

# Leaf Plaza

1,984 SF Available

4131 CR 106, Oxford, FL 34484

For Lease: \$25/sf/yr + NNN



*Exclusively Listed By:*

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# Executive Summary

1,984 SF For Lease: Base Rent \$25/sf/yr + NNN ~\$5/sf/yr

**Building 1 (4127-4137):** 12,400 SF building

Unit 4127	LEASED
Unit 4129	LEASED
<b>Unit 4131</b>	<b>AVAILABLE - 1,984 SF</b>
Unit 4133	LEASED
Unit 4135	LEASED
Unit 4137	LEASED

**Building 2 (4125):** 2,000 SF stand alone

Unit 4125	LEASED
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## Property Highlights:

- Located between The Villages Hwy 301 & Hwy 466 corridors. Adjacent to the Busy Municipal Recreation Park.
- Dedicated Ample Parking
- Area Retail: WaWa, Aldi Foods, Walmart, McDonalds, Steak & Shake, Costco, HomeGoods, Hobby Lobby, Fresh Market and many more.
- Area Medical: Surgery Center, Oxford Professional Medical Park, Multiple continuing Care Facilities.
- Property Size: 1.84 Acres
- Buildings Total: 14,400 Sq Ft
- Sumter County Parcel ID: D17-113, Year Built: 2006
- Zoning: CH (Highway Commercial)

Leaf Plaza serves a population of approx. 83,000 within 5-mile radius.

All strategically located to serve the largest 55+ Community in the world, The Villages.



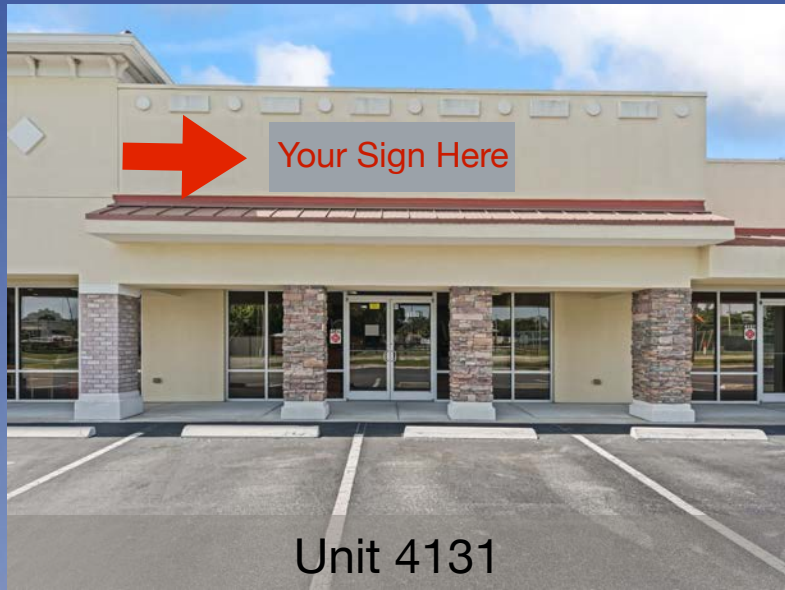
# Aerial



# Aerials



# Interior Photos





## Demographic and Income Profile

4131 County Road 106, Oxford, Florida, 34484



Ring: 5 mile radius

Summary	Census 2020	2026	2031
Total Population	77,001	82,890	94,079
Total Households	41,607	45,692	52,410
Family Households	26,280	26,978	29,280
Average Household Size	1.84	1.81	1.79
Owner Occupied Housing Units	37,270	39,563	44,431
Renter Occupied Housing Units	4,337	6,129	7,979
Median Age	72.0	72.5	73.0

Trends 2026 - 2031	Area	State	National
Population	2.60%	1.10%	0.50%
Households	2.80%	1.30%	0.70%
Family Population	1.70%	1.30%	0.60%
Owner Occupied Housing Units	2.30%	1.60%	0.00%
Median Household Income	2.90%	3.60%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	992	1.3%	1,191	1.4%	1,387	1.5%
5-9	1,209	1.6%	1,245	1.5%	1,434	1.5%
10-14	1,268	1.6%	1,445	1.7%	1,470	1.6%
15-19	1,250	1.6%	1,439	1.7%	1,581	1.7%
20-24	971	1.3%	1,442	1.7%	1,575	1.7%
25-29	970	1.3%	1,265	1.5%	1,767	1.9%
30-34	1,142	1.5%	1,295	1.6%	1,562	1.7%
35-39	1,321	1.7%	1,551	1.9%	1,684	1.8%
40-44	1,285	1.7%	1,690	2.0%	1,920	2.0%
45-49	1,638	2.1%	1,583	1.9%	2,073	2.2%
50-54	1,976	2.6%	2,105	2.5%	2,059	2.2%
55-59	3,148	4.1%	2,854	3.4%	3,022	3.2%
60-64	5,190	6.7%	4,919	5.9%	4,944	5.3%
65-69	9,828	12.8%	9,422	11.4%	9,954	10.6%
70-74	15,919	20.7%	15,735	19.0%	17,495	18.6%
75-79	14,877	19.3%	17,244	20.8%	19,075	20.3%
80-84	8,830	11.5%	10,209	12.3%	12,850	13.7%
Age 85+	5,185	6.7%	6,254	7.5%	8,226	8.7%

Full Report Available Upon Request

[Source](#): Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

# Retail Goods and Services Expenditures

## Retail Goods and Services Expenditures

4131 County Road 106, Oxford, Florida, 34484

Ring: 5 mile radius




Top Tapestry Segments	Percent	Demographic Summary	2026	2031
The Elders (J2)	80.0%	Population	82,890	94,079
Dreambelt (K5)	4.4%	Households	45,692	52,410
Retirement Communities (J3)	4.4%	Families	26,978	29,280
Silver and Gold (J4)	2.8%	Median Age	72.5	73.0
Moderate Metros (C6)	2.5%	Median Household Income	\$80,312	\$92,791

	Spending Potential Index	Average Amount Spent	Total
<b>Apparel and Services</b>	80	\$2,037.60	\$93,102,159
Men's	81	\$409.66	\$18,718,187
Women's	91	\$770.79	\$35,219,076
Children's	55	\$189.71	\$8,668,047
Footwear	75	\$443.61	\$20,269,405
Watches & Jewelry	88	\$148.37	\$6,779,527
Apparel Products and Services (1)	85	\$75.46	\$3,447,917
<b>Computer</b>			
Computers and Hardware for Home Use	85	\$187.87	\$8,584,117
Portable Memory	102	\$4.24	\$193,543
Computer Software	82	\$15.67	\$716,180
Computer Accessories	91	\$18.81	\$859,648
<b>Education</b>			
Educational Books, Supplies, and Other Expenditures	67	\$31.87	\$1,456,303
Other School Supplies	76	\$68.39	\$3,124,958

### Full Report Available Upon Request

**Data Note:** The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

 **Source:** Esri forecasts for 2026 and 2031; Consumer Spending data are derived from the 2023 and 2024 Consumer Expenditure Surveys, Bureau of Labor Statistics.

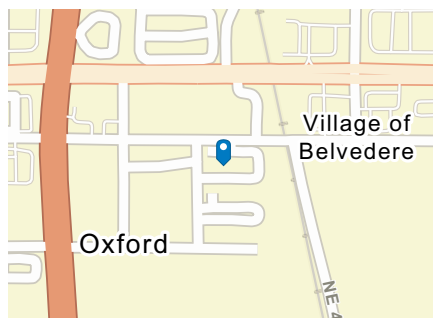
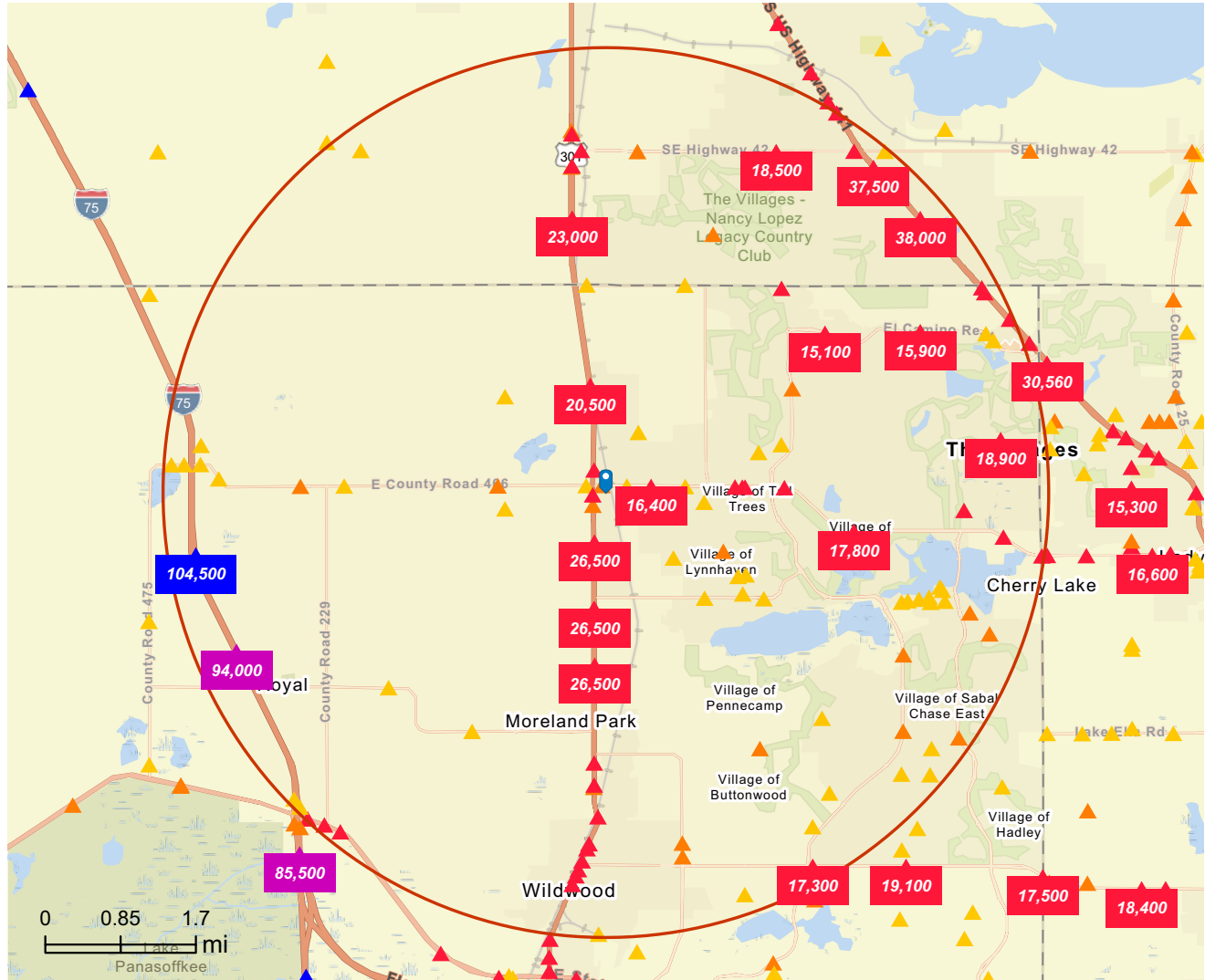
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# Traffic Count Map

## Traffic Count Map

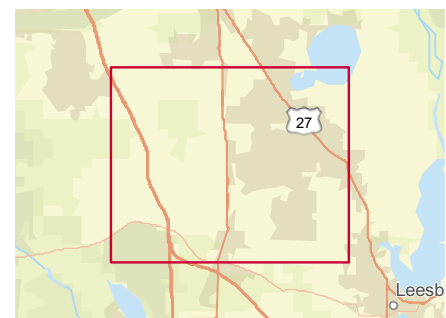
4131 County Road 106, Oxford, Florida, 34484

Rings: 5 mile radii



### Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2026)

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