



838 S.R. 44  
WILDWOOD, FL 34785

# GROUND LEASE

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## SITE SPECIFICATIONS



±2,500 SF  
LOT 001 SF

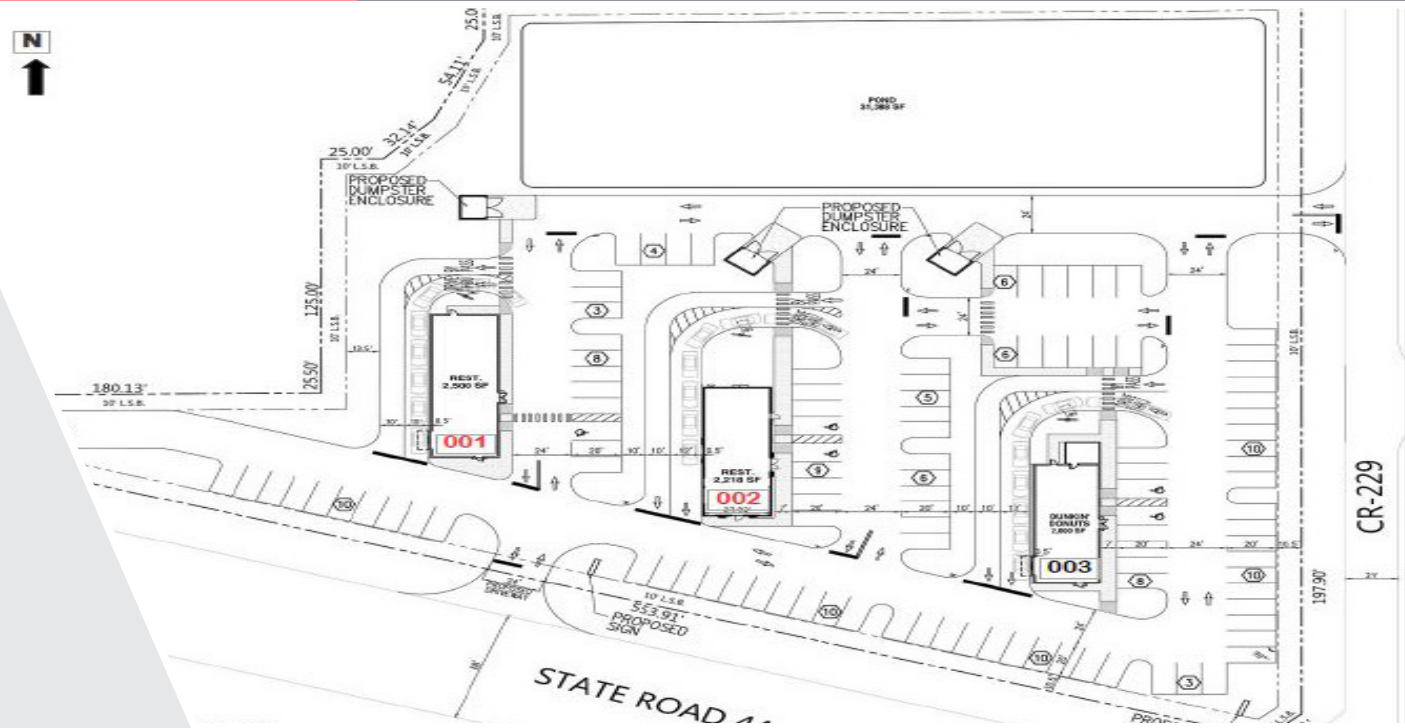


2,218 SF  
LOT 002 SF



2,000 SF  
LOT 003 (Dunkin Donuts)

DEMOGRAPHICS 2018	3 MILE	5 MILE
Average Household Incomes	\$66,104	\$59,300
Population	76,628	161,142



## SUMMARY

Garito & Company is pleased to offer a Ground Lease or Build-To-Suit opportunity in Wildwood near The Villages. It has great access to I-75 with 66,500 vehicles per day. Prime thoroughfare to and from The Villages.

Join Dunkin' Donuts' with two pads available. Other excellent features include: Drive-through capability and nearby traffic generating restaurants like McDonald's, Burger King, Wendy's, Waffle House, IHOP, Steak N' Shake, and more. Ample parking available.

**\*Also available for sale.**

