

# SUMMERFIELD REDEVELOPMENT

15010 US HWY 441, Summerfield FL, 34491



3 Buildings Approx +/-45,000 SF On 9.61 Acres



DRONE VIDEO

# Executive Summary

- **Owner financing available.**
- **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

e  
A  
e  
r

# Property Overview

## PROPERTY DESCRIPTION

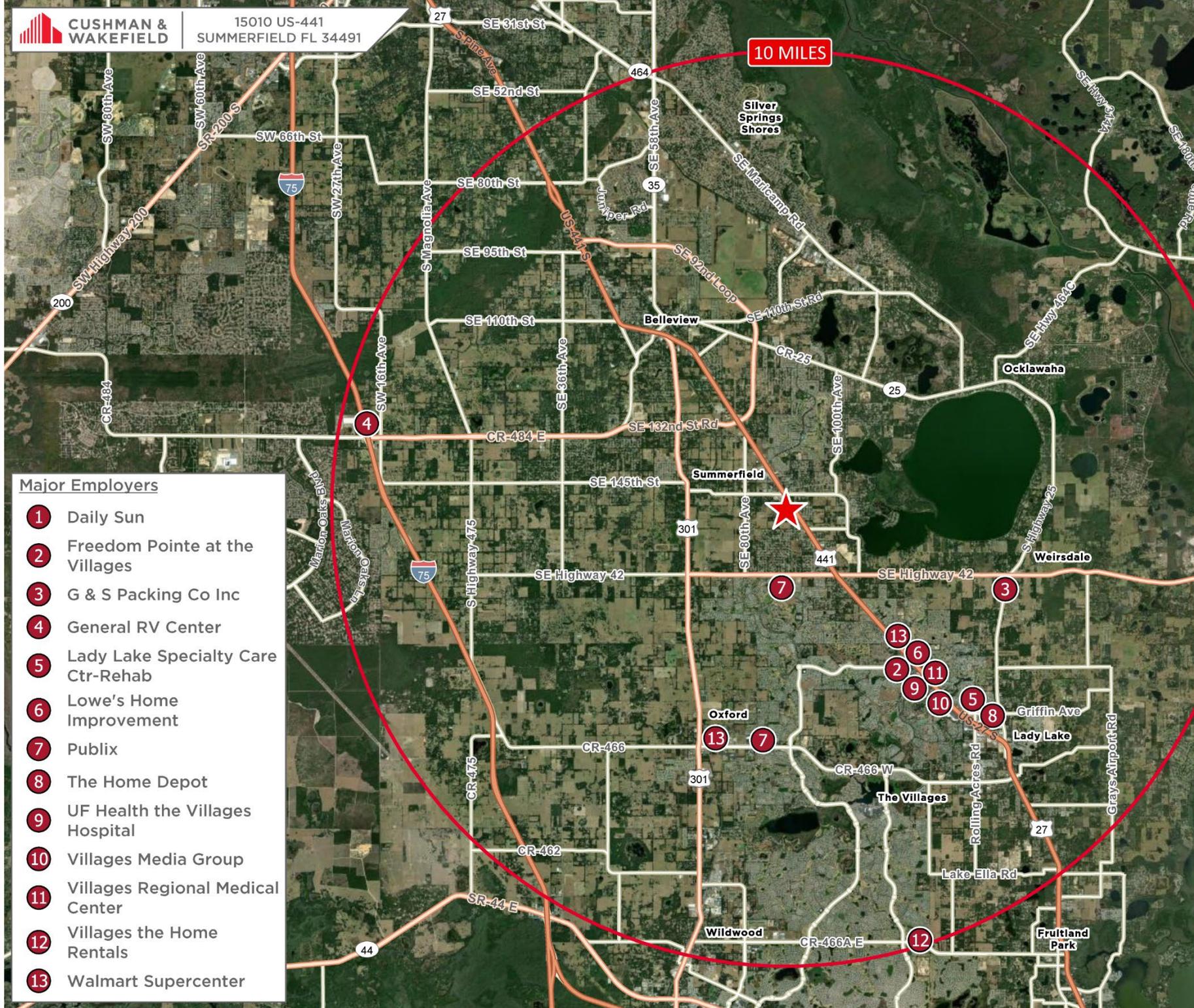
<b>LOCATION</b>	Summerfield, FL
<b>COUNTY</b>	Marion
<b>ADDRESS</b>	5010 US HWY 441 Summerfield FL, 34491
<b>GLA</b>	Approx. 45,000 SF
<b>LOT SIZE</b>	9.61 Acres
<b>ZONING</b>	B2
<b>YEAR BUILT/RENOVATED</b>	9. 61 Acres
<b>PARCEL ID</b>	47671-000 – 01
<b>ZONING</b>	B2
<b># OF BUILDINGS</b>	3
<b>OCCUPANCY</b>	96.5%
<b>PARKING</b>	Ample Spaces
<b>TRAFFIC COUNT</b>	35,000 AADT
<b>ACCESS</b>	Direct Access on US HWY 441
<b>FEMA</b>	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

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