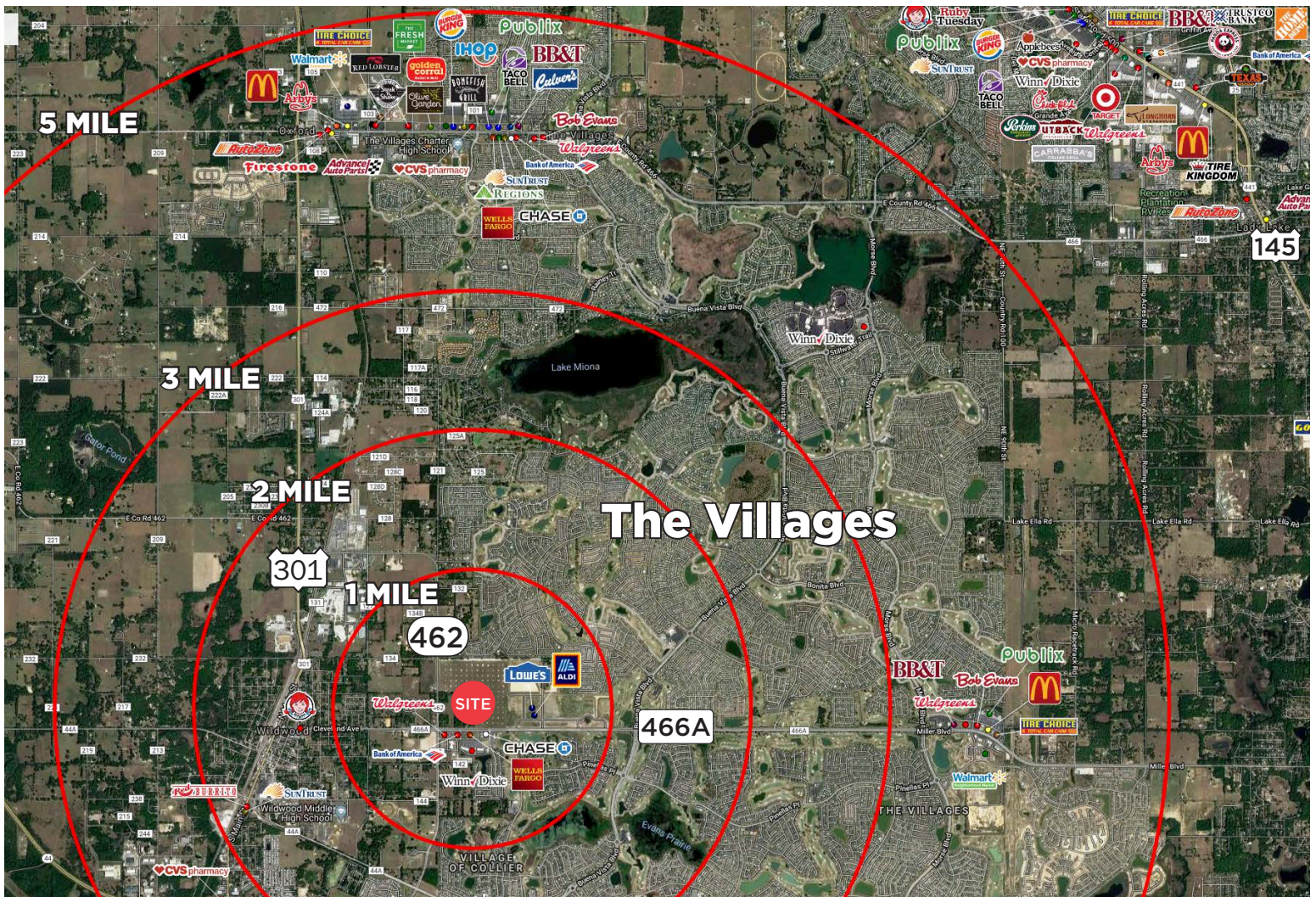


# BEAUMONT VILLAGES | Wildwood, Florida



## PROPERTY HIGHLIGHTS

- Delivery October 2019
- 18 acres of commercial outparcels
- 271 single family homes
- 134 townhomes
- Proposed 250 multifamily units
- Proposed 100 room hotel
- Located next to The Villages community and Trailwinds Village-anchored by Lowes, Aldi, ABC Liquor, Circle K, Burger King, Taco Bell, VyStr Credit Union and others.

## SIZE

18 acres

## LOCATION

4822 CR 466A  
City of Wildwood, FL 34785

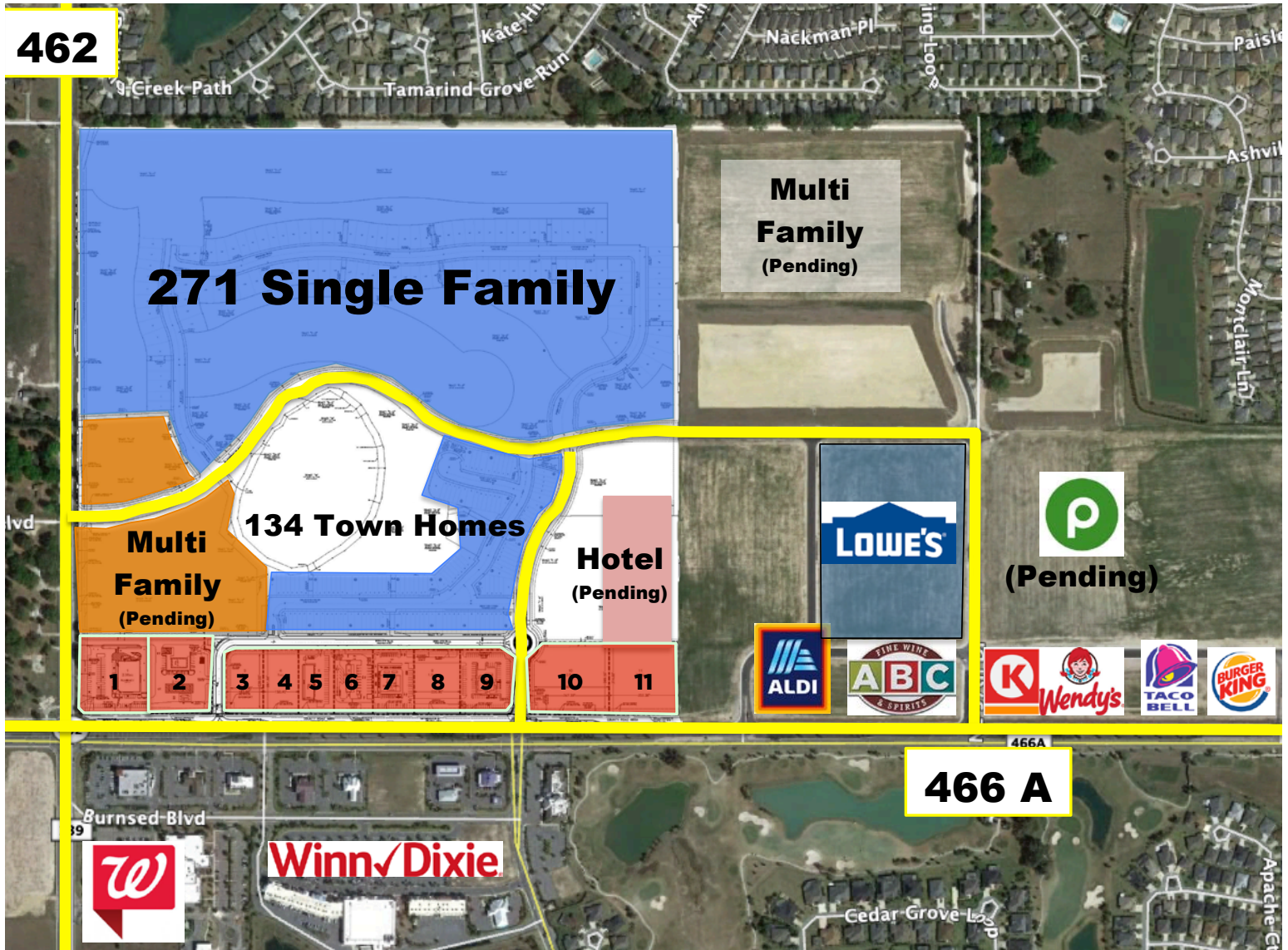
## TRAFFIC COUNTS

466A — 14,900  
462 — 8,600



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462



466 A

OP	TENANT	SIZE
1	PENDING	2.36 AC
2	PENDING	2.1 AC
3	AVAILABLE	1 AC
4	AVAILABLE	1 AC
5	PENDING	1 AC
6	PENDING	1.09 AC
7	MULTI-TENANT	1.16 AC
8	PENDING	1.3 AC
9	PENDING	1.5 AC
10	AVAILABLE	2.5 AC
11	AVAILABLE	2.2 AC

**KEY DEMOGRAPHICS**

3-MILE RADIUS

<b>POPULATION</b>	
Current Estimated Population	58,004
Projected Population (5 Years)	64,035
2010 Census Population	24,784
<b>HOUSEHOLDS</b>	
Current Estimated Households	30,151
Projected Households (5 Years)	35,061
2010 Census Households	12,673
Average Household Income	\$96,227

**LEASING CONTACTS**

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