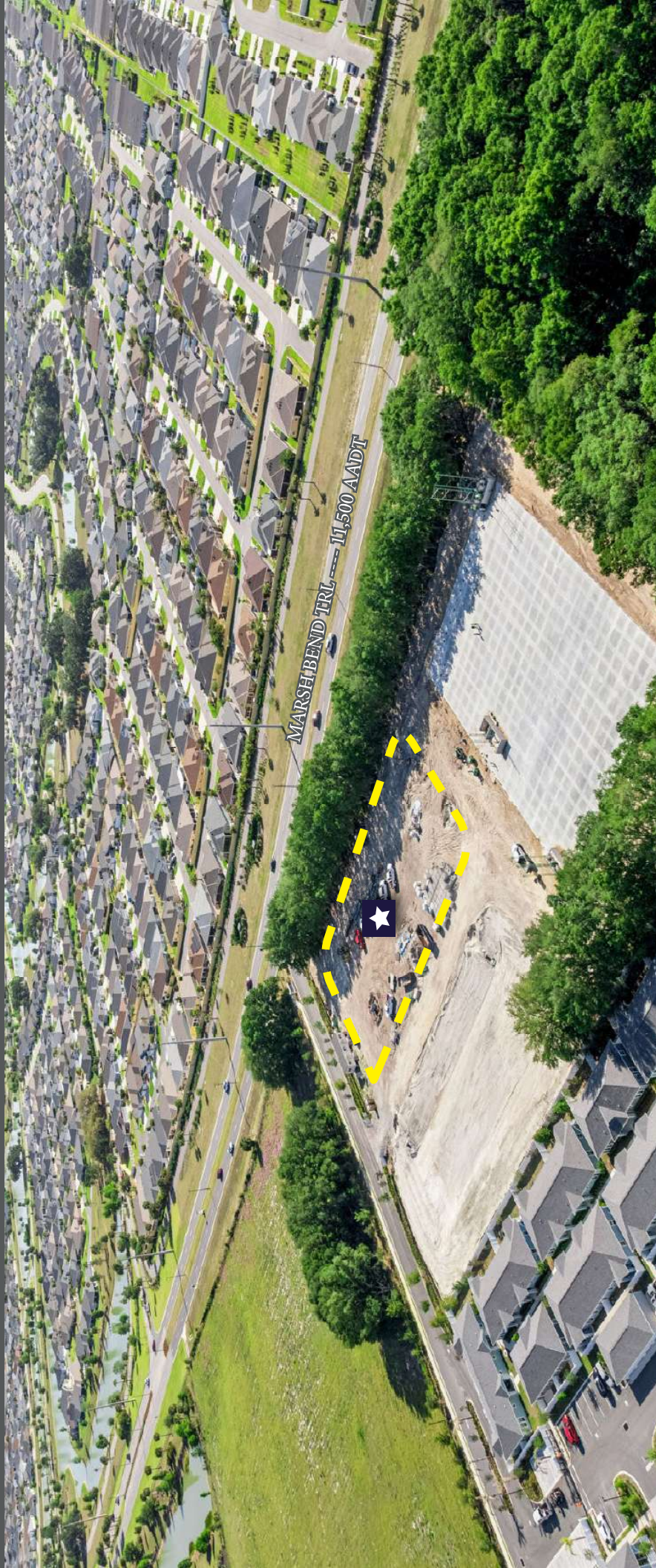


6022 MARSH BEND TRAIL

Wildwood, Florida 34785

±3,000 SF END CAP AVAILABLE / FOR LEASE



Alec McNamara / alec.mcnamara@cushwake.com / +1 770 597 5457
Easton Ricks / easton.ricks@cushwake.com / +1 407 949 0803



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6022 MARSH BEND TRAIL

Wildwood, Florida 34785

OVERVIEW

±3,000 SF End Cap Available / For Lease

TOTAL SF

±3,000 SQ FEET

ACCESS

Left-In and RI-RO

TRAFFIC COUNT

11,500 AADT

PARCEL ID

G33-154

ZONING

PUD

POSSESSION

Immediate

ASKING RENT

Upon Request

HIGHLIGHTS

- Positioned near The Villages, the nation's largest master-planned active adult community, the site benefits from access to more than 130,000 residents living in over 60,000 homes, providing a substantial and affluent consumer base.
- Middleton, a new family-focused district within The Villages located just two miles south of the property, is currently under development and will feature K-12 charter schools, retail, dining, entertainment, and recreational amenities
- The continued expansion of Middleton and The Villages is expected to drive significant residential growth and increase demand for commercial services throughout the immediate trade area.
- Strategically situated between Orlando and Ocala, the property offers excellent regional accessibility, located approximately 40 minutes from Orlando and 25 minutes from Ocala, two of Central Florida's key employment and population centers.

POPULATION		AVG HOUSEHOLD INCOME		HOUSEHOLDS		POP GROWTH '25-'30	
	1 MI 4,613		1 MI \$104,724		1 MI 2,424		1 MI 4%
	3 MI 20,599		3 MI \$83,276		3 MI 10,669		3 MI 4.7%
	5 MI 45,015		5 MI \$91,247		5 MI 23,503		5 MI 4.1%

6022 MARSH BEND TRAIL

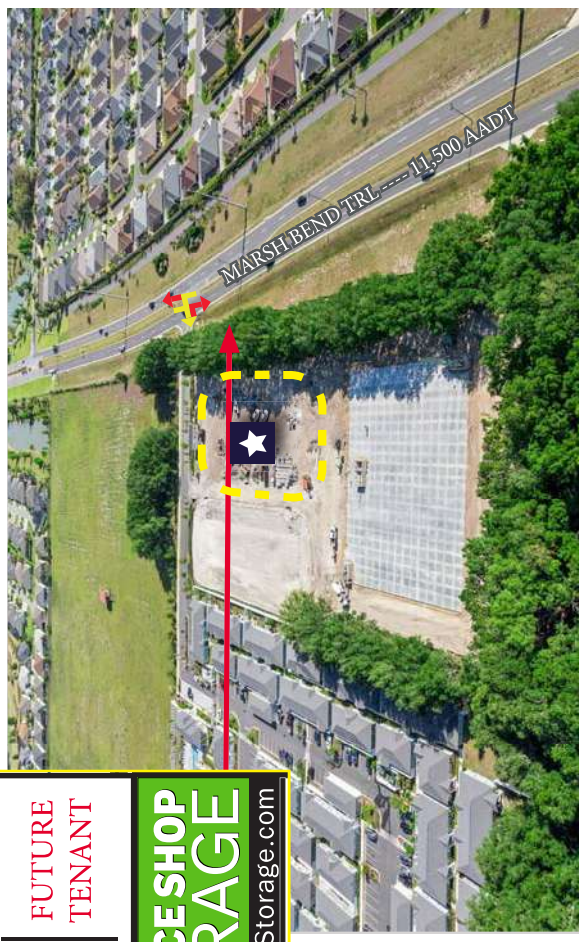
Wildwood, Florida 34785

PHOTOS

±3,000 SF End Cap Available / For Lease



DENTAL	FUTURE TENANT
the SPACE SHOP STORAGE	
SpaceShopStorage.com	

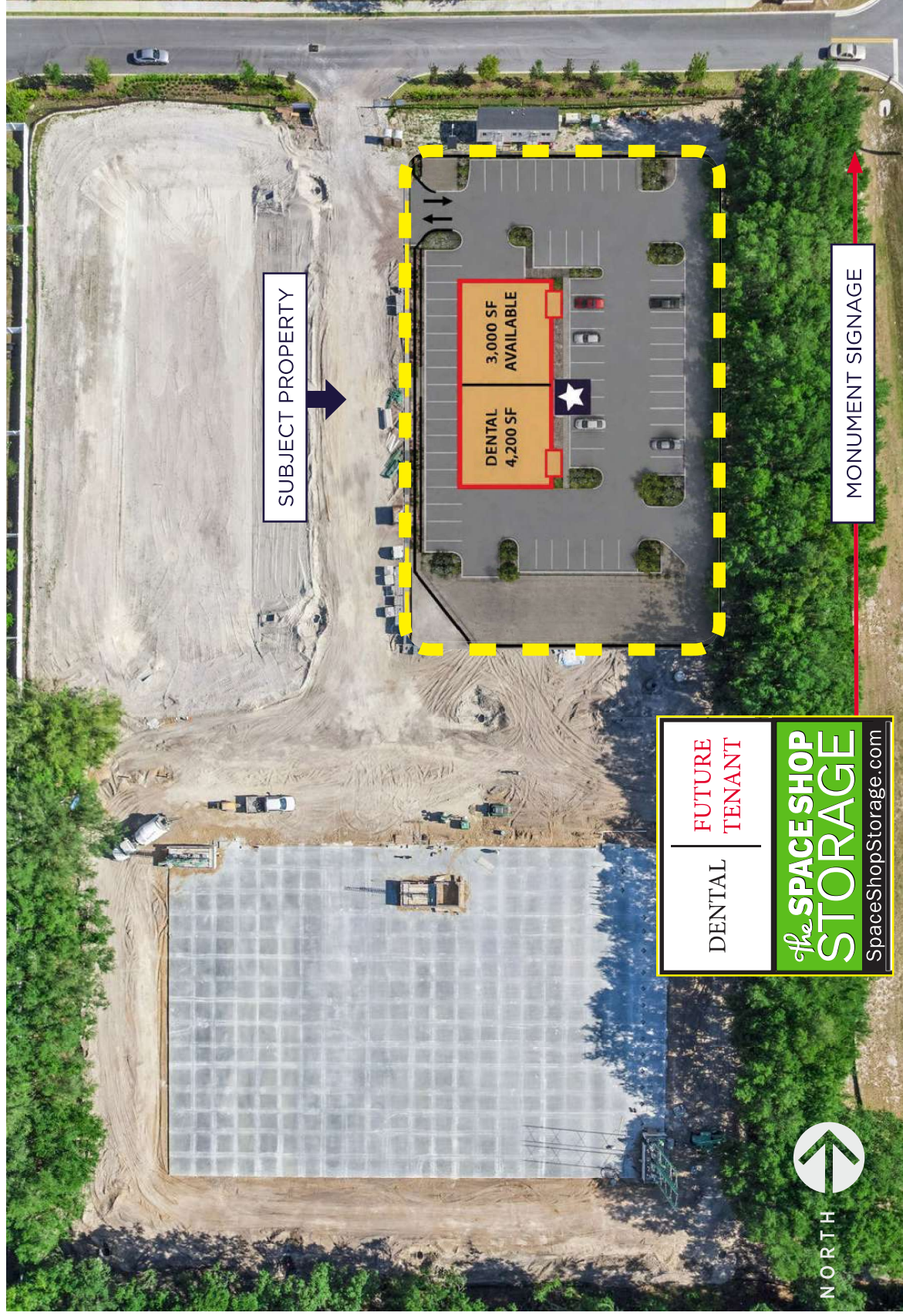


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SITE PLAN

±3,000 SF End Cap Available / For Lease

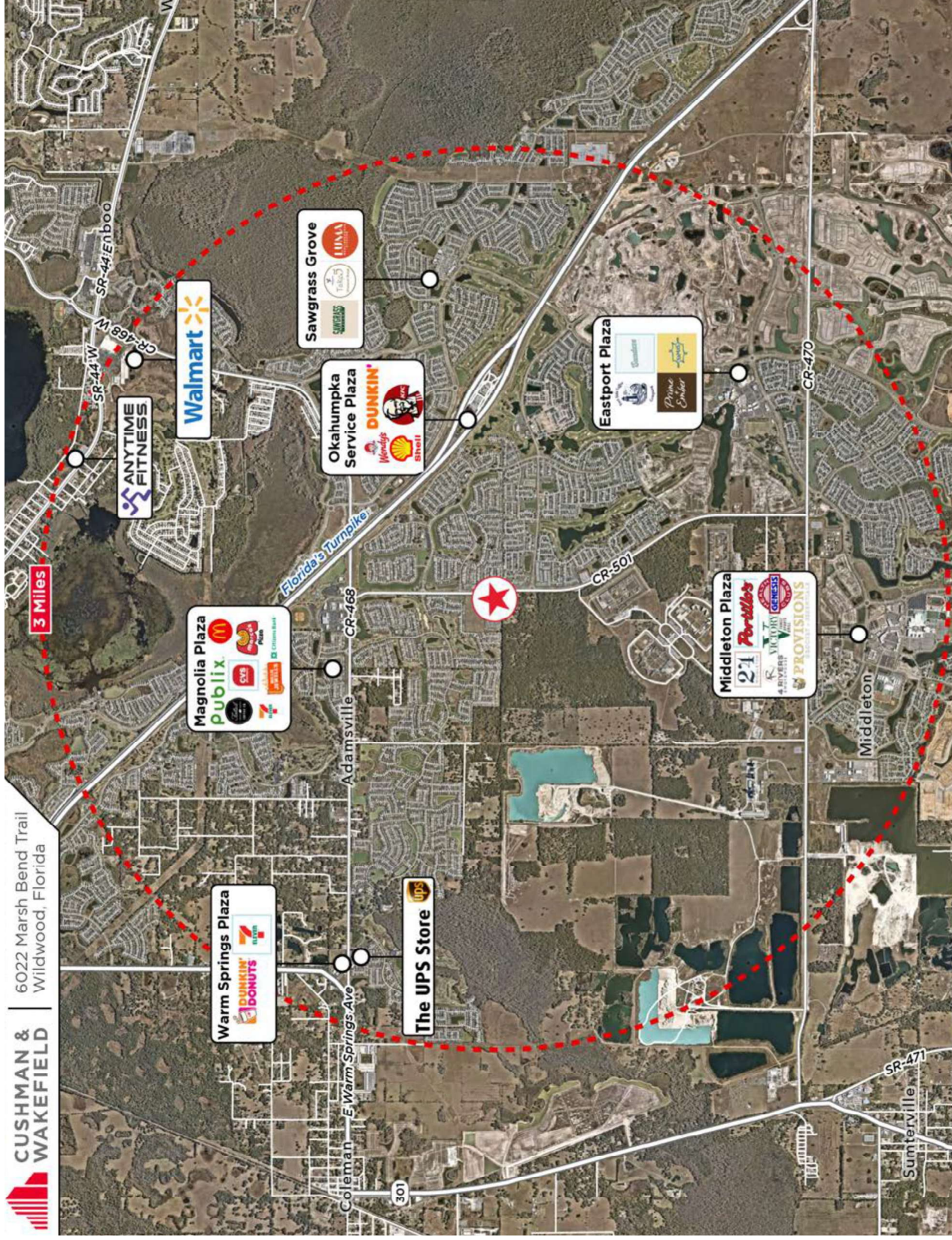


6022 MARSH BEND TRAIL

Wildwood, Florida 34785

3-MILE RETAIL MAP

±3,000 SF End Cap Available / For Lease



6022 MARSH BEND TRAIL

WILDWOOD, FLORIDA 34785

±3,000 SF END CAP AVAILABLE

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