

# 1.25 ACRE

OUTPARCEL PAD FOR SALE / GL / BTS

6022 MARSH BEND TRL, WILDWOOD, FL 34785

MARSH BEND TRL  
11,500 AADT

For Sale  
Ground Lease  
or Build-To-Suit

SUBJECT PROPERTY

**ALEC MCNAMARA**  
Senior Director  
+1 770 597 5457  
alec.mcnamara@cushwake.com

**EASTON RICKS**  
Associate  
+1 407 949 0803  
easton.ricks@cushwake.com



# // PROPERTY FEATURES

- The site benefits from close proximity to The Villages, the world's largest master-planned incorporated township for active adults 55+, encompassing approximately 130,000 residents within 60,000 homes.
- Strategically positioned between two key employment centers, the property is approximately 40 minutes from Orlando and 25 minutes from Ocala.
- Located just two miles south of the pad, Middleton is a new, family-oriented district within The Villages that is currently under construction and will offer K-12 charter schools, retail, dining, recreation, and entertainment options.



## ADDRESS

6022 MARSH BEND TRL,  
WILDWOOD, FL 34785



## AVAILABLE SPACE

1.25 ACRES



## PARCEL ID

G33-154



## ZONING

PUD



## ACCESS

LEFT-IN AND RI-RO

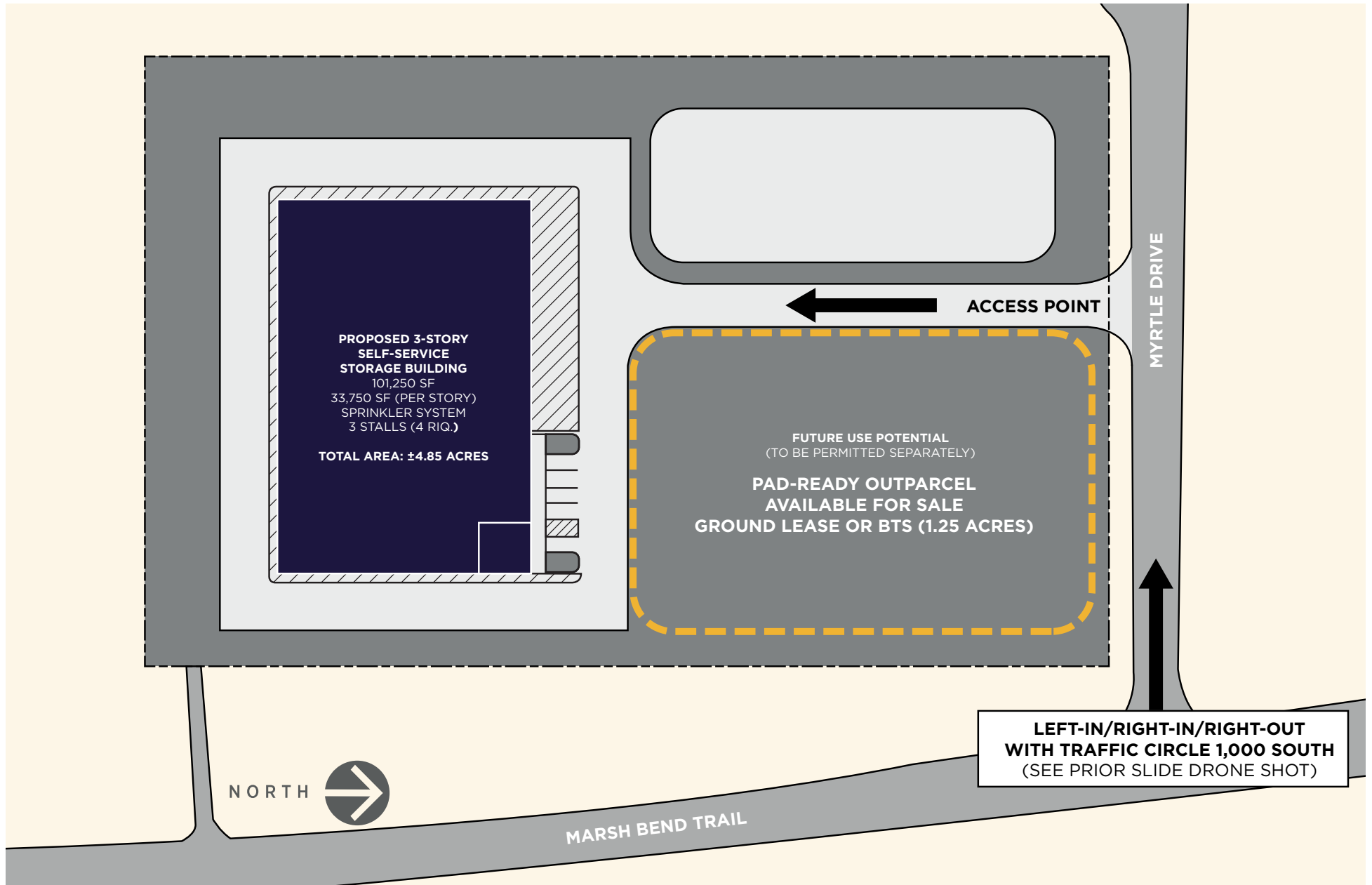


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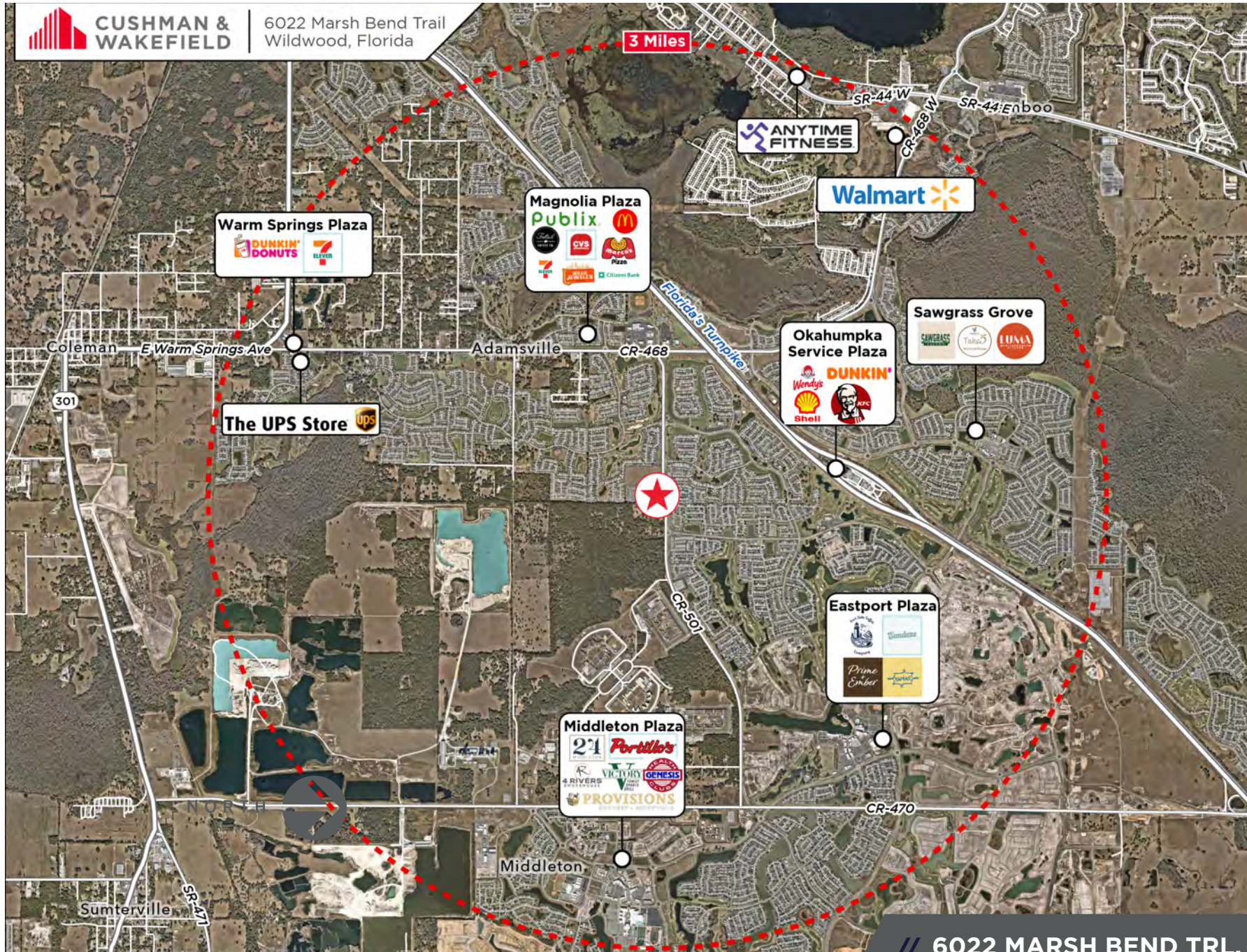
# // SITE AERIAL



# // SITE PLAN



# // 3-MILE RETAIL AMENITY



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## CONTACT

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Senior Director

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### EASTON RICKS

Associate

+1 407 949 0803

[easton.ricks@cushwake.com](mailto:easton.ricks@cushwake.com)

20 North Orange Avenue

Suite 300

Orlando, FL 32801

+1 407 841 8000

[cushmanwakefield.com](http://cushmanwakefield.com)