

# TURKEY RUN

RETAIL PADS AVAILABLE FOR LEASE

**PARCEL 1**

0.95 ACRES

**PARCEL 2**

1.18 ACRES

**PARCEL 3**

1.47 ACRES

# PROPERTY OVERVIEW

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PARCEL 1                      0.95 ACRES

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PARCEL 2                      1.18 ACRES

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PARCEL 3                      1.47 ACRES

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TOTAL ACRES                3.60 ACRES

CONTACT BROKER FOR LEASE RATES:

**SEAN LUNT**  
(850).320.5000  
sean.lunt@atlanticcg.com  
SL3546969 (FL)



[CLICK HERE FOR  
GOOGLE MAPS VIEW](#)

\*DENTAL OFFICE AND HOTEL ARE RESTRICTED USES



## PROPERTY HIGHLIGHTS

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- **Prime frontage along CR 462**, directly north of CR 466A--one of the primary east-west corridors serving The Villages and the greater Wildwood market
- **Immediate access to The Villages**, one of the fastest-growing 55+ master-planned communities in the U.S., known for an affluent, active demographic with strong daytime and evening traffic
- **Approximately 1 mile from Brownwood Paddock Square**, The Villages' premier lifestyle and entertainment destination featuring dining, a movie theater, nightly live music, and year-round events
- **Surrounded by national and regional retailers**, including Home Depot, Target, Publix, Lowes, ALDI, Panda Express, 7-Eleven, Discount Tire, Wawa, Walgreens, CVS, Mavis Tire and Brakes, Culver's, Starbucks, and many more
- **Strategic position at the crossroads of growth**, benefiting from continued residential expansion, commercial development, and infrastructure investment in Sumter County
- **High-traffic retail corridor** — CR 466A serves as a primary connector between The Villages, Wildwood, and surrounding residential communities, carrying strong daily traffic volumes and benefiting from consistent commuter, resident, and visitor flow driven by one of the fastest-growing population bases in Florida

# PROPERTY AERIALS



**DOLLAR TREE**

**Arby's**  
**HEARTLAND**

**DISCOUNT TIRE**

**Wawa**

**extended STAY AMERICA select suites**

INTERIOR ACCESS ROAD TO BE CONSTRUCTED

**3.60 AC AVAILABLE**

**PANDA EXPRESS CHINESE KITCHEN**

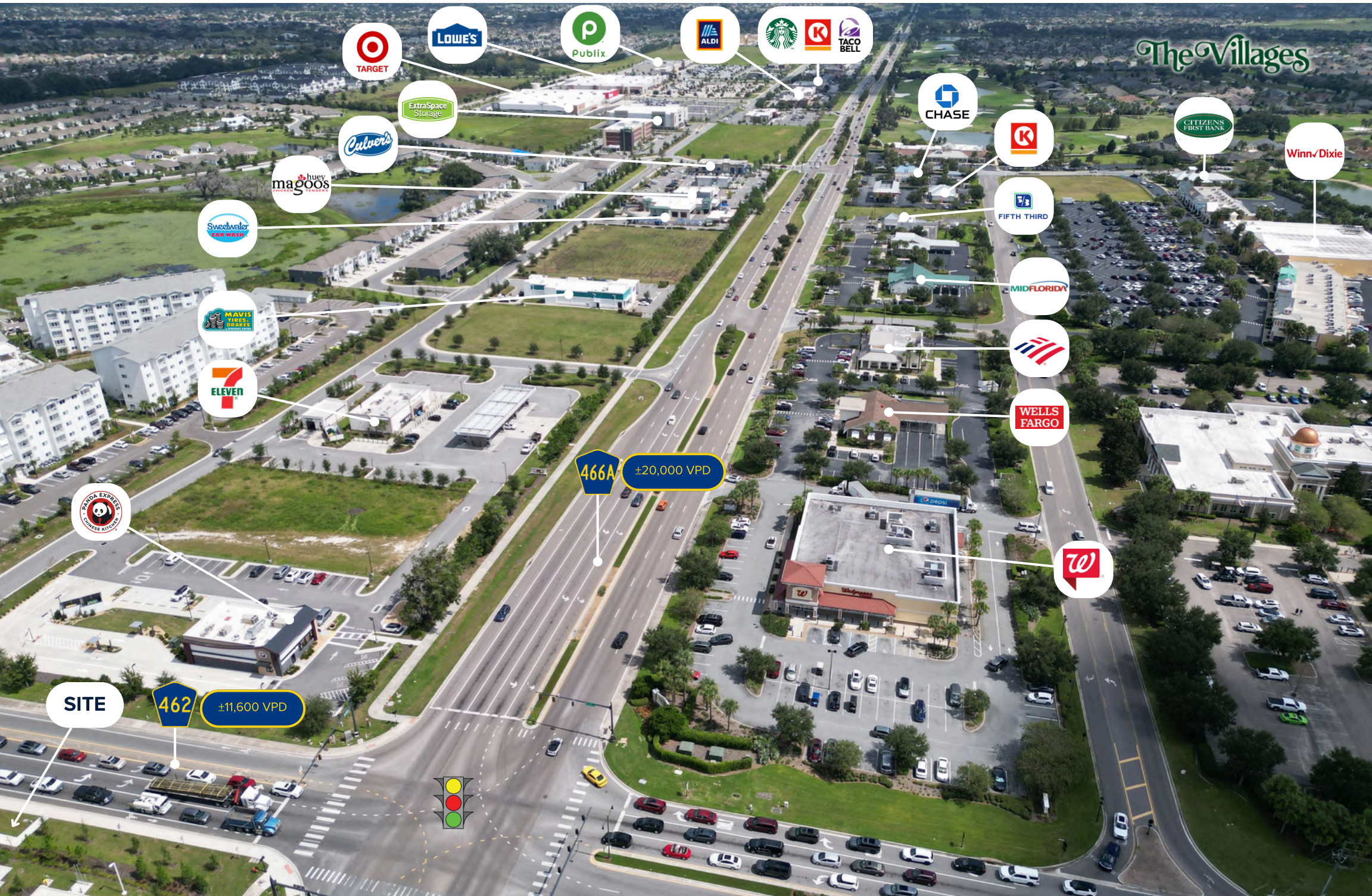
# PROPERTY AERIALS



INTERIOR ACCESS ROAD TO BE CONSTRUCTED

3.60 ACRES

# SURROUNDING AREA



- TARGET
- LOWE'S
- Publix
- ALDI
- Starbucks
- TACO BELL
- CHASE
- CITIZENS FIRST BANK
- Winn-Dixie
- FIFTH THIRD
- MIDFLORIDA
- WELLS FARGO
- W
- ExtraSpace Storage
- Culver's
- huey magoos
- Sweetwater
- MAVIS
- ELEVEN
- PANDA EXPRESS

The Villages

466A ±20,000 VPD

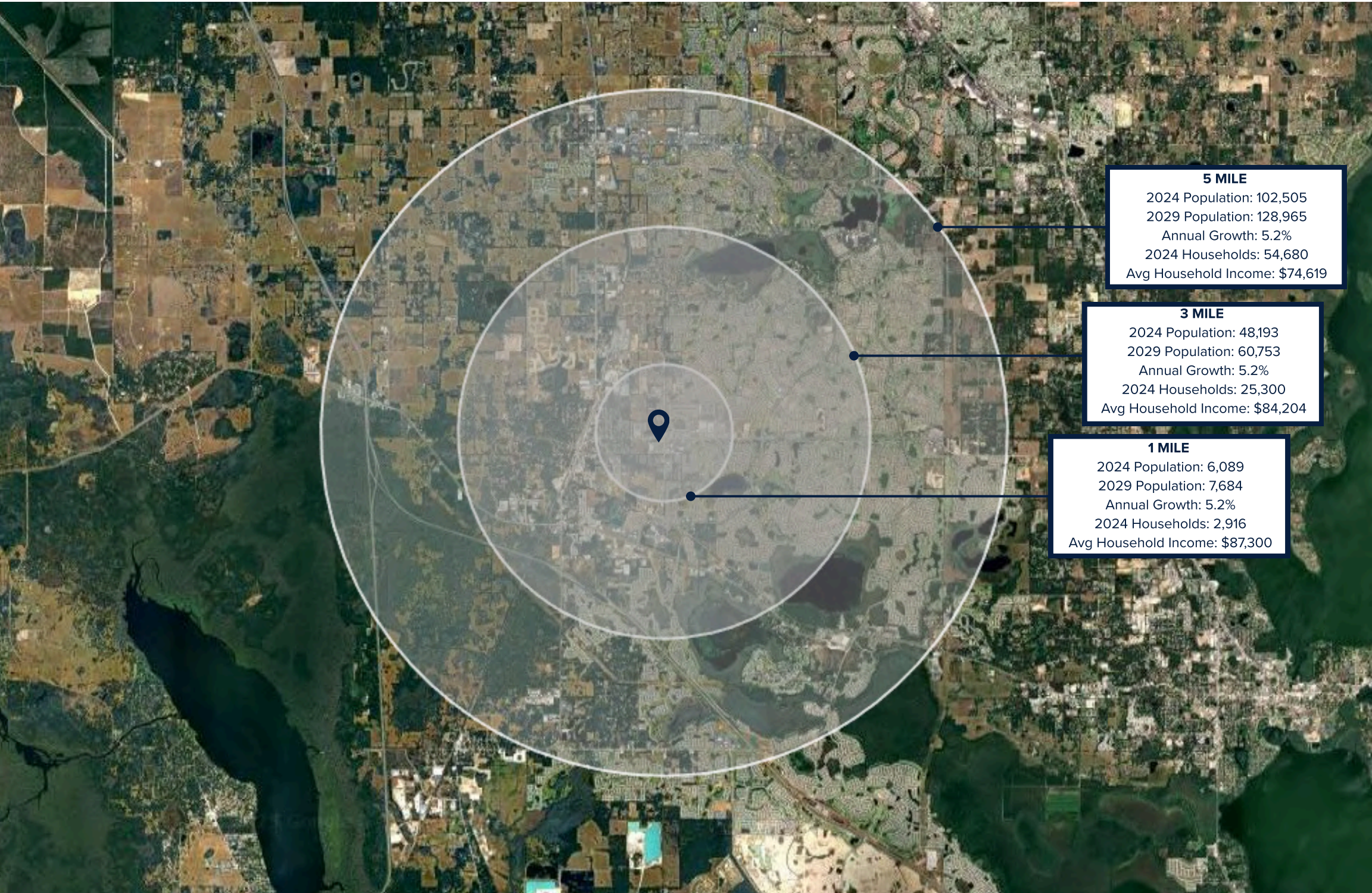
SITE 462 ±11,600 VPD



# SURROUNDING RETAILERS



# AREA DEMOGRAPHICS



# WILDWOOD, FL

## 3-MILE RADIUS FROM SITE

48,193

2024 TRENDING  
POPULATION

\$84,204

AVERAGE HH  
INCOME

70.6

MEDIAN AGE

Wildwood, Florida is a rapidly growing gateway market to The Villages, one of the fastest-expanding master-planned communities in the United States. The area benefits from exceptional regional access via Interstate 75, Florida's Turnpike, and CR 466A, positioning Wildwood as a key commercial and distribution hub in Central Florida. Population growth and household formation continue to accelerate as retirees, workforce residents, and service providers expand into the market to support The Villages' demand. Retail, medical, and service-oriented users are increasingly drawn to Wildwood due to strong traffic counts, limited infill opportunities, and rising consumer spending. The local economy is further supported by a growing base of logistics, healthcare, and light industrial development. With strong demographics, sustained in-migration, and ongoing infrastructure investment, Wildwood offers a compelling long-term environment for commercial real estate investment.

# TURKEY RUN

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5905 E COUNTY RD 462, WILDWOOD, FL 34785

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EXCLUSIVELY LISTED BY:

SEAN LUNT  
850.320.5000  
sean.lunt@atlanticcg.com  
SL3546969 (FL)

BROKER OF RECORD:  
GARY BROIDIS  
LIC NO. BK3005437

**ATLANTIC**  
**Commercial Group, Inc<sup>®</sup>**  
A Brokerage and Development Services Company