



UF HEALTH FRONTING SITE

3.41AC | DEVELOPMENTSITE

Extended Reach

US-441&SESunsetHarborRd | Summerfield, FL 34491



**CALL FOR
PRICE**

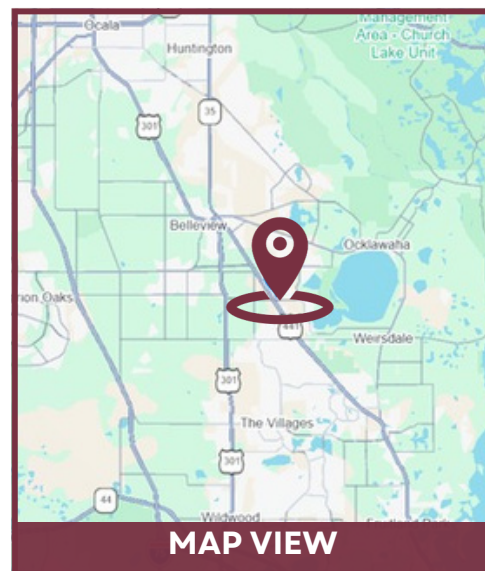


**TRAFFIC COUNT
35,000 VPD**



**PAD SIZE
3.41 AC**

- 3.41 AC of direct US-441 frontage for sale.
- Across new UF Health 27± AC site.
- Shared access with new RaceTrac gas station.
- Extensive land improvements: off site retention and tree and stump removal.
- Direct access off US-441 (35,000 VPD).
- Less than one mile from Del Webb Country Club (3,200+ homes).
- Located in rapidly growing Marion County market.
- Ideal for retail, restaurant, or service-oriented businesses.
- Strong 2.6% population growth in trade area.



VIDEO TOUR



5-MI POPULATION
68,104



5-YEAR POP. INCREASE
2.6%



5-MI AVG HH INCOME
\$83,519

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Extended Reach
CERTIFIED
COMMERCIAL REALTY



PAUL RUTLEDGE

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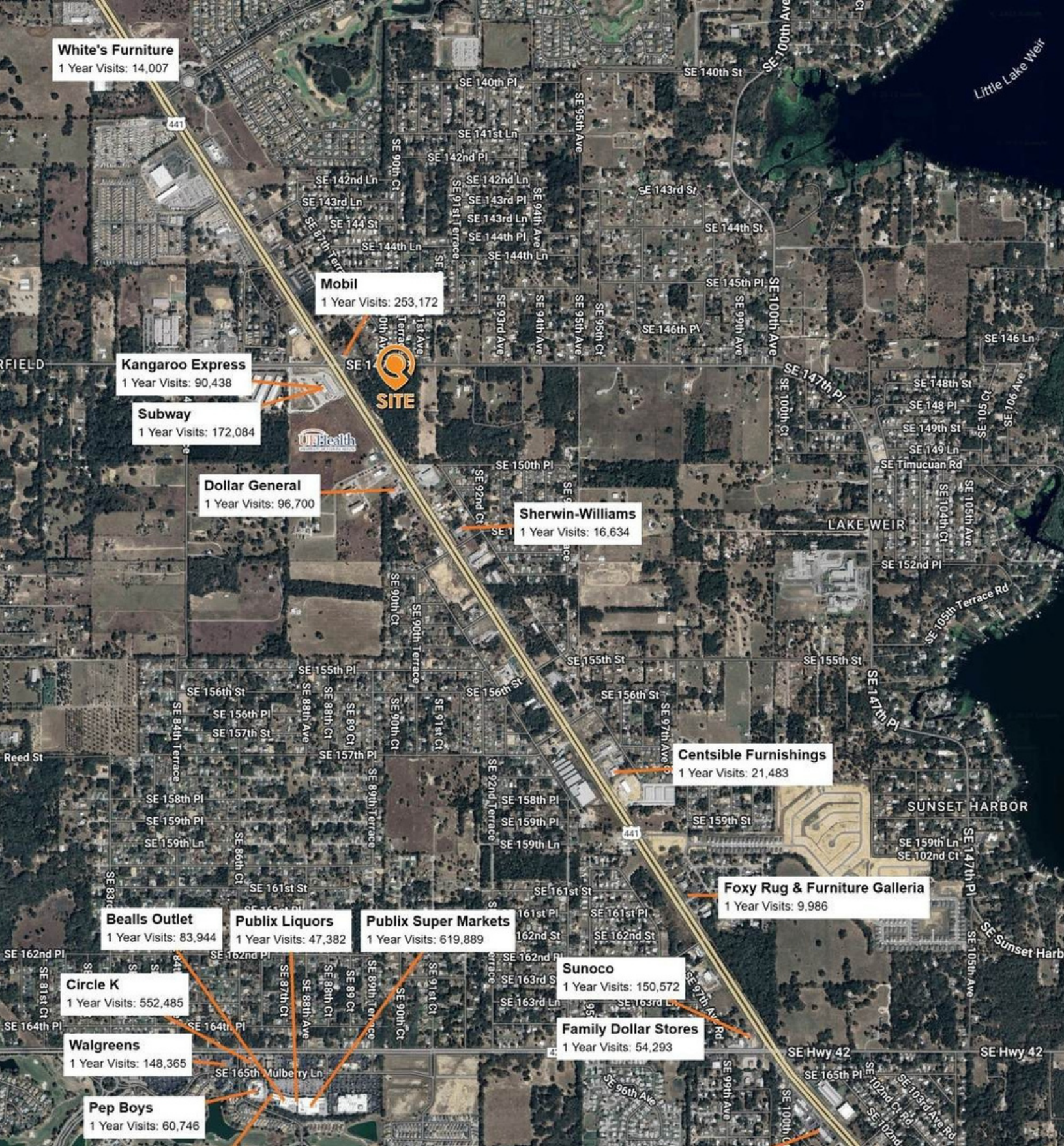


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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.



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