

NEW RETAIL & MEDICAL OFFICE DEVELOPMENT FOR PRE LEASE



Warm Springs Commons

4028 Warm Springs Ave, Wildwood, FL 34785



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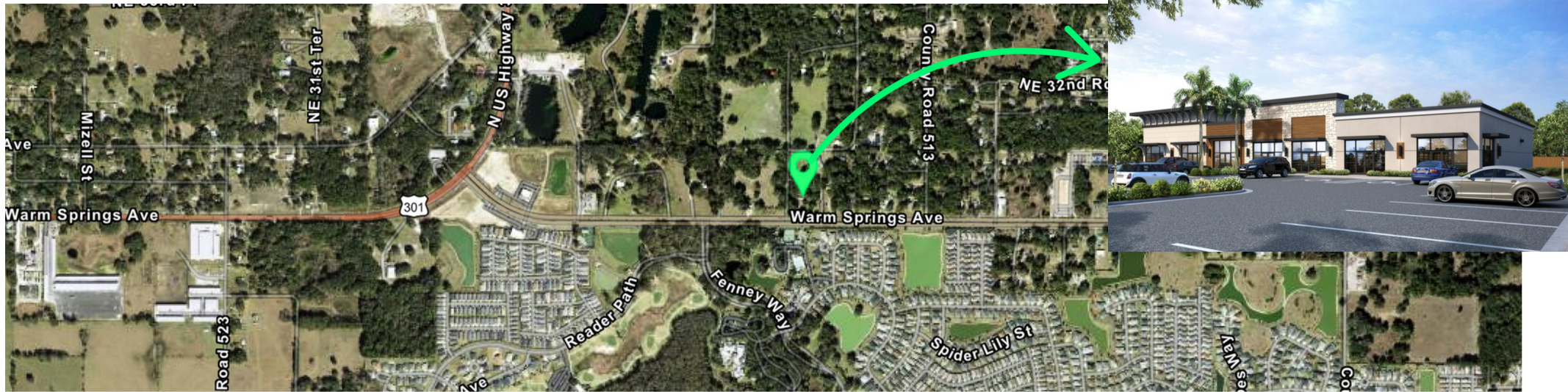
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PROPERTY Features

4028 Warm Springs Ave | Wildwood, FL

Space Available	10,500 SF
Land Area	1.7 Acres
Stories	1
Zoning	City of Wildwood
Year Built	New Construction (Pre-Lease — Est. CO 2027)
Occupancy	Single or Multi-Tenant; 10,500 SF

- Located on Warm Springs Ave within the Brownwood/Fenney growth corridor serving The Villages. 10-minute drive-time population of 13,562 (2025) with median age 67.7 and average household income of \$118,160.
- New construction grey shell delivery allows tenants to fully customize their space. Generous tenant improvement allowance provided. Suites available from 1,000 to 10,500 SF to accommodate practices of any size.
- Brand-new construction. Grey shell delivery allows full customization of your space. Generous tenant improvement allowance provided. Separately metered utilities. Ample parking. Monument signage available for building visibility along Warm Springs Ave.
- Rapidly growing population with significant unmet demand for healthcare services. Underserved specialties include geriatrics, audiology, ophthalmology, and primary care. The Villages is the fastest-growing metro area in the United States.



Retail/Healthcare Trade Area Map

4028 Warm Springs Ave | Wildwood, FL



DEMOGRAPHIC Profile

4028 Warm Springs Ave | Wildwood, FL

10
MINUTES
DRIVE-TIME

Summary	2025	2030
Population	12,761	16,057
Households	6,845	8,635
Average Household Income	\$122,327	\$135,455

20
MINUTES
DRIVE-TIME

Summary	2025	2030
Population	91,719	108,567
Households	42,189	50,760
Average Household Income	\$102,906	\$113,893

30
MINUTES
DRIVE-TIME

Summary	2025	2030
Population	264,605	303,441
Households	125,360	145,755
Average Household Income	\$91,405	\$101,331

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