles of Twisted Oaks

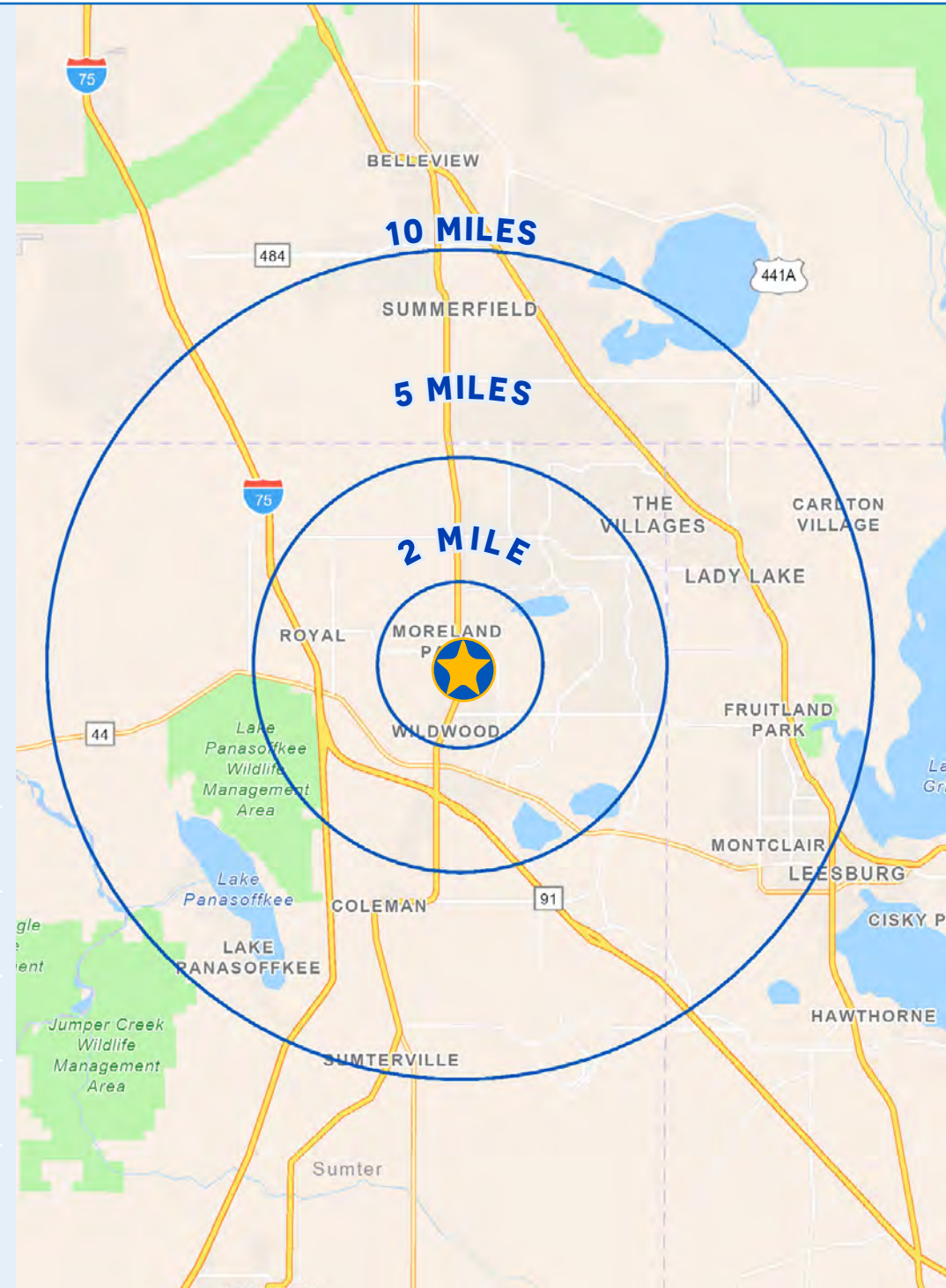
AVAILABLE SPACE

- Pad Site 1 - ±0.87 AC
- Pad Site 3 - 1,400-9,465 SF available with endcap Drive-Thru
- Pad Site 4 - ±1.20 AC
- Pad Site 6 - 0.66 AC

DEMOGRAPHICS

	2 MILE	5 MILE	10 MILE
 POPULATION	14,485	77,136	216,001
 DAYTIME POPULATION	15,641	86,763	218,580
 MEDIAN HH INCOME	\$79,800	\$82,880	\$74,491
 TOTAL HOUSEHOLDS	6,868	40,990	107,085

SOURCE: ESRI

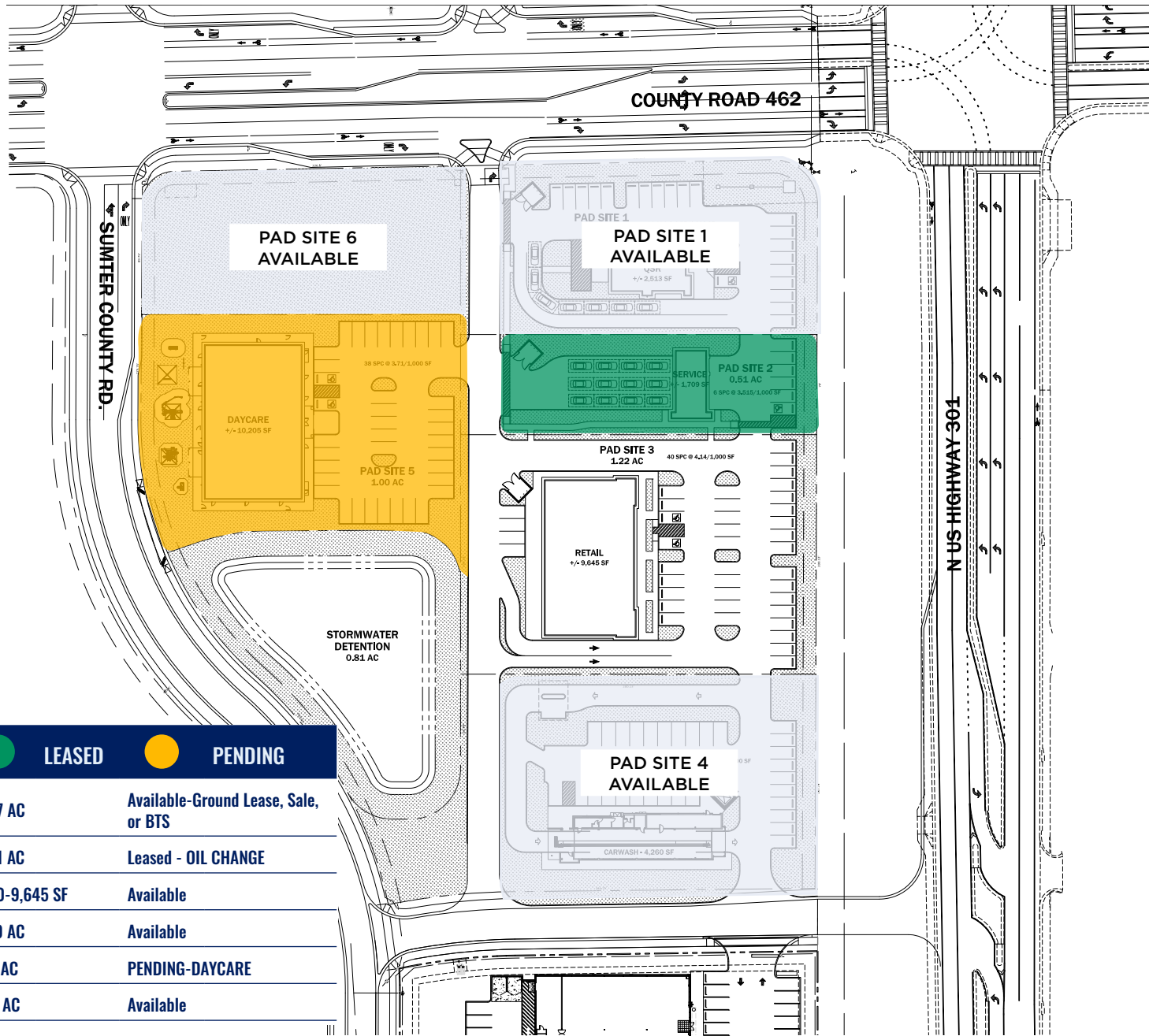


SITE AERIAL

Twisted Oaks
1,274 Homes



SITE PLAN

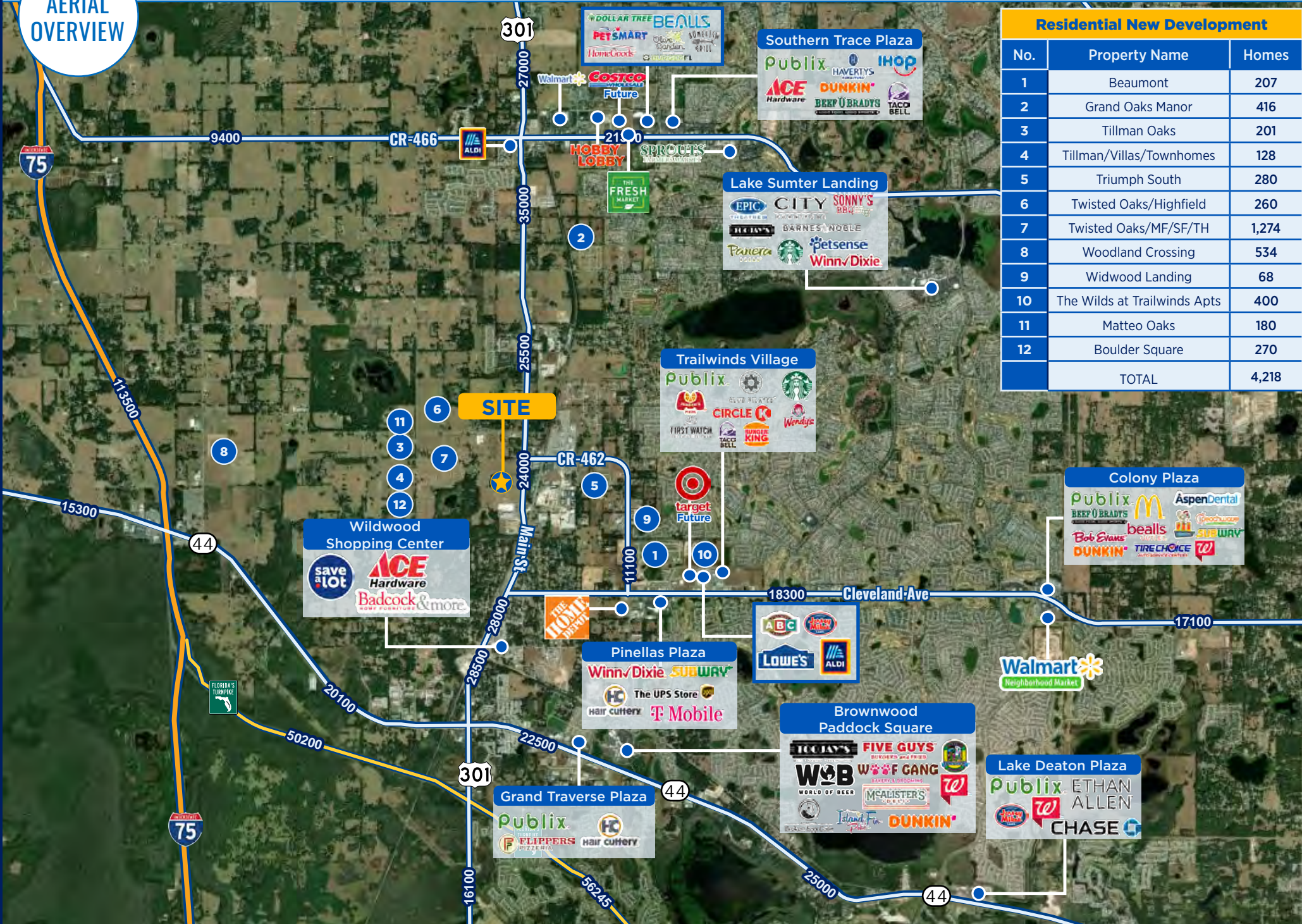


● AVAILABLE	● LEASED	● PENDING
● PAD SITE 1	±0.87 AC	Available-Ground Lease, Sale, or BTS
● PAD SITE 2	±0.51 AC	Leased - OIL CHANGE
● PAD SITE 3	1,400-9,645 SF	Available
● PAD SITE 4	±1.20 AC	Available
● PAD SITE 5	1.00 AC	PENDING-DAYCARE
● PAD SITE 6	0.66 AC	Available

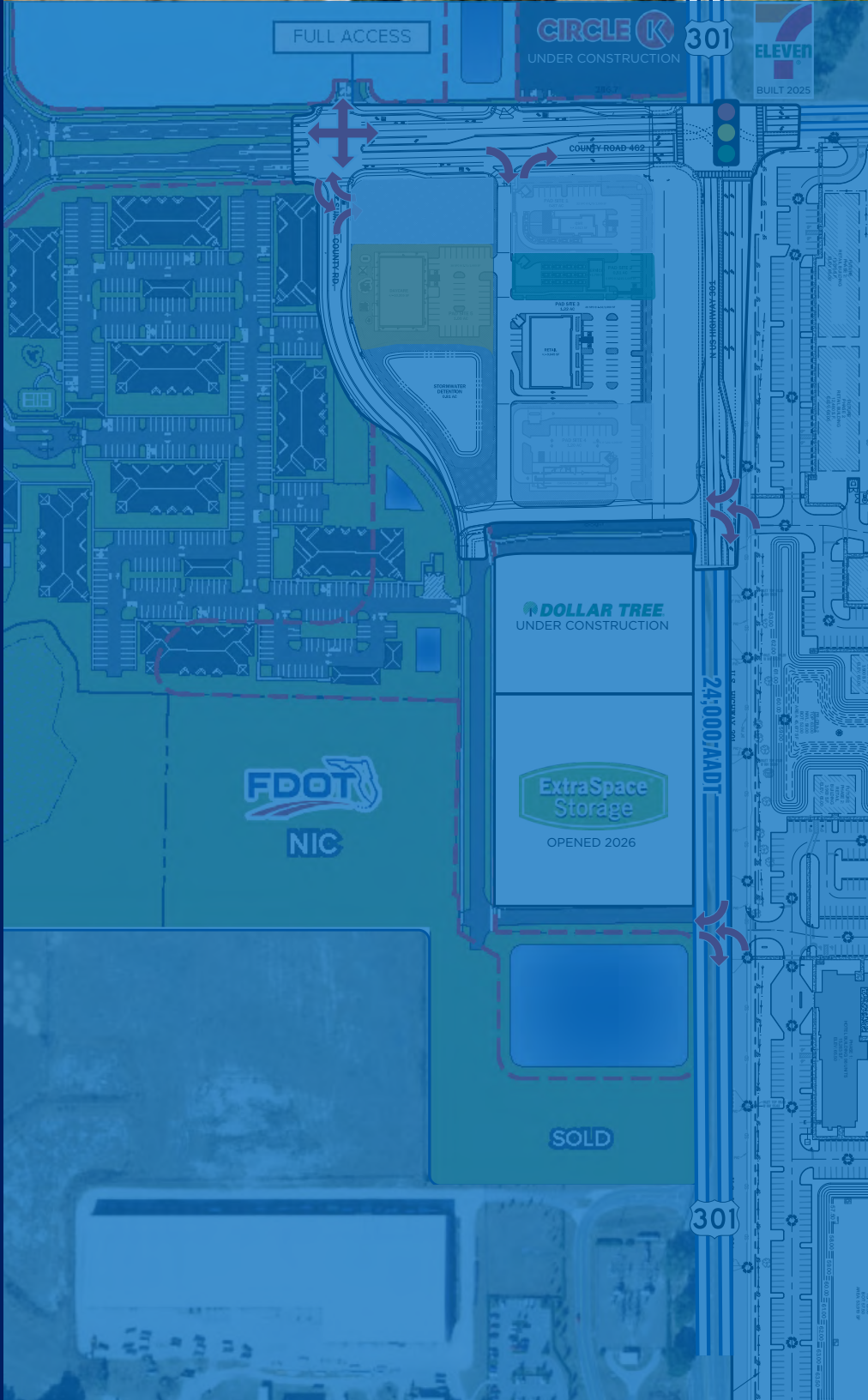
SITE PHOTOS



AERIAL OVERVIEW



Residential New Development		
No.	Property Name	Homes
1	Beaumont	207
2	Grand Oaks Manor	416
3	Tillman Oaks	201
4	Tillman/Villas/Townhomes	128
5	Triumph South	280
6	Twisted Oaks/Highfield	260
7	Twisted Oaks/MF/SF/TH	1,274
8	Woodland Crossing	534
9	Widwood Landing	68
10	The Wilds at Trailwinds Apts	400
11	Matteo Oaks	180
12	Boulder Square	270
	TOTAL	4,218



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