



Ground lease and build-to-suit opportunities

- Turkey Run is a 26+ acre mixed-use PUD zoned for a variety of uses including retail, office, restaurant and medical office
- Spaces for lease between 2018-5018 sf
- 14.48 acres available
- Ideal for gas, medical, auto, QSR, etc.
- Anchor pad and outparcels available
- The site is located adjacent to Beaumont Village and Trailwinds Village, just on the outskirts of the Villages, one of the fastest growing master-planned communities and the largest 55+ community in the country
- Located at a signalized intersection with direct frontage on CR 466A

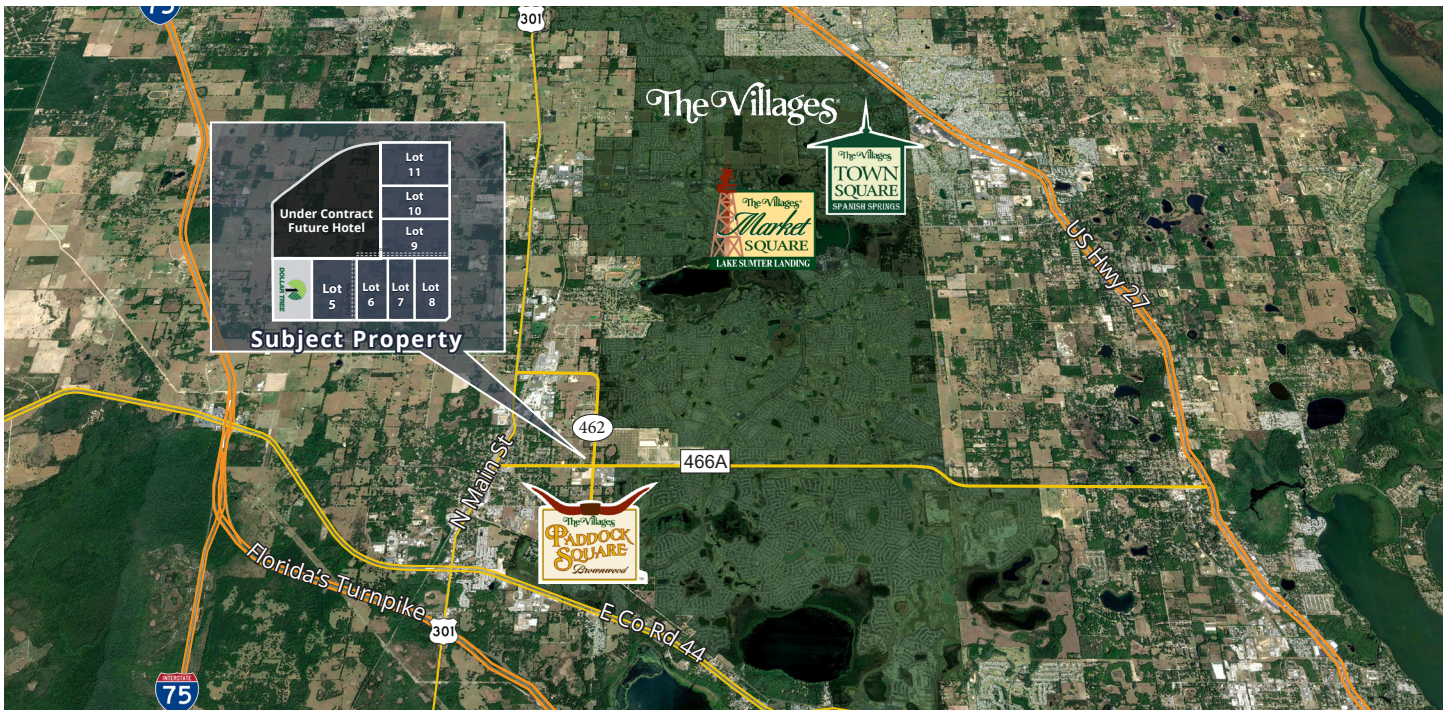
Get more information

Nick Robinson, Senior Vice President
+1 940 260 0410
nick.robinson@avisonyoung.com

avisonyoung.com

Development Opportunity

NWC CR 466A & CR 462, Wildwood, FL 34785



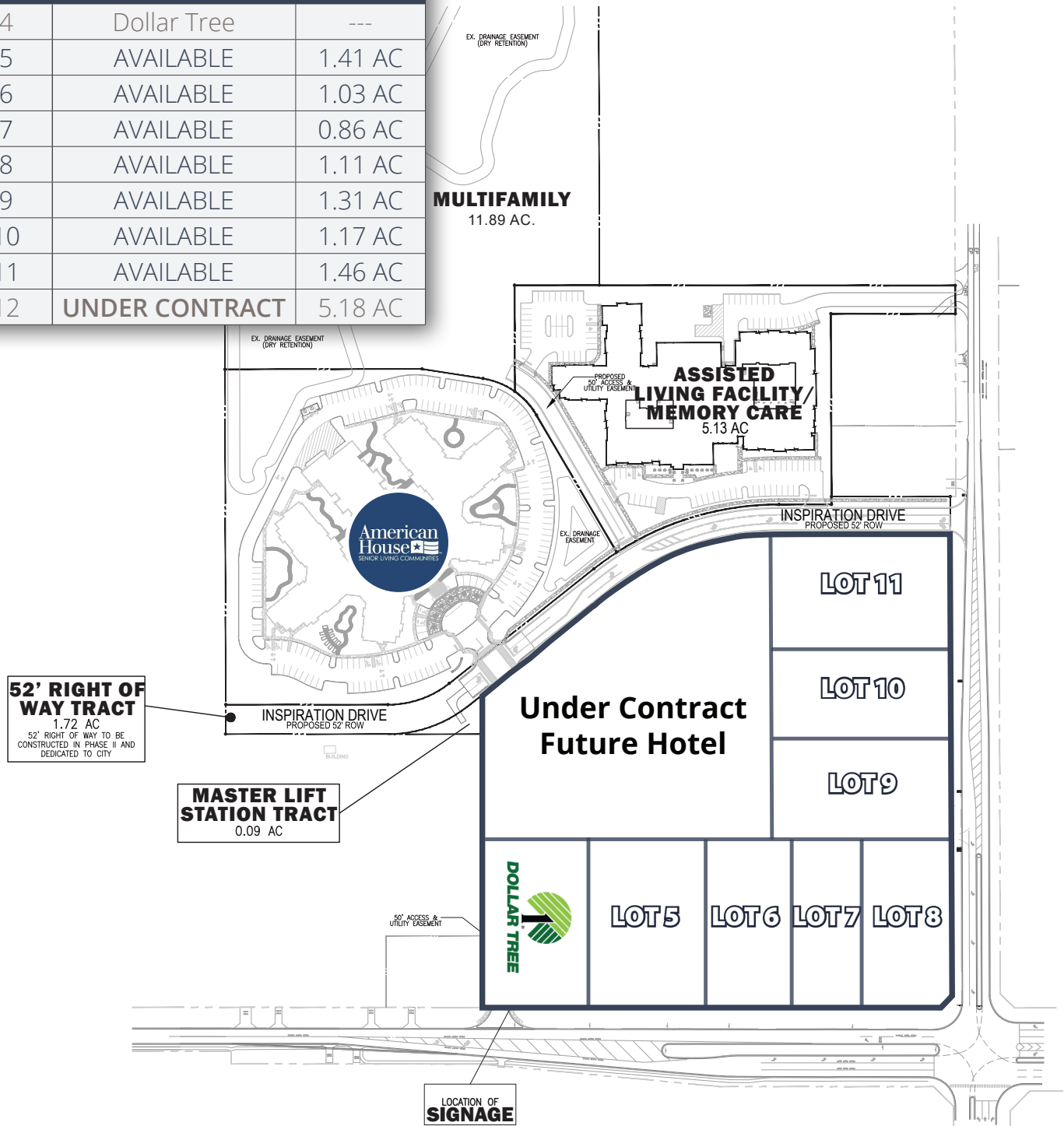
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LOT #	TENANT	SIZE
4	Dollar Tree	---
5	AVAILABLE	1.41 AC
6	AVAILABLE	1.03 AC
7	AVAILABLE	0.86 AC
8	AVAILABLE	1.11 AC
9	AVAILABLE	1.31 AC
10	AVAILABLE	1.17 AC
11	AVAILABLE	1.46 AC
12	UNDER CONTRACT	5.18 AC



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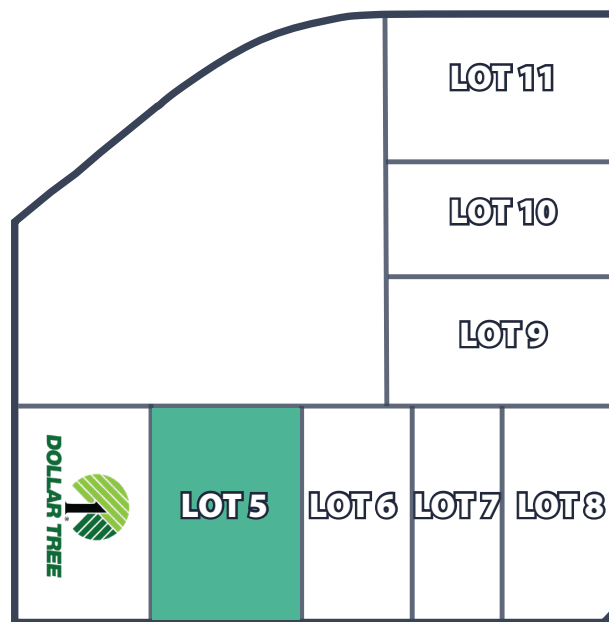
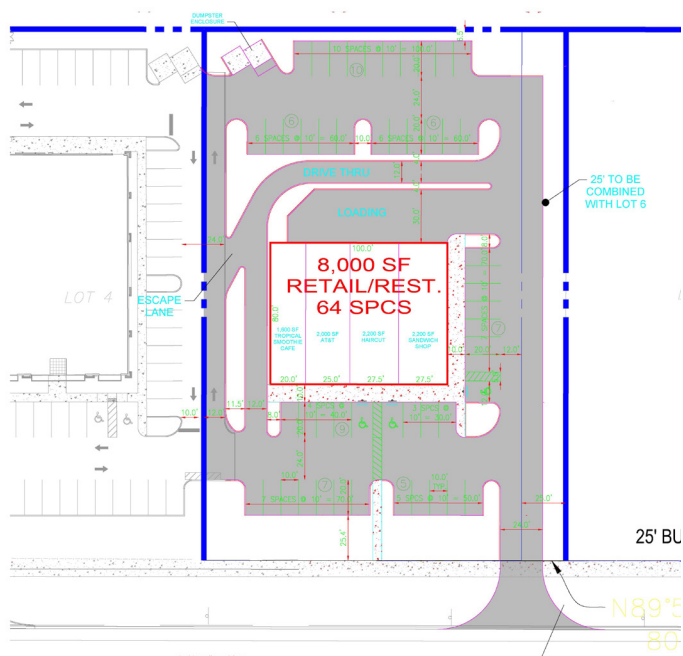
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Build-to-suit

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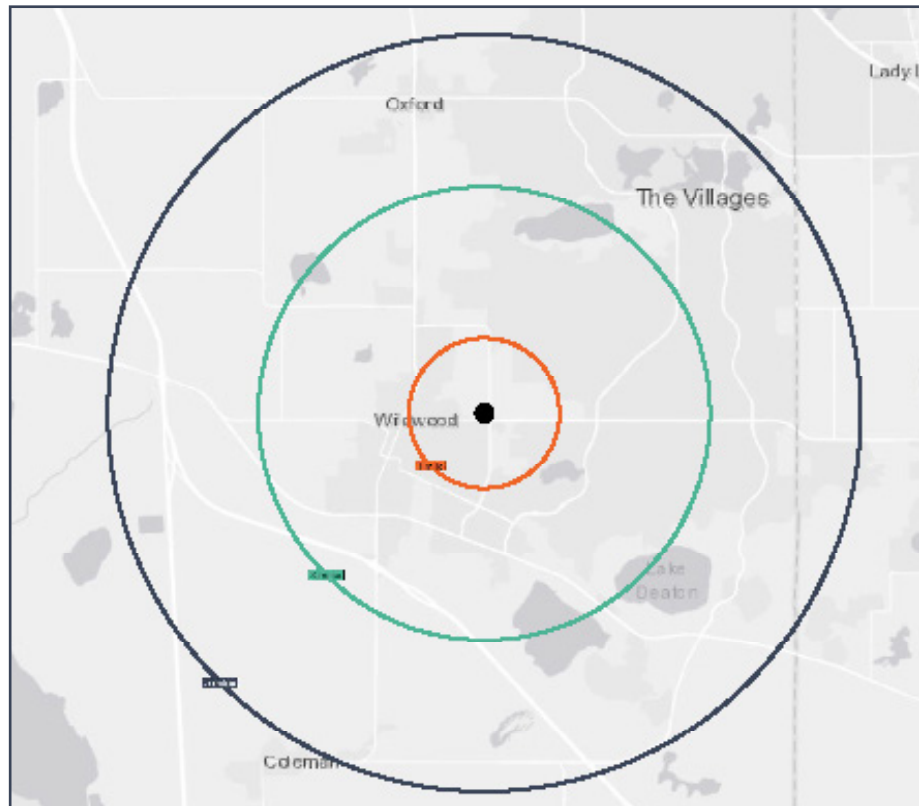
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Demographics

Turkey Run PUD
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	1 mile	3 miles	5 miles
Total Population	2,240	35,071	36,798
2026 Estimated Population	3,016	43,647	44,810
Total Daytime Workers	1,236	6,730	10,450
Number of Households	899	17,381	18,800
Median Age	37.9	62.9	65.4
Bachelor's Degree Holders	21.2%	24.0%	23.8%
Median Household Income	\$77,886	\$69,106	\$66,486
Average Household Income	\$100,930	\$92,278	\$89,630
Median Home Value	\$344,643	\$321,839	\$304,280
Per Capita Income	\$41,266	\$45,635	\$45,979
Average Consumer Spending	\$56,761	\$53,365	\$51,958
Total Consumer Spending	\$510,280,040	\$927,543,773	\$976,810,814

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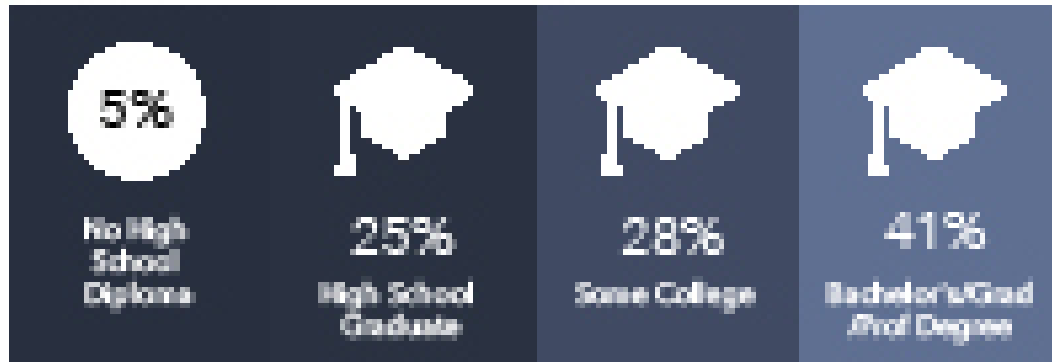
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Demographic profile

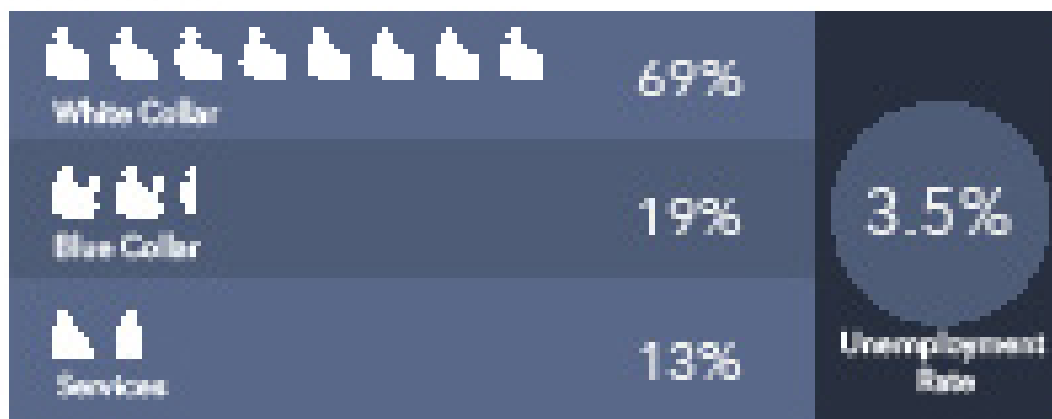
3-mile radius

Turkey Run PUD
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EDUCATION



EMPLOYMENT



KEY FACTS

37,311

Population

62.2

Median Age

18,280

Households

\$56,882

Median Disposable Income

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Senior Vice President
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Demographic profile

3-mile radius

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INCOME



\$69,580

Median Household Income



\$45,373

Per Capita Income



\$353,617

Median Net Worth

BUSINESS



696

Total Businesses



7,827

Total Employees

HOUSING STATS



\$323,252

Median
Home Value



\$10,614

Average Spent on
Mortgage & Basics



\$894

Median
Contract Rent

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Senior Vice President
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