

# Retail Site Available - Villages

Sumter County, FL

**CONTACT:**

Name: Christian Yepes

Phone: 727-536-8686

Fax: 727-536-4356

Email: [christian@belleairgroup.com](mailto:christian@belleairgroup.com)

**Property Information:**

Property adjacent to future Advance Auto  
4243 E CR 466  
Oxford, FL 34484

**Property Size:**

30,000 sf +/-

**Traffic Counts:**

CR 466: 12,000 vehicles/day

**Zoning:**

Commercial

**Demographics:**

	Population	Avg. Income
3 miles:	11,762	\$61,042
5 miles:	69,075	\$61,326

**Notes:**

This property is located along a major connector from The Villages DRI to US 301. Fronting the CR 466, this property features excellent visibility and access.

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4243 E CR 466 • OXFORD, FL 34484

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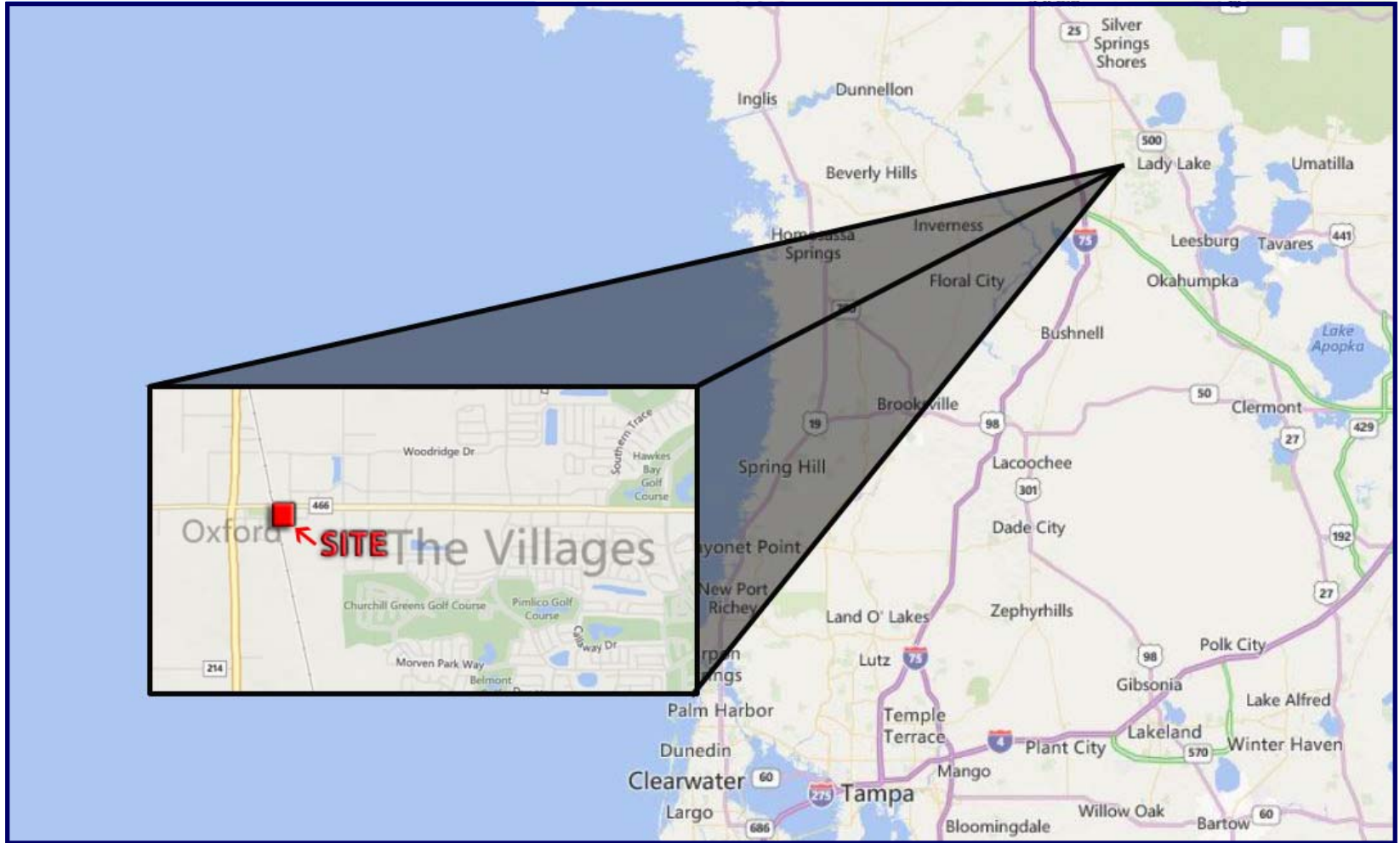
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**LOCATION MAP**



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AERIAL PHOTO



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