

HIGH VISIBILITY US 301 FRONTAGE

# GATEWAY TO THE VILLAGES

*Four Shovel-Ready Pad Sites Minutes to The Villages, Orlando, and I-75*



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## PROPERTY HIGHLIGHTS

**● High-Visibility Retail Opportunity in Central Florida's Fastest-Growing Corridor****Strategic Location Advantages**

Positioned at the epicenter of regional growth at US Highway 301 and County Road 470, this development captures traffic from three high-value markets:

- The Villages expansion corridor – serving 130,000+ residents in Florida's #1 master-planned community
- Sumter County's industrial boom – supporting new logistics, manufacturing, and residential growth
- I-75 gateway traffic – positioned on the primary north-south artery connecting Orlando and Tampa Bay
- Close to several ports, including Port of Tampa and several regional and national airports.

**Proven Retail Anchor in Place**

A newly constructed 7-Eleven fuel station validates the location and drives daily traffic to your front door. This blue-chip anchor de-risks your investment and creates immediate co-tenancy value.

**Flexible Site Configuration for Multiple Users**

Each pad is designed to accommodate your exact concept:

- Quick-Service Restaurants with drive-thru capability
- Neighborhood Retail and convenience-oriented services
- Medical Office serving The Villages' demographic
- Automotive Services capturing highway and local traffic

## PROPERTY DETAILS

LOT SIZE	7.13 AC +/-
PRICE	SUBJECT TO OFFER
ZONING	RETAIL PAD USE

*Scan to See Aerial Video*



## PROPERTY OVERVIEW

### Build to Suit, Ground Lease, or Sell with Flexible Zoning

- Fully engineered pad sites with centralized stormwater management
- Shared infrastructure reduces your development costs and timeline
- Signalized access via CR-470 plus right-in/right-out from US 301
- Pre-planned ingress/egress maximizes visibility and traffic flow
- Lots can be sold or leased separately

**7**

**MILES**

*To The Villages*

**1**

**HOUR OR LESS**

*To Orlando*

**3**

**MAJOR HIGHWAYS**

*US 301, CR 470, & I-75*

**CAPITALIZE ON OPPORTUNITY | FLEXIBILITY | LOCATION**





## LOCATION OVERVIEW

### Sumterville, FL | Access to Florida's Growth Corridor



Sumterville is located at the strategic intersection of US Highway 301 and County Road 470 in central Florida (Wikipedia). Positioned approximately 16 miles south of The Villages, 20 miles south of Ocala and 45 miles northwest of Orlando, Sumterville serves as a critical gateway connecting major growth markets throughout the state. The community lies within Sumter County, which encompasses 557 square miles of land area and has emerged as one of Florida's most dynamic growth markets (Wikipedia).

### Business-Friendly Environment

Sumter County consistently ranks as one of the lowest total tax rate counties in Florida (Sumter County Economic Development). The county has established aggressive incentives and partnerships designed to attract expanding and relocating businesses, including an Industrial Development Authority whose sole mission is to facilitate business growth and expedite processing of bond issues with no county issuance fees (Sumter County Economic Development).



## LOCATION OVERVIEW

## SUPPORTING REGIONAL GROWTH: Sumter County

The Villages' expansion drives significant economic development in surrounding Sumter County. Sumter County's population reached 162,493 in April 2025--an impressive 25% growth rate between 2020 and 2025 ([Sumter County Economic Development](#)).

Manufacturing jobs in Sumter County grew by 8% from 2019-2024, with a 15% projected growth rate over the next five years ([Sumter County Government](#)), indicating diversification beyond the community's service economy.

From 2022 to 2023, employment in Sumter County grew at 6.27%, from 28,700 employees to 30,500 employees (Data USA). Average employment in 2024 across all industries in the county was 42,186 (Lightcast 2025.3). There is a workforce of 553,896 (JobsEQ 2025) within a 45 minute drive of Sumter County.



TOTAL POPULATION  
**156,743**

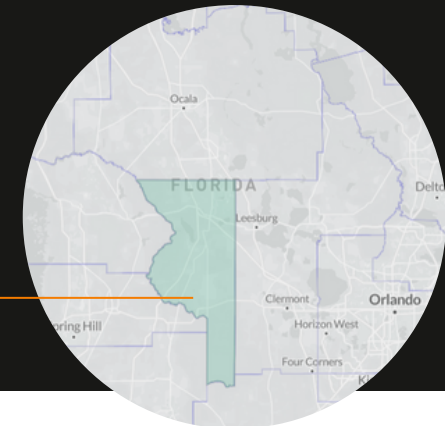


MEDIAN HOUSEHOLD INCOME  
**\$73,300**



PER CAPITA INCOME  
**\$46,555**

*Sumter County*





## LOCATION OVERVIEW

### Sumterville, FL



#### POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

1 MILE

3 MILES

5 MILES

441

2,141

19,965

44

46

53

43

45

52

46

48

54



#### HOUSEHOLD & INCOME

Total Households

Average HH Income

Average House Value

176

691

6,878

\$74,630

\$84,215

94,876

\$291,095

\$303,609

\$358,824

## LOCATION OVERVIEW

# The Villages | Nation's Largest Active Adult Community

### Exceptional Growth Trajectory

The Villages is the world's largest active adult community, representing an unprecedented retail and service market opportunity. The population of the Wildwood/The Villages metropolitan area reached 151,565 in 2023, rising 5% to make it the country's fastest growing metropolitan area.

Located approximately 20 miles south of Ocala and 45 miles northwest of Orlando, The Villages spans approximately 57,000-acres across Sumter, Marion, and Lake counties.

The community has been expanding aggressively southward, with plans for a 60% boom in residents to reach a projected 260,000 people by 2045.





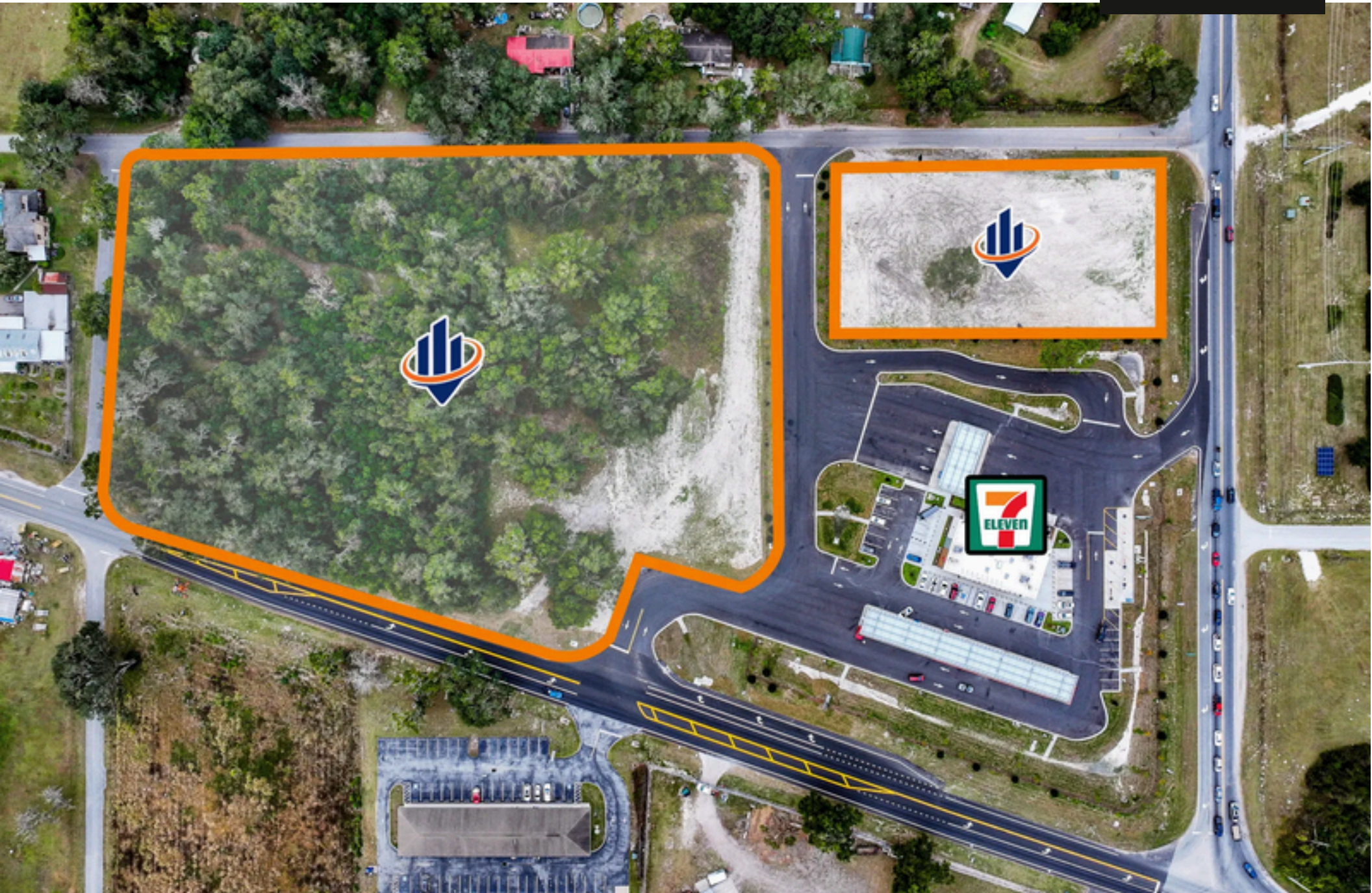


\*Representative Map

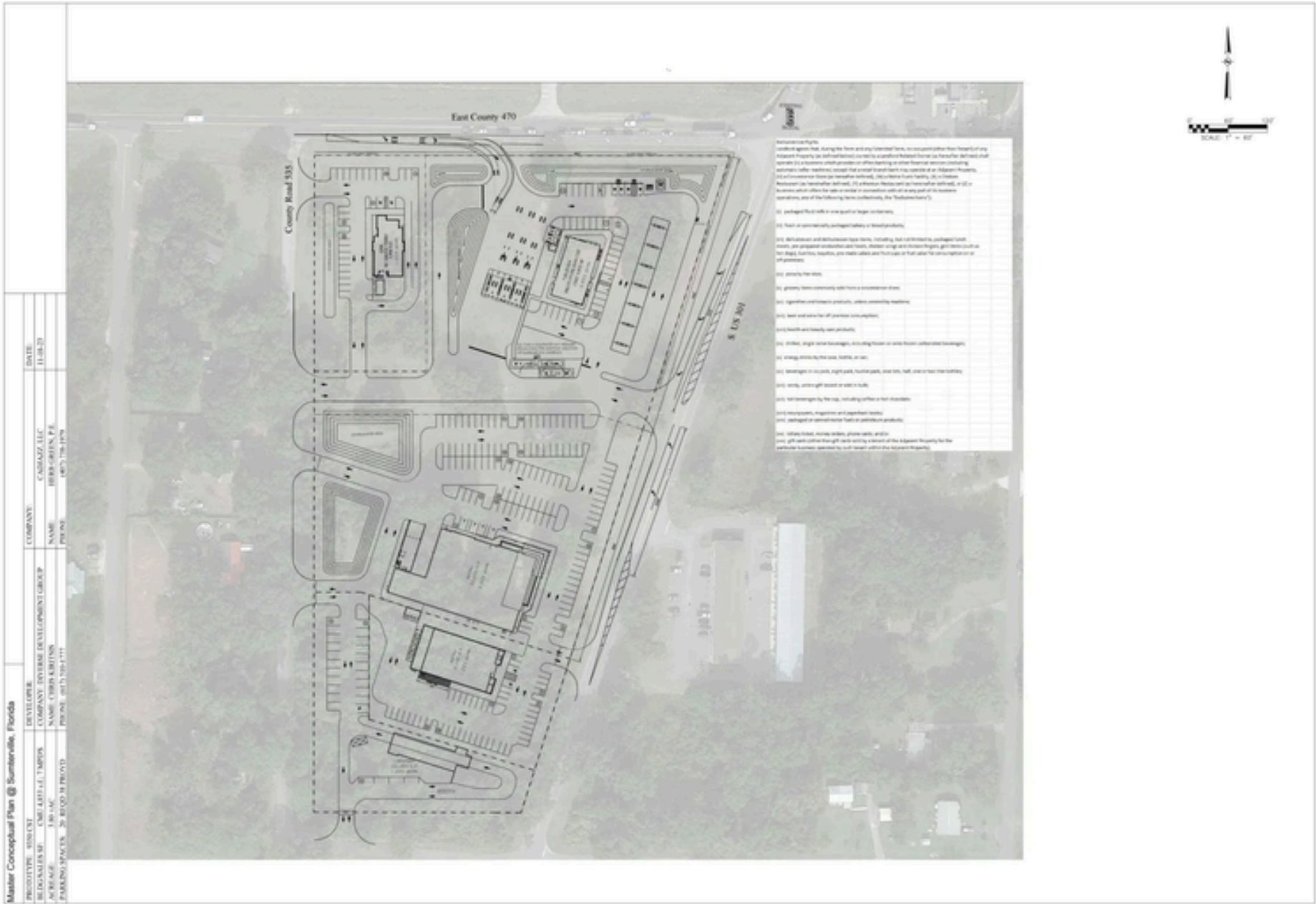














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