



CR 462

28,000 VPD

10,800 VPD

17,300

Bueno Vista Blvd

SITE
1.04 AC

magoo's
Culver's
ACTION
CANTERBURY

Trailwinds Village

LOWE'S
Publix
Starbucks
ALDI
Wendy's
TACO BELL
FIRST WATCH
BURGER KING

CR 466A

Proposed
CVS
pharmacy

Walgreens

WELLS FARGO

Bank of America

Winn/Dixie
SUBWAY
TD Ameritrade
CHASE
COMMUNITY BANK & TRUST OF FLORIDA
MARATHON
The UPS Store
H&R BLOCK
SQUARE 1 Burgers & Bar

FAMILY DOLLAR
Save a Lot
Badcock HOME FURNITURE & more
Domino's

Wildwood
Middle/High School
518 Students

Brownwood Paddock Square
DUNKIN'
MVP
WORLD OF BEER
McALISTER'S
Tommy Bahama
FIVE GUYS

SUNTRUST
Hardee's

Spectrum

Pizza Hut

Advance Auto Parts

FOR LEASE / SALE

Retail Pad Near The Villages

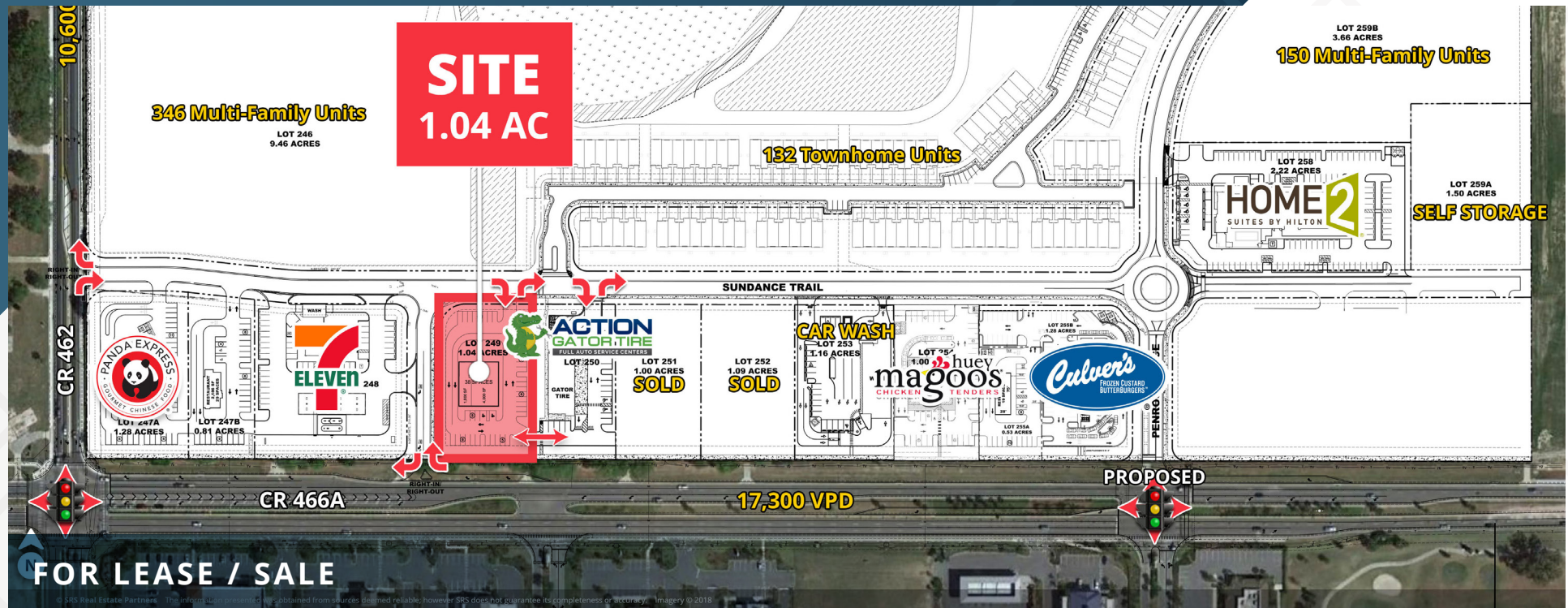
E CR 426 & CR 466A | Wildwood, FL

SRS

22,500 VPD

Retail Pad Near The Villages

E CR 462 & CR 466A | Wildwood, FL 34785



1.04 AC
Available

Contact
Broker
Rate

ABOUT THE PROPERTY

- Excellent location along County Road 466A.
- One mile from The Villages' Brownwood Paddock Square, an outdoor complex with restaurants, movie and daily live music performances.
- The Villages is a 55+ community with an affluent population with ample leisure time.
- Surrounded by national and regional retailers including Panda Express, 7-Eleven, Action Gator Tire, Culver's, Walgreens, Publix, Aldi, ABC Fine Wine & Spirits, Starbucks, Burger King and proposed Target and Home Depot.
- Restrictions: Pharmacy, Gas, Tire Store, Car Wash, and Hotel.

JOIN THESE RETAILERS



Publix.

PROPOSED



PROPOSED

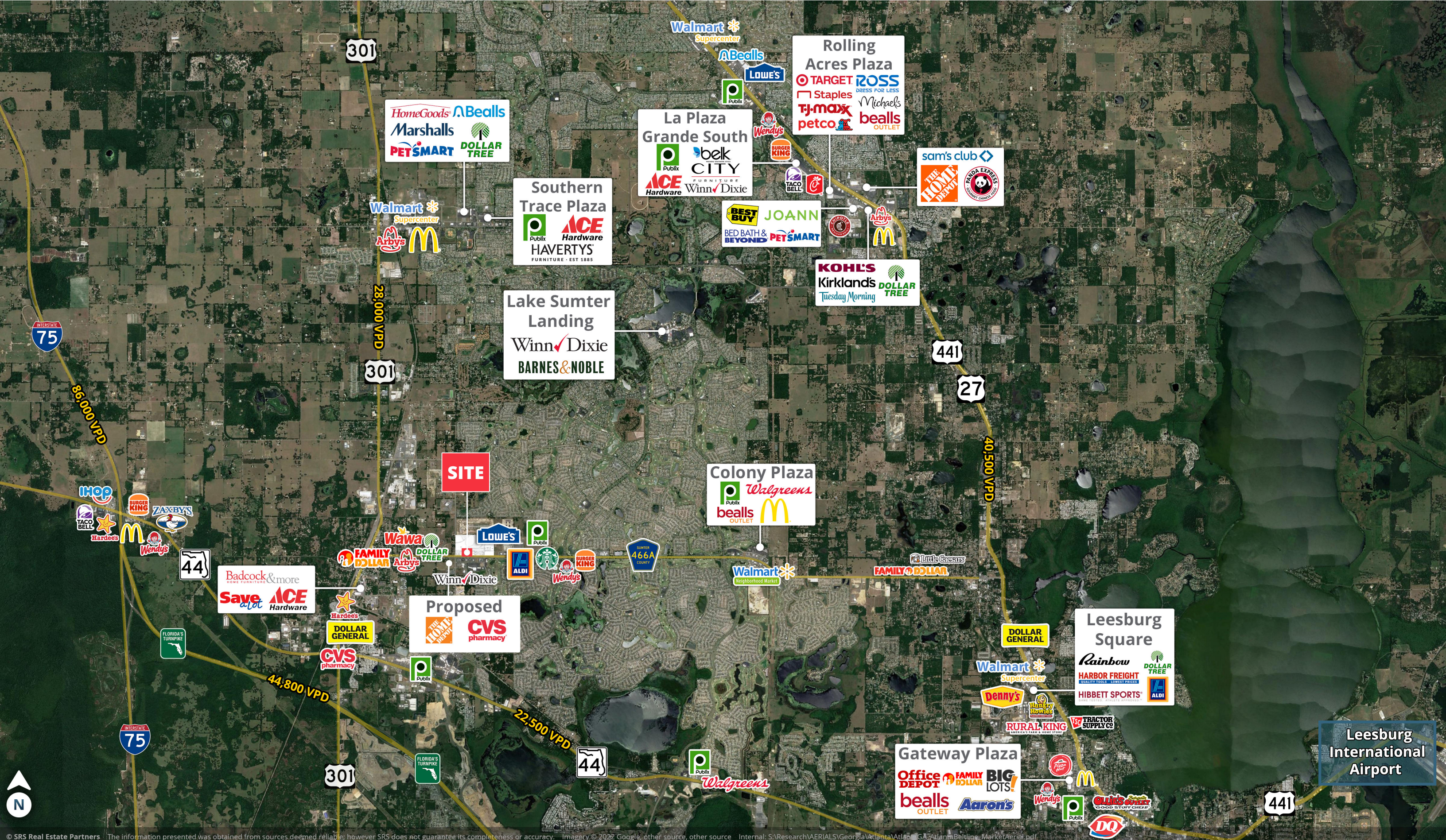


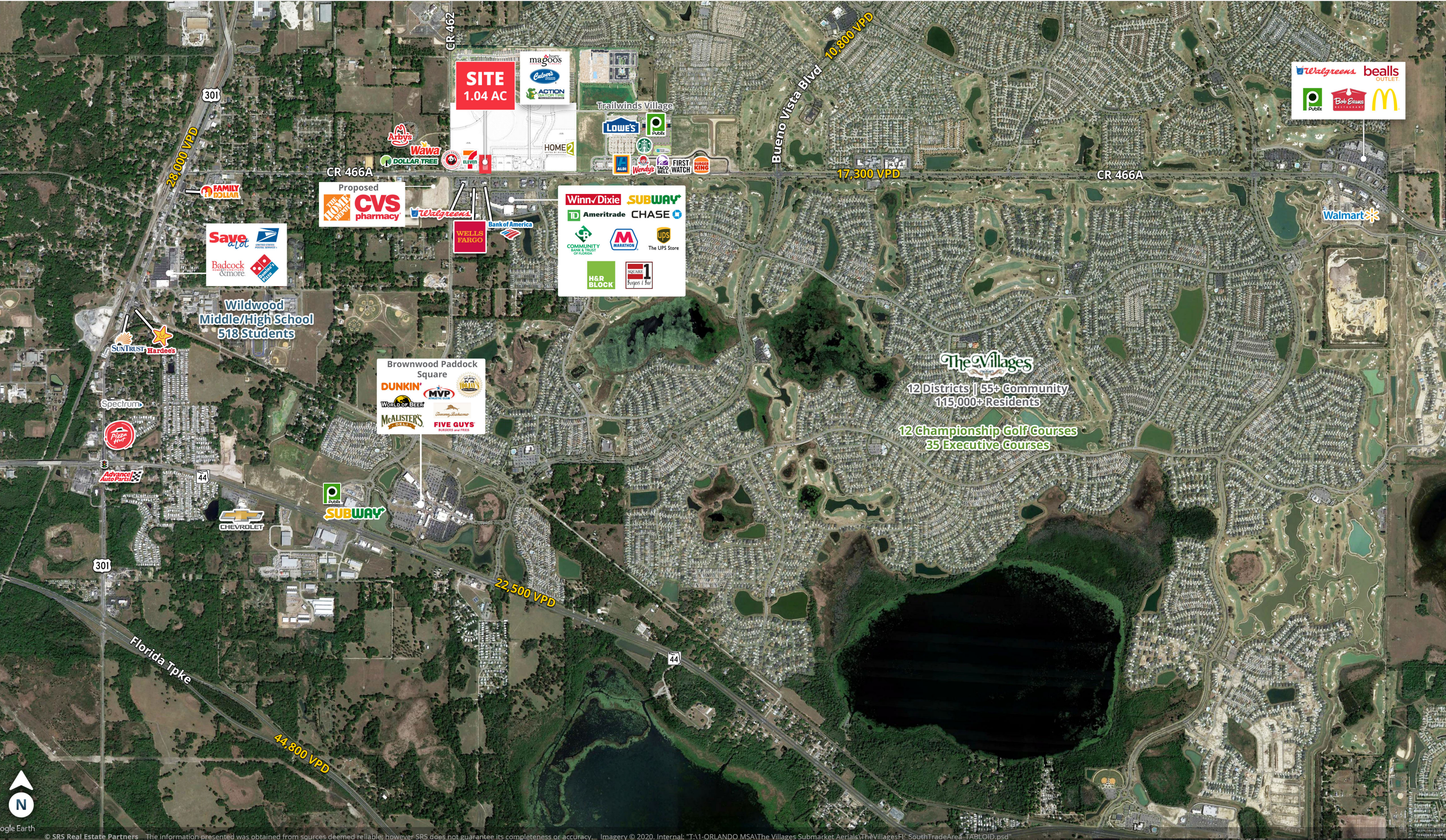
TRAFFIC COUNTS

CR 466A
CR 462
US-301

Year: 2023 | Source: FDOT

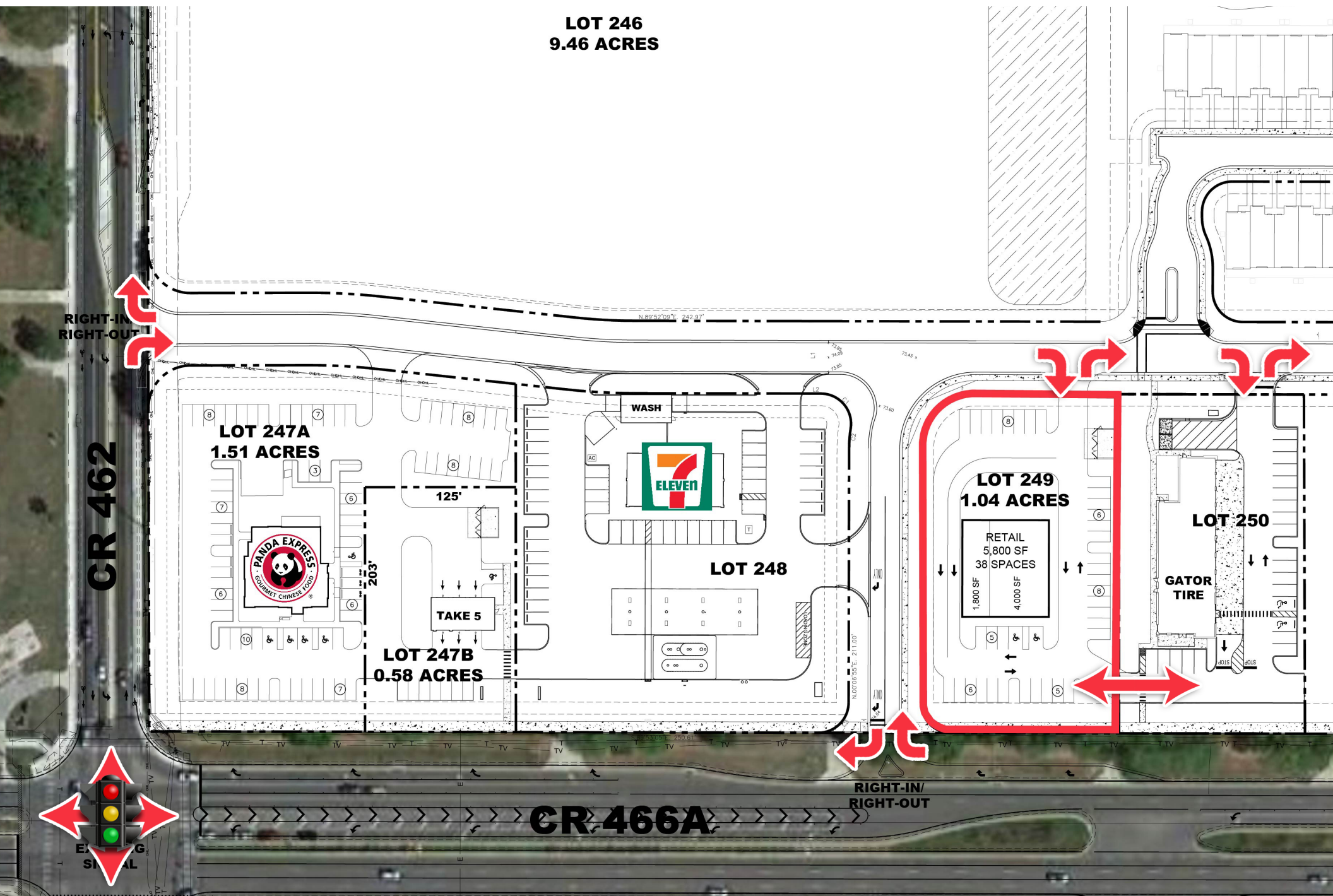
17,300 VPD
10,600 VPD
28,000 VPD







E CR 462 & CR 466A | Wildwood, FL 34785



Retail Pad Near The Villages

E CR 462 & CR 466A | Wildwood, FL 34785



DEMOGRAPHIC HIGHLIGHTS

1 MILE

6,202	7,017	\$106,217	7,017
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

41,356	44,547	\$110,410	44,547
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

88,862	97,433	\$111,370	97,433
Population	Total Daytime Population	Average Household Income	Total Households



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE

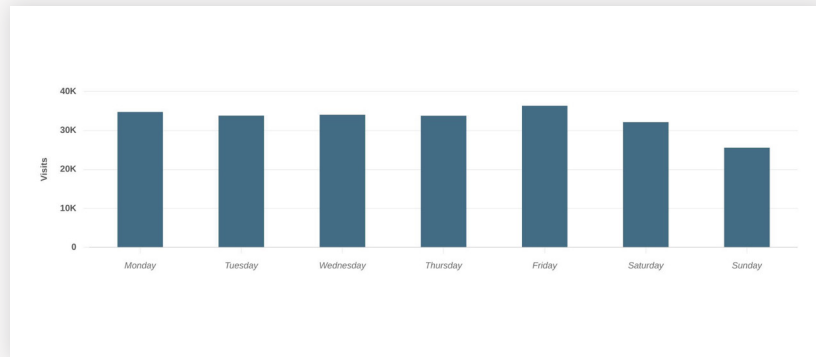


MOBILE DATA & FOOT TRAFFIC INSIGHTS

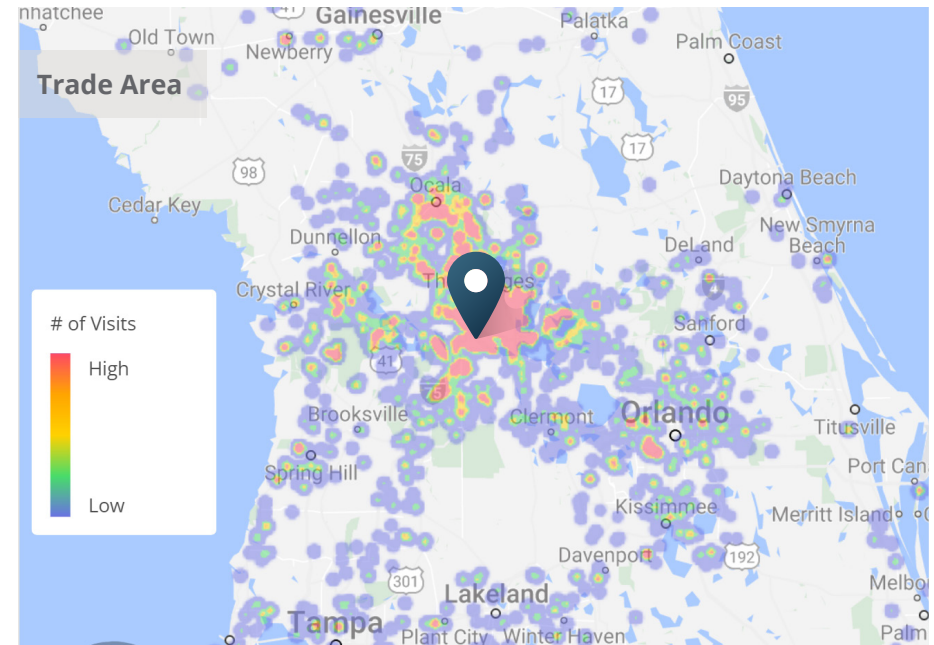
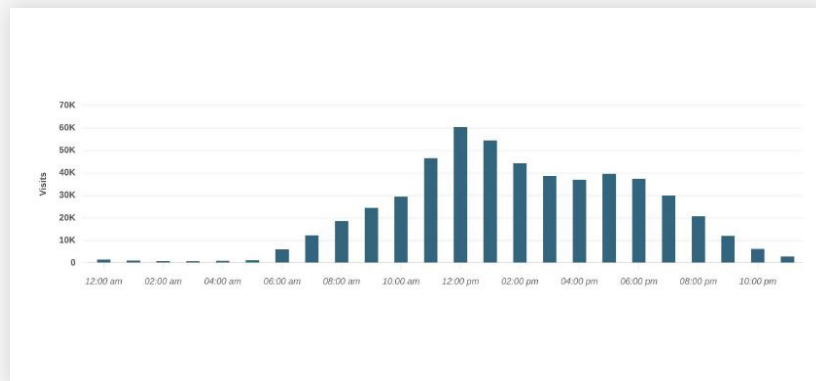
Estimated Annual Visits 07/01/2023 - 12/31/2023

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
81.9K	230.5K	2.81

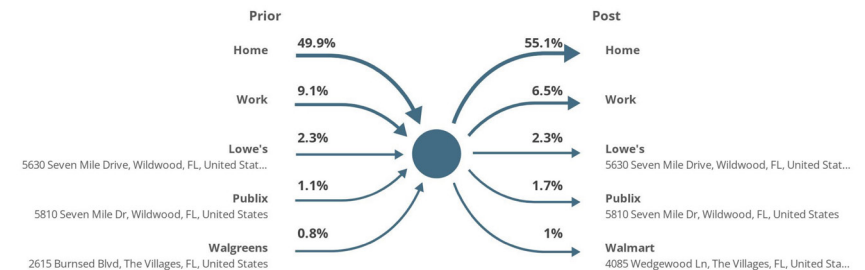
Daily Visits



Hourly Visits



Customer Journey



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