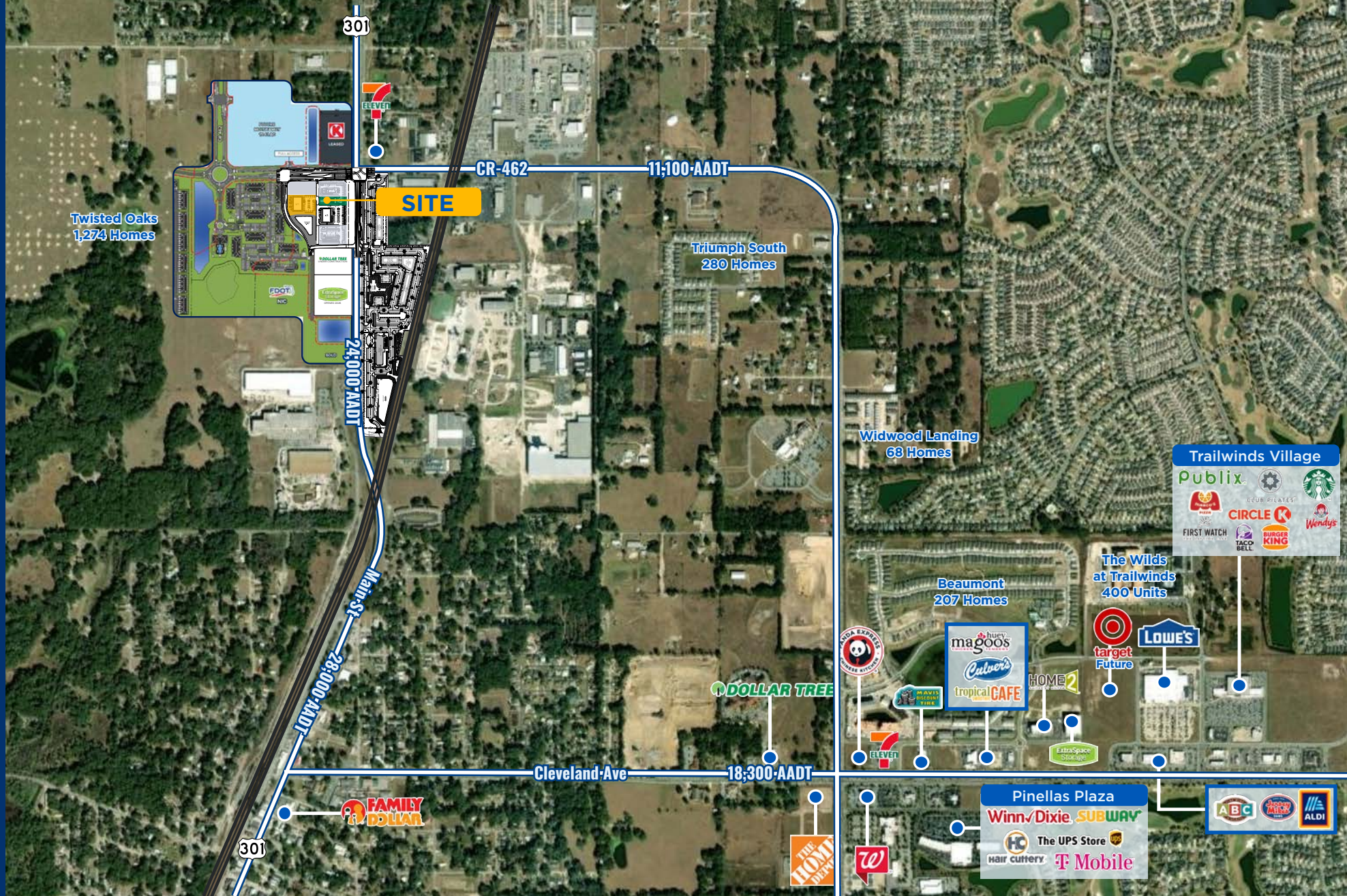




US-301 & CR-462, WILDWOOD, FL

# SHOPS AT TWISTED OAK

OUTPARCELS AND SHOP SPACE AVAILABLE FOR SALE OR LEASE





## PROPERTY DETAILS

SHOPS AT TWISTED OAK • OUTPARCELS AND SHOP SPACE AVAILABLE FOR SALE OR LEASE

### PROPERTY HIGHLIGHTS

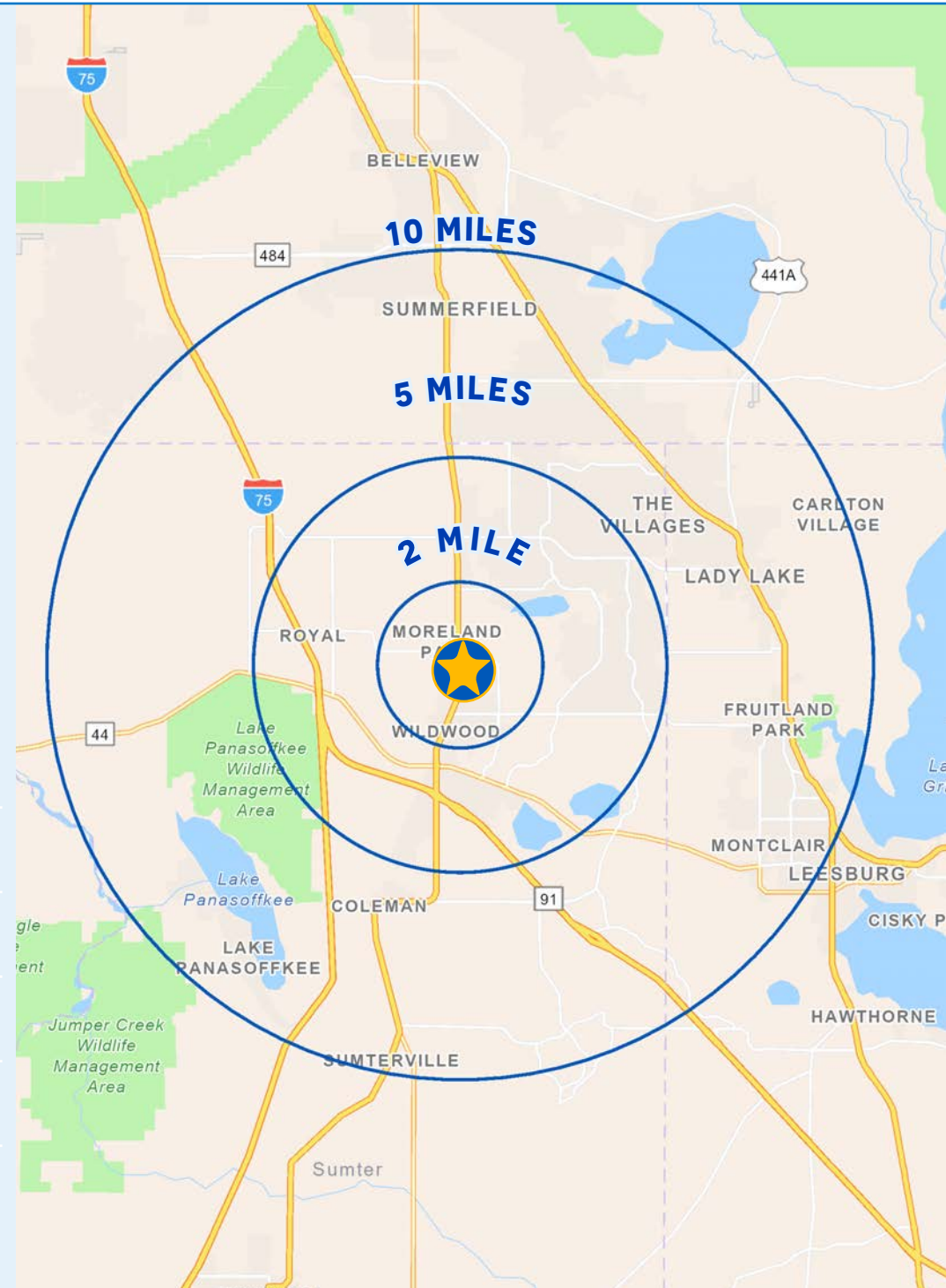
- High traffic, High Growth site serving the communities of the Villages
- QSR, Automotive Service, Daycare, and Retail uses permitted
- Ground lease/Build to Suit/Sale
- Full Access to US 301 at a Traffic Signal
- Over 5000 Homes permitted within 3 miles of Twisted Oaks

### 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  |
|--------------------------------------------------------------------------------------------------------------|----------|----------|----------|
|  <b>POPULATION</b>        | 14,485   | 77,136   | 216,001  |
|  <b>DAYTIME POPULATION</b> | 15,641   | 86,763   | 218,580  |
|  <b>MEDIAN HH INCOME</b>   | \$79,800 | \$82,880 | \$74,491 |
|  <b>TOTAL HOUSEHOLDS</b>   | 6,868    | 40,990   | 107,085  |



SOURCE: ESRI



SITE  
AERIAL

SHOPS AT TWISTED OAK • OUTPARCELS AND SHOP SPACE AVAILABLE FOR SALE OR LEASE

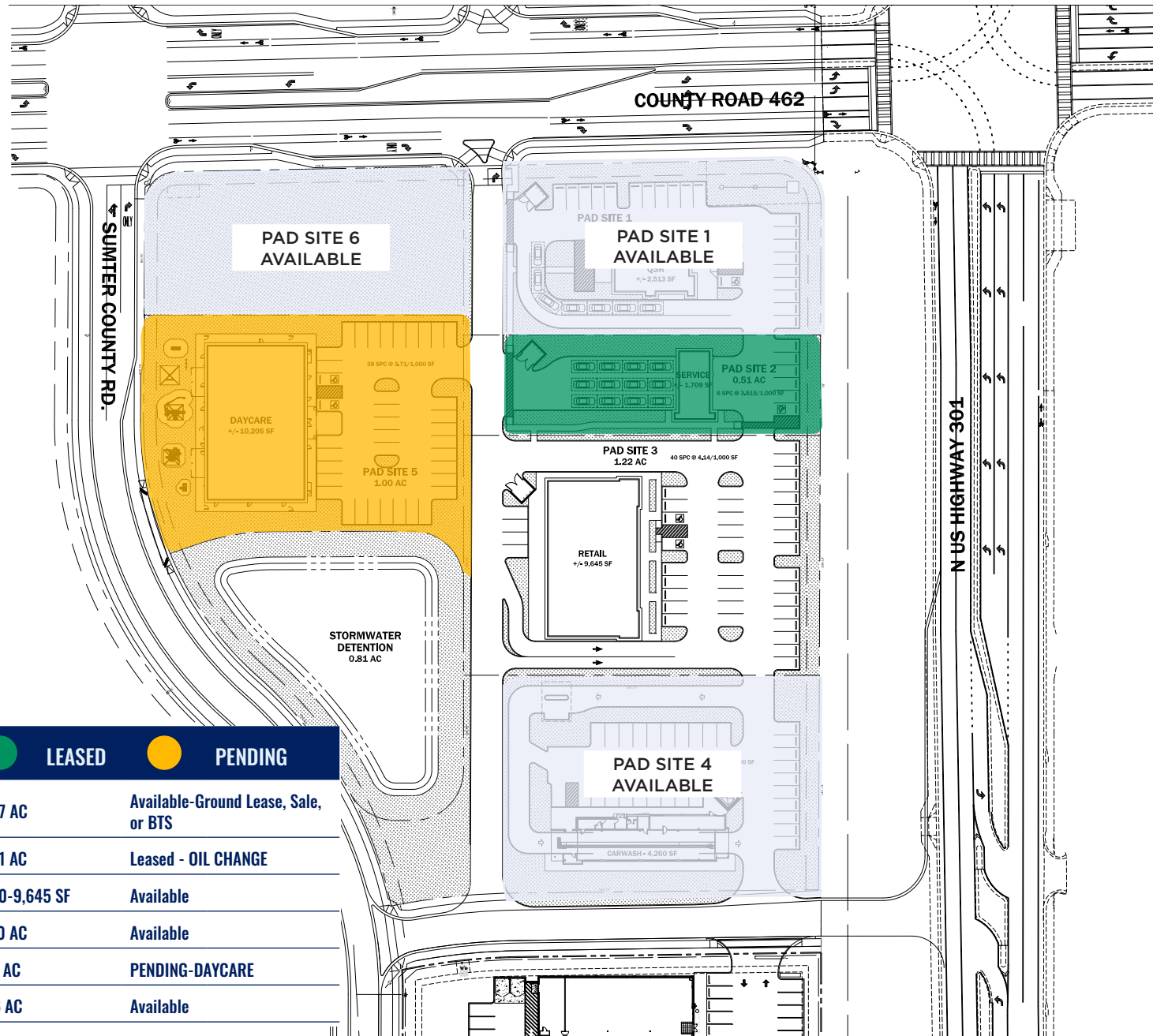
Twisted Oaks  
1,274 Homes





# SITE PLAN

SHOPS AT TWISTED OAK · OUTPARCELS AND SHOP SPACE AVAILABLE FOR SALE OR LEASE



| 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

SHOPS AT TWISTED OAK • OUTPARCELS AND SHOP SPACE AVAILABLE FOR SALE OR LEASE

## RETAIL



## RESIDENTIAL



## ACCESS

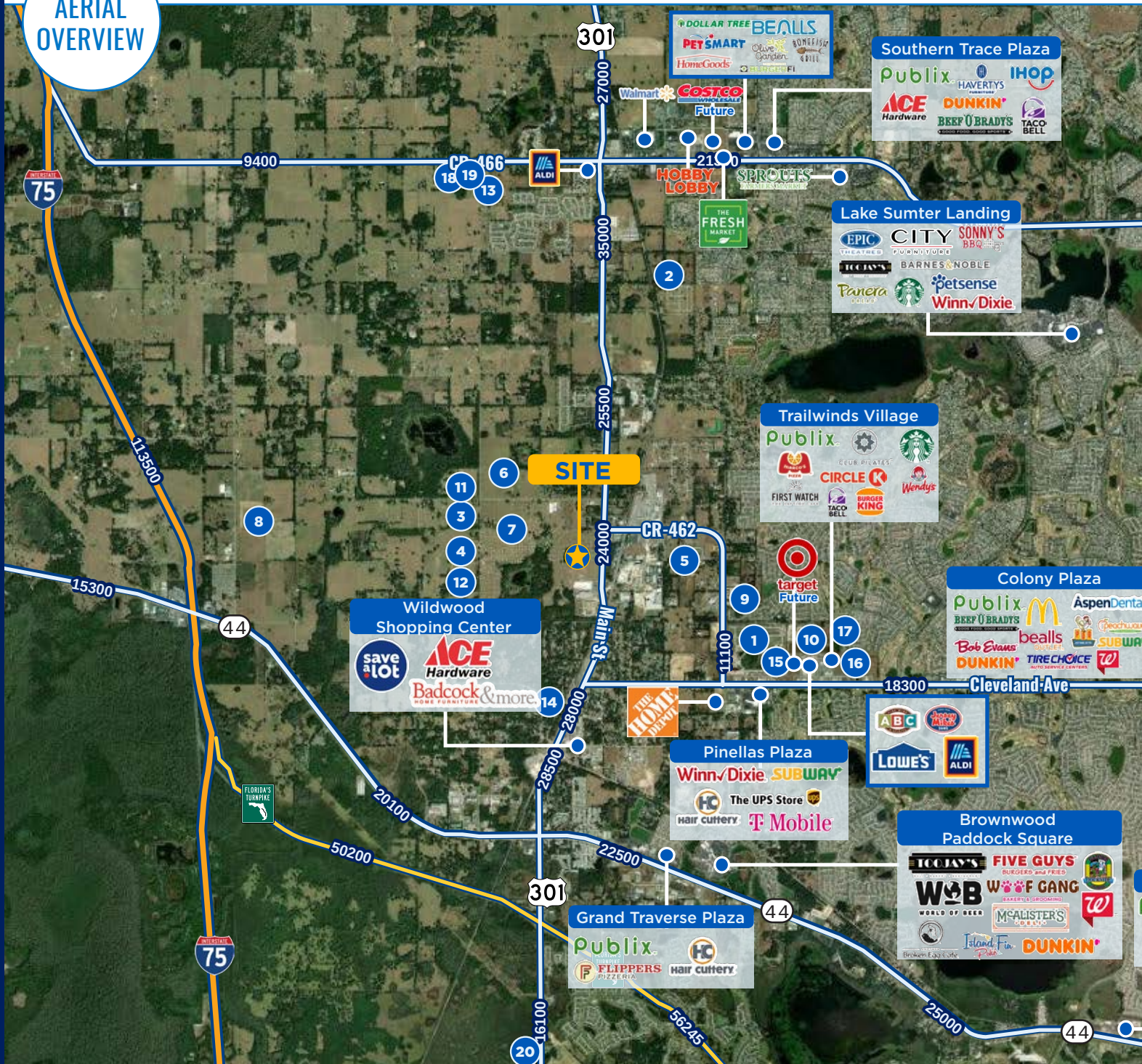


## TRAFFIC





AERIAL OVERVIEW



Residential New Development

| No. | Property Name                             | Homes |
|-----|-------------------------------------------|-------|
| 1   | Beaumont                                  | 207   |
| 2   | Grand Oaks Manor                          | 145   |
| 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   |
| 13  | Summerfield Cottages                      | 265   |
| 14  | Wildwood III Duplexes                     | 350   |
| 15  | The Casablanca at Wildwood                | 54    |
| 16  | Trailwinds Village Retirement Communities | 249   |
| 17  | Penrose Place                             | 232   |
| 18  | Canvas at Wildwood                        | 149   |
| 19  | Canvas at Wildwood                        | 75    |
| 20  | One Hundred Oaks                          | 460   |
|     | TOTAL                                     | 5,781 |



FULL ACCESS

CIRCLE K  
UNDER CONSTRUCTION

301

7  
ELEVEN  
BUILT 2025

COUNTY ROAD 462

DOLLAR TREE  
UNDER CONSTRUCTION

ExtraSpace  
Storage  
OPENED 2026

24,000/ADT

SOLD

FDOT  
NIC

US-301 & CR-462, WILDWOOD, FL

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