

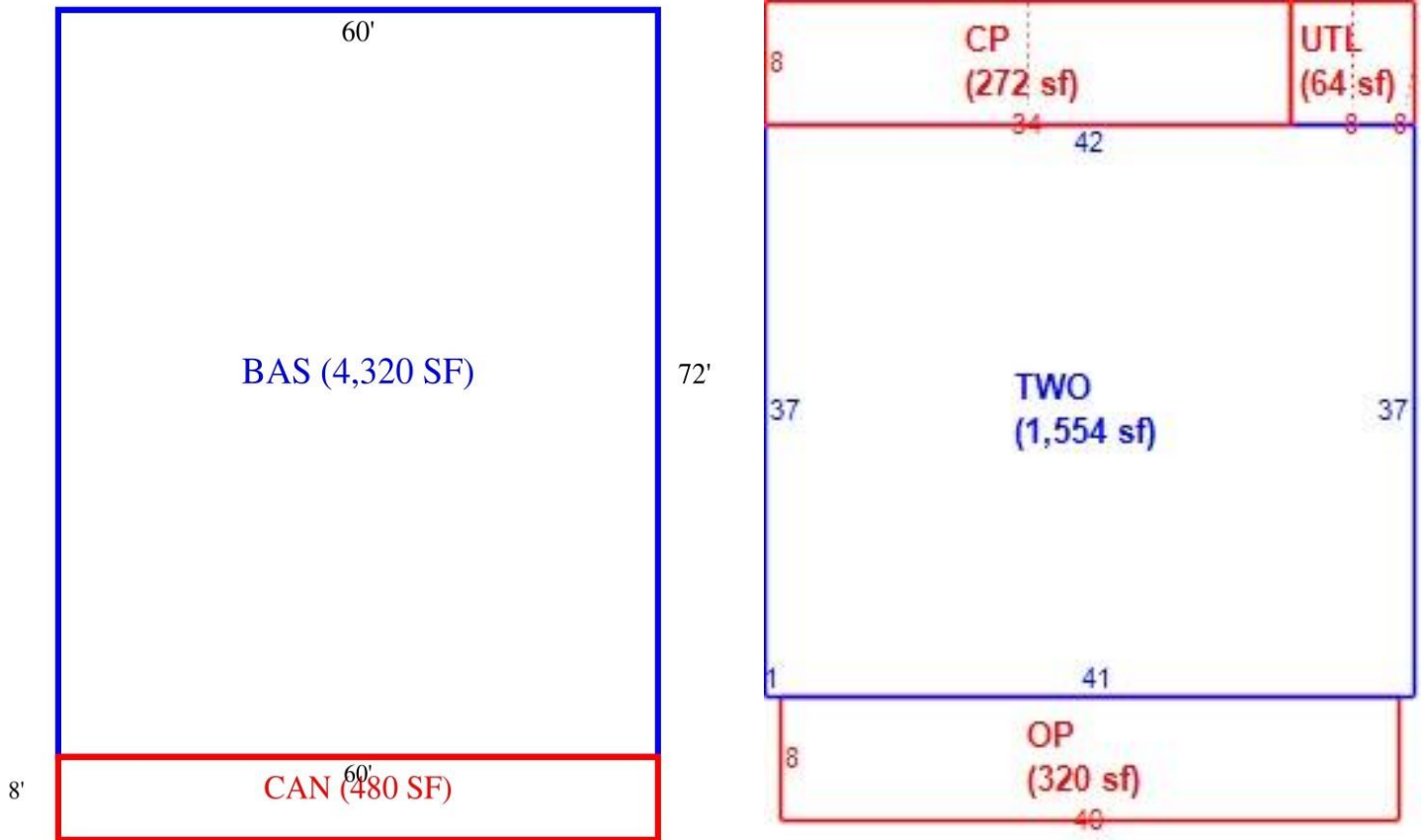
120 N Main Street Bushnell, Florida
Downtown Commercial Investment Opportunity



Concrete Block Building divided with separate entrances



2 Story Brick Building



For your property at 120 N Main St, Bushnell, FL, the closest FDOT traffic count location is along U.S. 301 (N Main Street) in the downtown Bushnell corridor near the intersection with W Noble Ave / SR-48 and the Sumter County Courthouse area.

Exact FDOT Traffic Count (Closest Segment)

Road: US-301 / N Main St

Segment: Near W Noble Ave (SR-48) – Downtown Bushnell

FDOT Count Year: 2023–2024 dataset

AADT (Average Annual Daily Traffic):

This number represents the average number of vehicles traveling that section of N Main Street each day over the course of a year, which is the standard traffic metric used in commercial real estate marketing. FDOT publishes this data through its statewide traffic monitoring program and mapping tools.

TRAFFIC COUNTS & ACCESSIBILITY

- US-301 / N Main St: 10,500 Vehicles Per Day
- SR-50 (1.5 miles south): ~25,000 VPD
- I-75 (3 miles west): 60,000+ VPD

This highlights that the property benefits from regional traffic flowing between I-75 and downtown Bushnell.



The aerial map highlights the 1.48-acre parcel located at 120 N Main Street in Bushnell, Florida. The site is positioned near W Flannery Ave and W Bostick Ave with frontage along the Main Street corridor.

Offering Price: \$1,250,000

Investment Highlights

- Two buildings totaling **5,874 SF**
- Building 1: **1,554 SF** historic structure (1906)- 2 Story Brick Building
- Building 2: **4,320 SF** commercial building- Concrete Block Building
- **1.48 Acres** in Downtown Bushnell
- Zoning: **C-1 Neighborhood Commercial**
- Parcel ID: **N16A059**
- High visibility along N Main Street
- Flexible retail, office, or redevelopment opportunity

Prime commercial investment opportunity located in Downtown Bushnell along the Main Street corridor. The property includes two buildings totaling 5,874 square feet on 1.48 acres with Cn1 zoning allowing various commercial uses including retail, office, restaurant, and professional services. Bushnell serves as the county seat of Sumter County and benefits from regional growth driven by The Villages.

Demographics (Estimated)

Radius	Population	Households	Median Income
1 Mile	2,500	1,000	\$55,000
3 Mile	7,500	3,000	\$63,000
5 Mile	18,000	7,000	\$69,000

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