

# The Market at Trailwinds | Publix Center

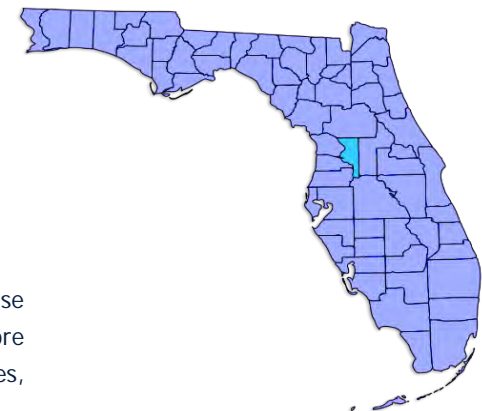


## **NOW LEASING** | 16,800 SF Shop space adjacent to **Publix**

**LOCATION:** 5810 Seven Mile Drive, Wildwood, Florida, 34785

### **SUMMARY:**

The Market At Trailwinds is a Publix-anchored shopping center within Trailwinds village, a 165+/- acre mixed-use development neighboring 'The Villages®' Community. The Center consists of a Publix Grocery and Liquor store accompanied by Starbucks, Club Pilates, AAA, Marcos Pizza, Great Clips, Jeremiah's Italian Ice, Pedego Electric Bikes, and many more.



[1211 N. Westshore Blvd. Suite 801](#)  
[Tampa, Florida 33607](#)  
[www.barclaygroup.com](http://www.barclaygroup.com)

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# THE MARKET AT TRAILWINDS | SITE PLAN

## | Wildwood, FL

- Centrally located adjacent to The Villages®, the largest 55+ community in the country.
- Fastest growing Metro area in the United States – 2019 Estimated Population 130,000
- Village of Southern Oaks has approx. 60,000 permittable homes
- An average of 20 people move into The Villages® every day.
- New home sales in The Villages® continue to average approximately 200-250 per month.
- Pre-owned home sales in The Villages® are currently averaging 200 per month.
- The population of The Villages® grows by approximately 4,500 annually.



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# THE MARKET AT TRAILWINDS | AVAILABILITY

## One Unit Available

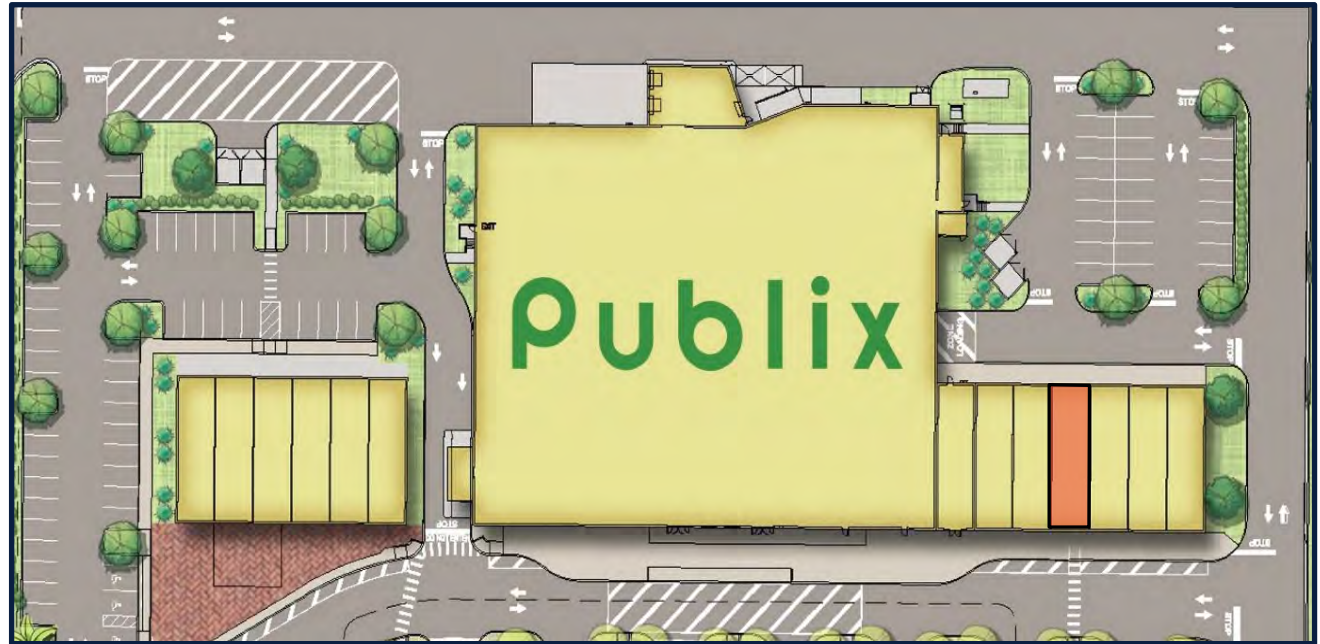
Suite 104

1,400 sf (70X20)

Vanilla Shell Condition

Asking Rent : \$30.00SF

NNN: \$4.00



## Neighboring Tenants



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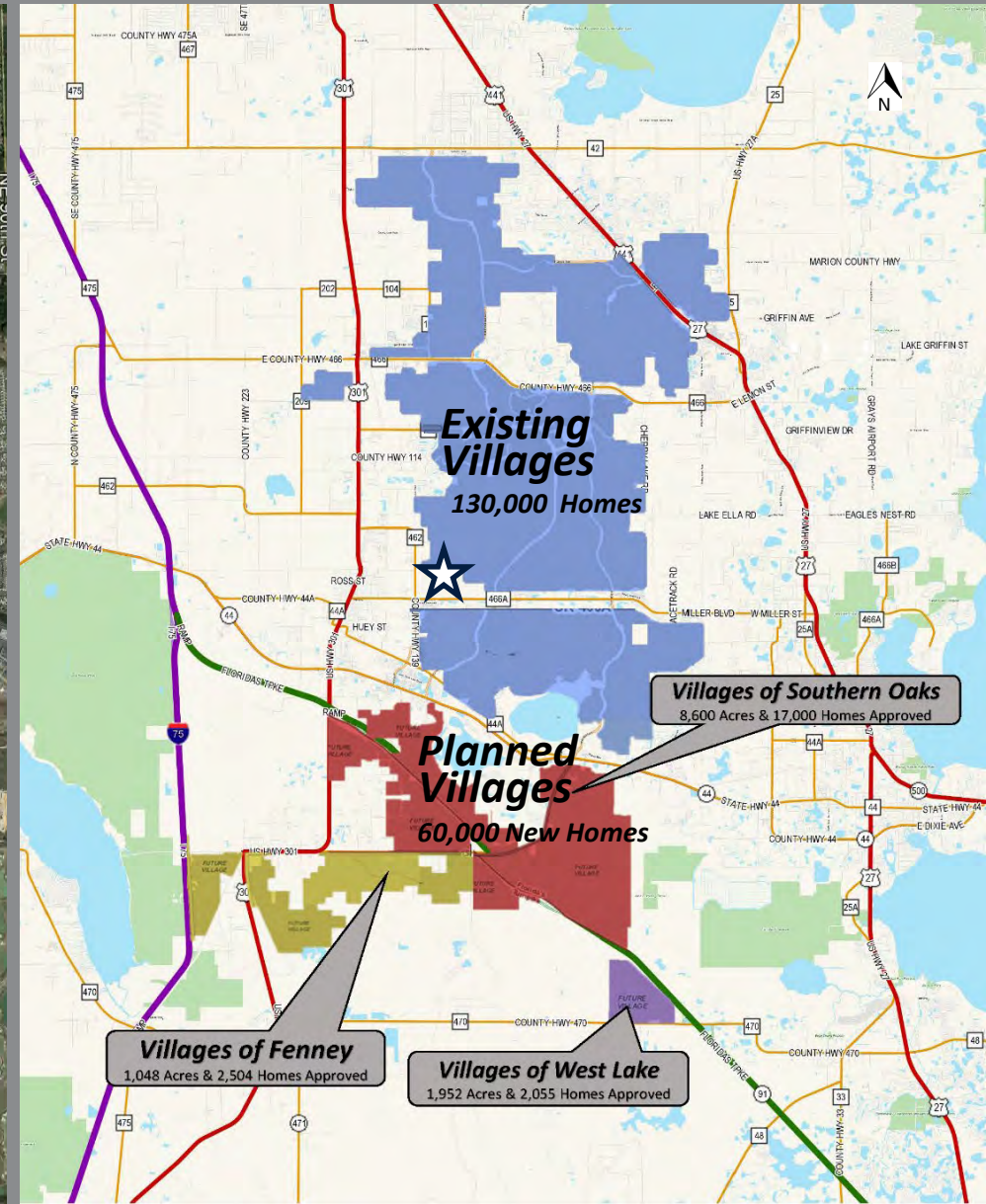
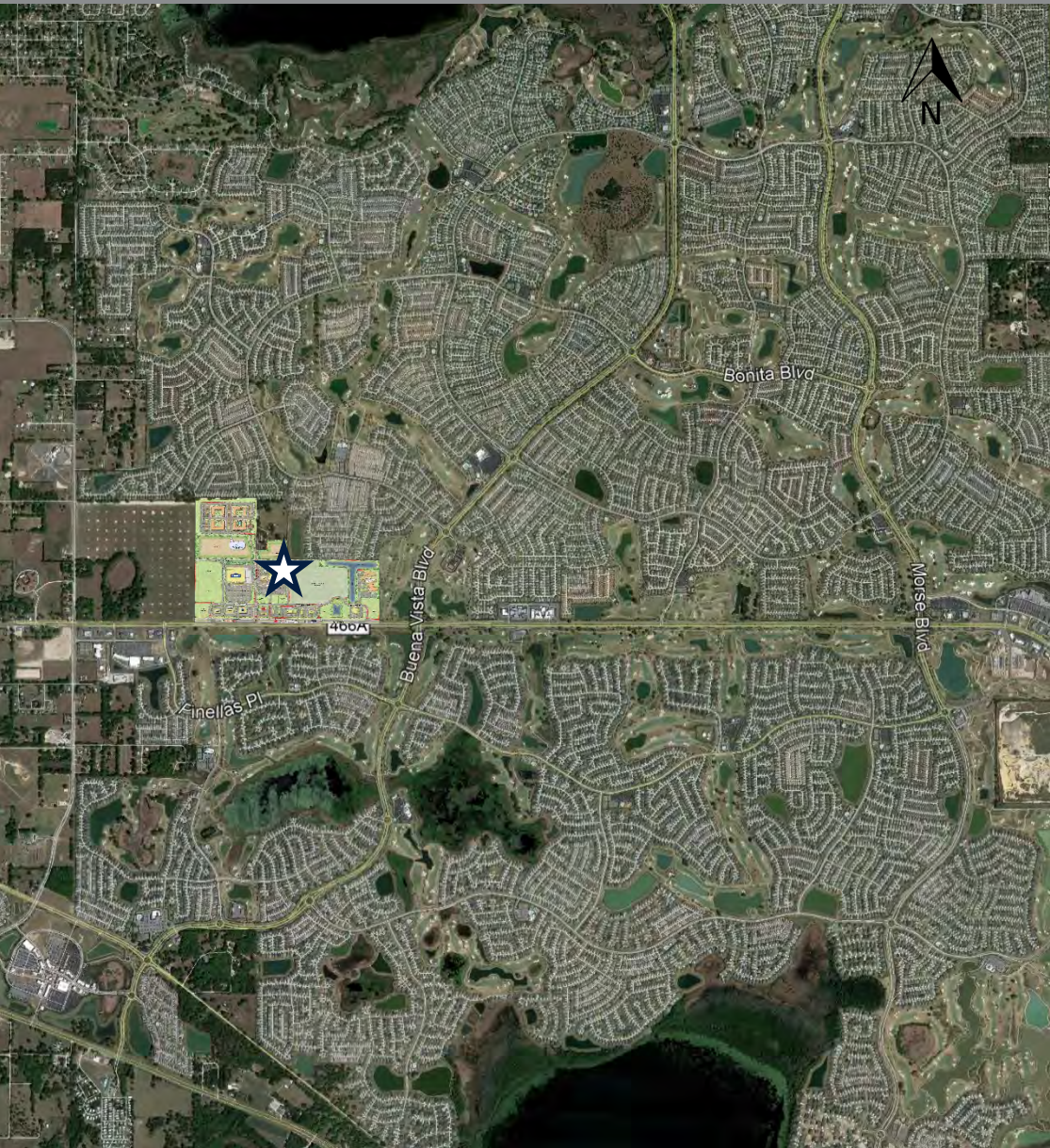
# THE MARKET AT TRAILWINDS | AERIALS



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# TRAILWINDS VILLAGE | FUTURE GROWTH



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# TRAILWINDS VILLAGE | DEMOGRAPHICS 3 Mile Breakdown

## ANNUAL HOUSEHOLD SPENDING



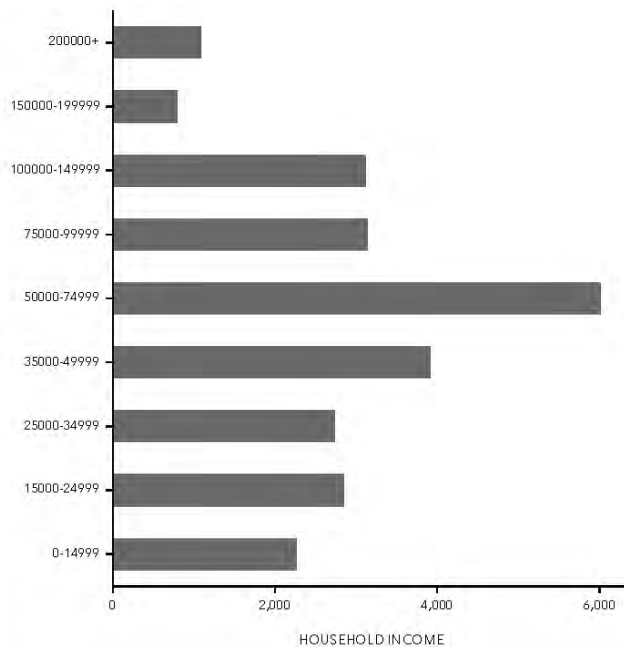
## INCOME



## Tapestry Segments



## KEY FACTS

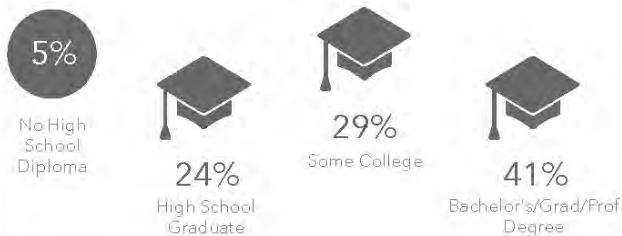


## Average Household Size for this area

**2.07** which is less than the average for United States

Area	Value	0.00	4.00
United States	2.59		
Florida	2.51		
This area	2.07		
Sumter County	2.05		

## EDUCATION



## EMPLOYMENT

