

# LAND FOR SALE

# State Road 44 Wildwood, FL 34785

Colliers International 255 South Orange Avenue Suite 1300 Orlando, FL 32801 407.843.1723

#### www.colliers.com



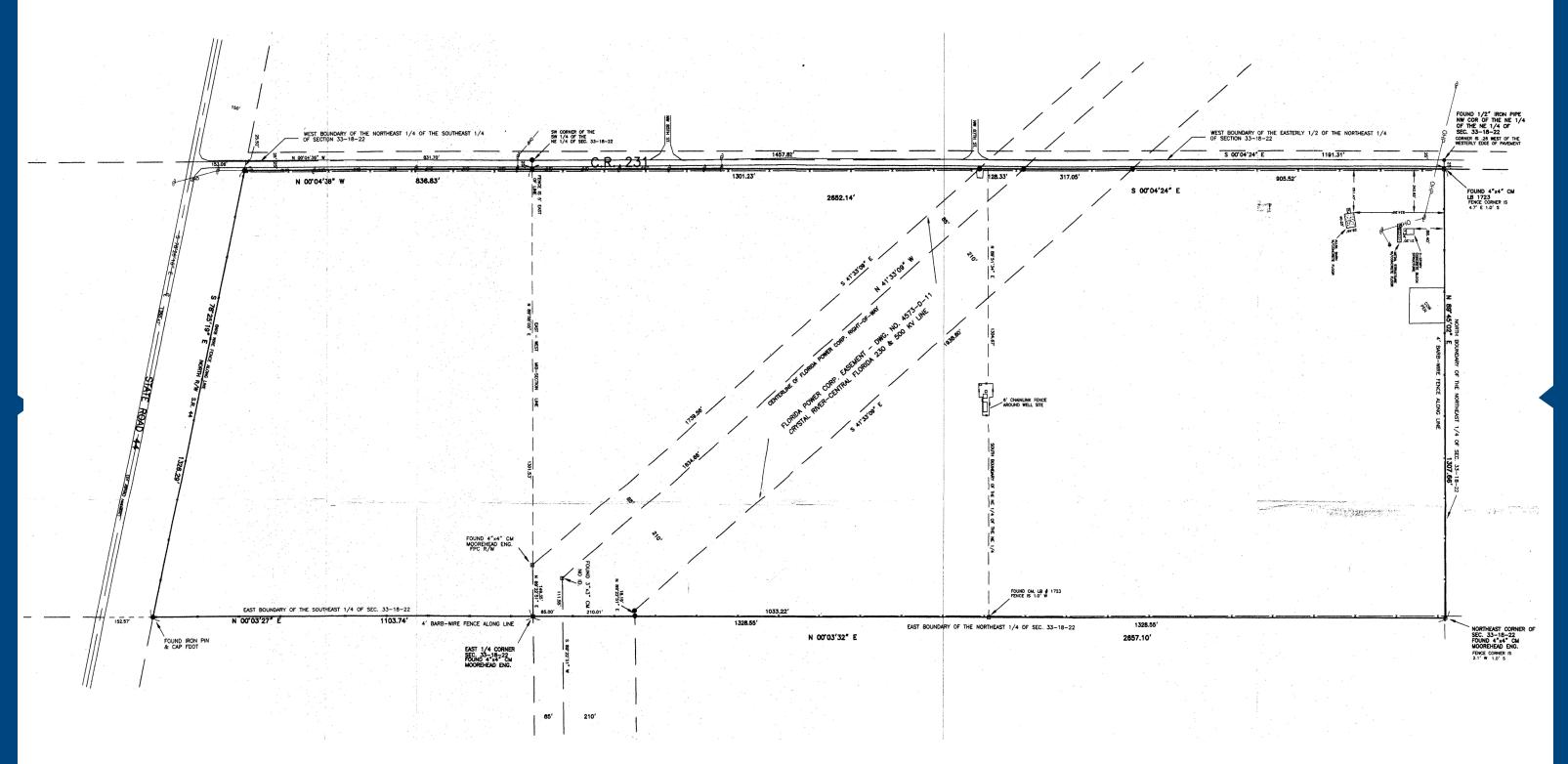
This Distribution/Inland Port site is located at the apex of Central Florida's transportation hub. Easy access to nearly 8 million people with location 1/4 mile west of I-75 on SR 44; one mile north of the I-75 and Florida Turnpike interchange; and two miles west of US 301 on SR 44.

#### Features

- 109 acres
- Zoned CH (Heavy Commercial Sumter County)
- Uses: Industrial/Office/Commercial
- Dimensions:
  - **>** South boundary: 1,326' (on SR 44)
  - > East boundary: 3,760'
  - > North boundary: 1,308'
  - **>** West boundary: 3,489' (on CR 231)
- \$8,175,000

#### Population of 7.6 million within a 2 hour drive time

Property Survey



Uses include...

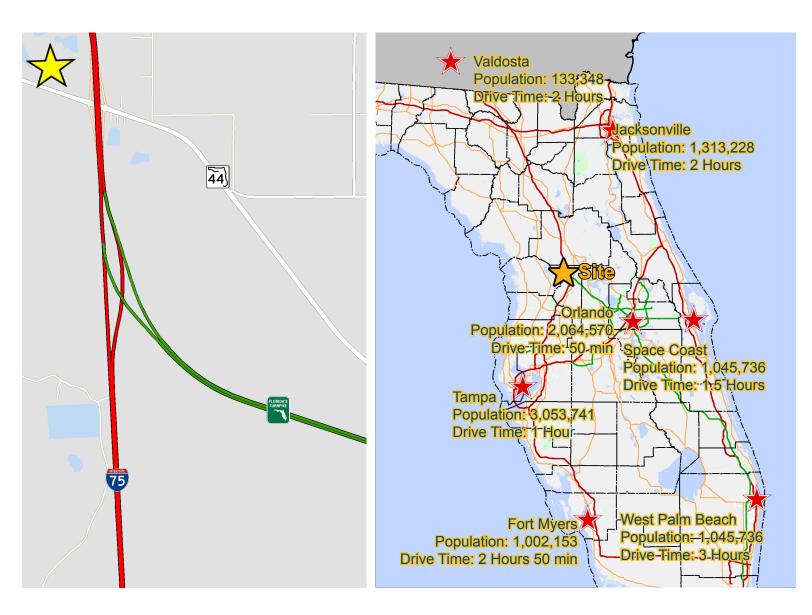
- ...Retail Sales
- ...Supermarket
- ...Department Stores
- ...Restaurants
- ...Personal Services

...Regional Distribution Center

- ...Business and Professional Services to include:
  - Office
  - Medical/Dental Office
  - Financial Institutions



### **Overview Maps**



## Contact Us

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