



Smith & Smith  
REALTY

## For Sale

- 0.21 Acres
- Zoned Light Commercial
- Future Land Use: Commercial
- Very close to busy CR 466
- 946 SqFt building
- New Commercial Projects nearby



**\$419,000**

**4241 County Road 106**

**Oxford, FL 34484**



**Danny Smith, ALC, CCIM**

Smith & Smith Realty, Inc.

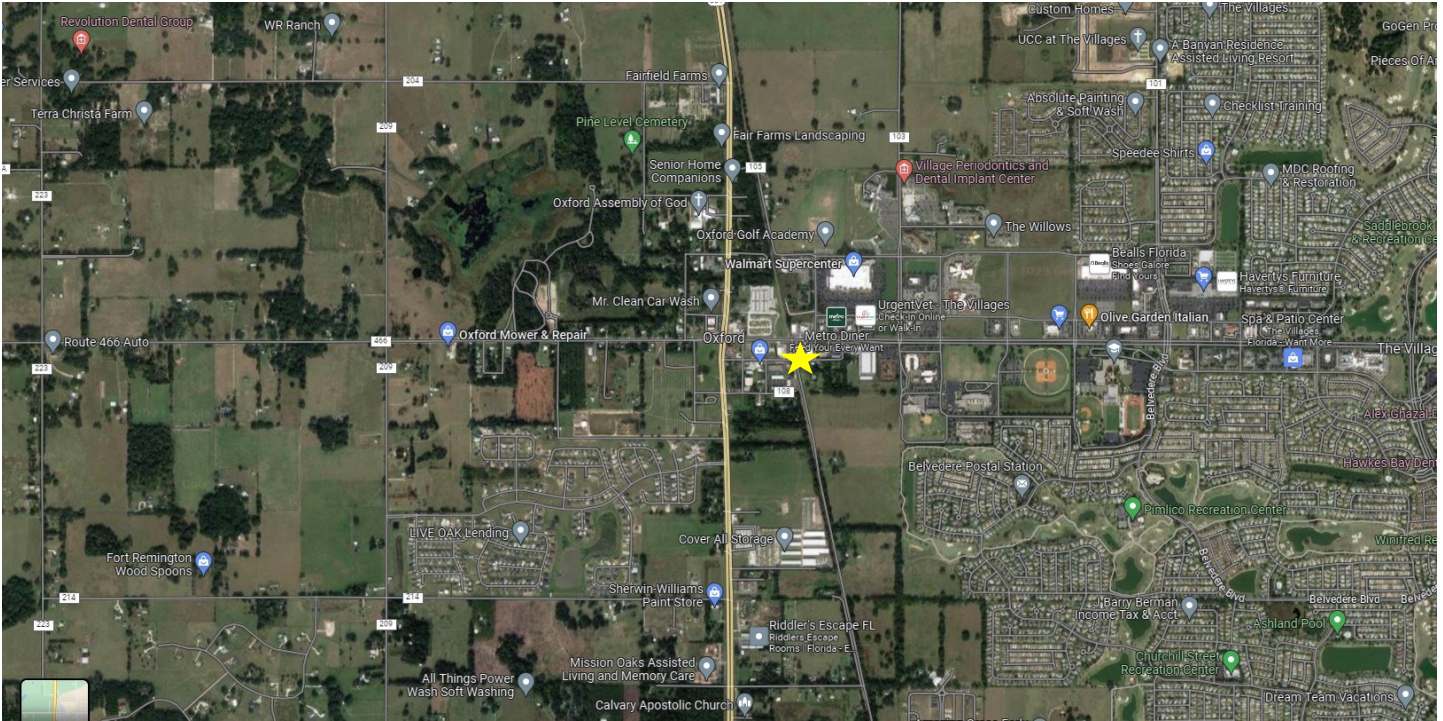
11804 CR 201

Oxford, FL 34484

352-748-5656

Dannysmith@ccim.net

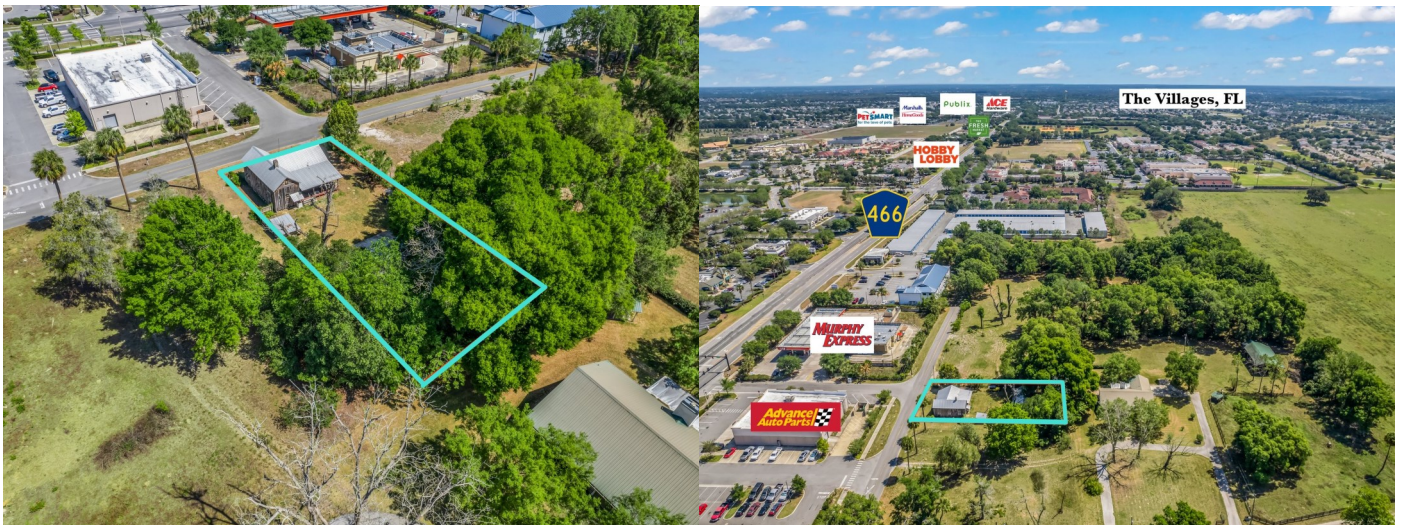
# Map of Property



## Nearby Highways

- US HWY 301
- SR-44
- CR 475
- CR 466
- HWY 42
- US HWY 27/441

## Additional Photos



# Property Description

Here's your chance to bring new life to a unique commercial property in a prime Oxford location! Zoned for commercial use with future land use designation through Sumter County, this **.21-acre site** offers excellent potential for a **light retail shop, hair salon, law or accounting office, or even a veterinary clinic**.

The property includes a charming 1926 home with cypress siding and unique pecky cypress interior details. While it will require significant renovation to meet current code, it offers a great foundation for a one-of-a-kind office, salon, or boutique space.

Conveniently located on **CR 106**, just behind **Action Gator Tire, Murphy Oil, and Advance Auto Parts**, this property sits in a growing commercial corridor. Nearby projects, including **Oxford Oaks Professional Plaza** and **Springwood Suites**, are currently moving through the approval process—bringing even more momentum to the area.

The property also offers excellent accessibility to a wide range of nearby amenities. It's just minutes from CR 466, home to Walmart, PetSmart, McDonald's, Arby's, and other popular retailers within The Villages. The newly opened **Costco** is just one block to the east, while **Downtown Wildwood** and **Lake Sumter Landing** are both within a 10-minute driving range, offering even more shopping and dining options. Major roadways, including **US Hwy 301** and the **Florida Turnpike**, are also easily accessible, making this a highly convenient and connected location.

**Sumter County Parcel: D17-035**

# Demographic Profile



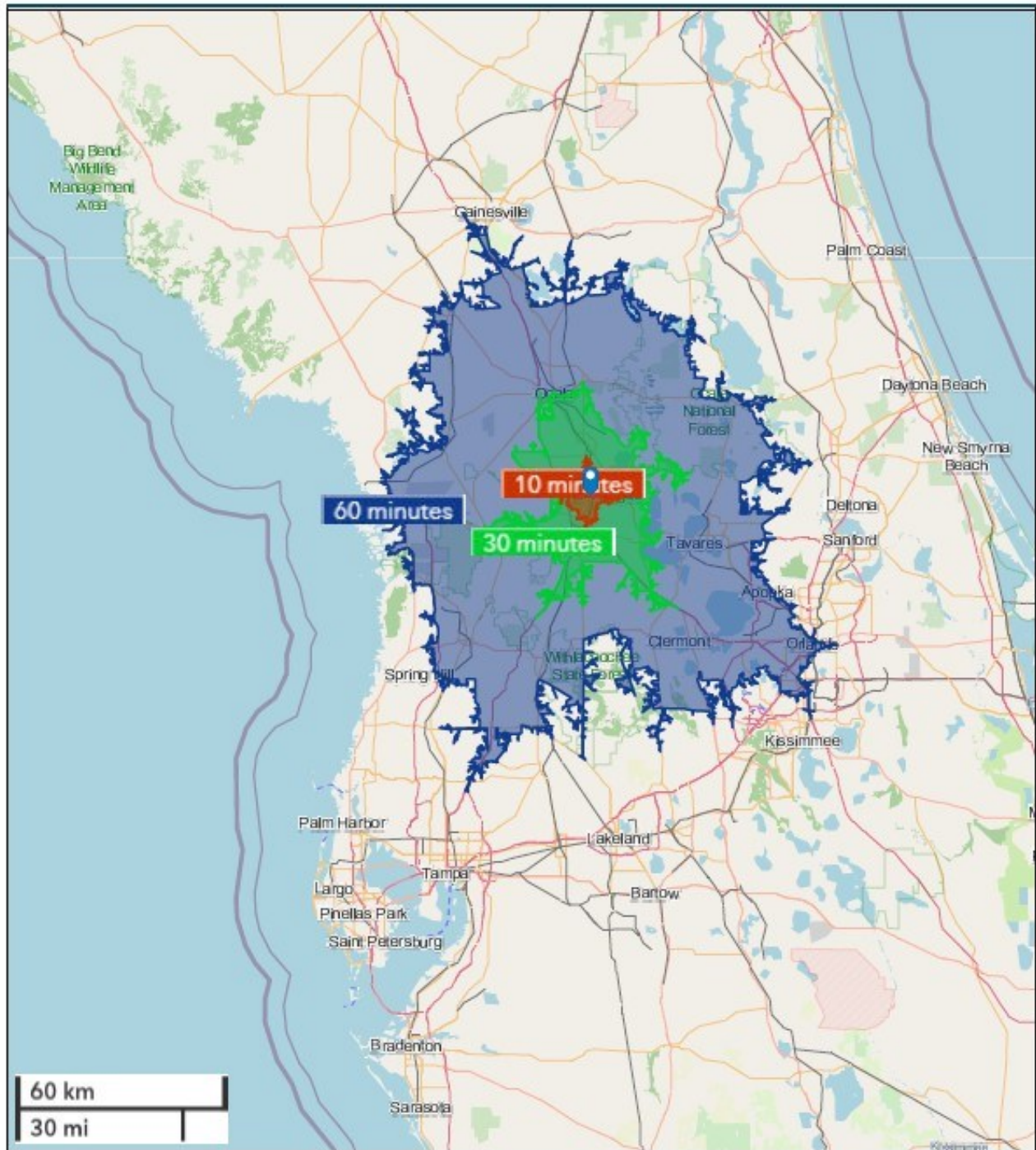
# Drive Time Map



esri

Custom Drive Time Map

4241 County Road 106, Oxford, FL 34484



September 12, 2023

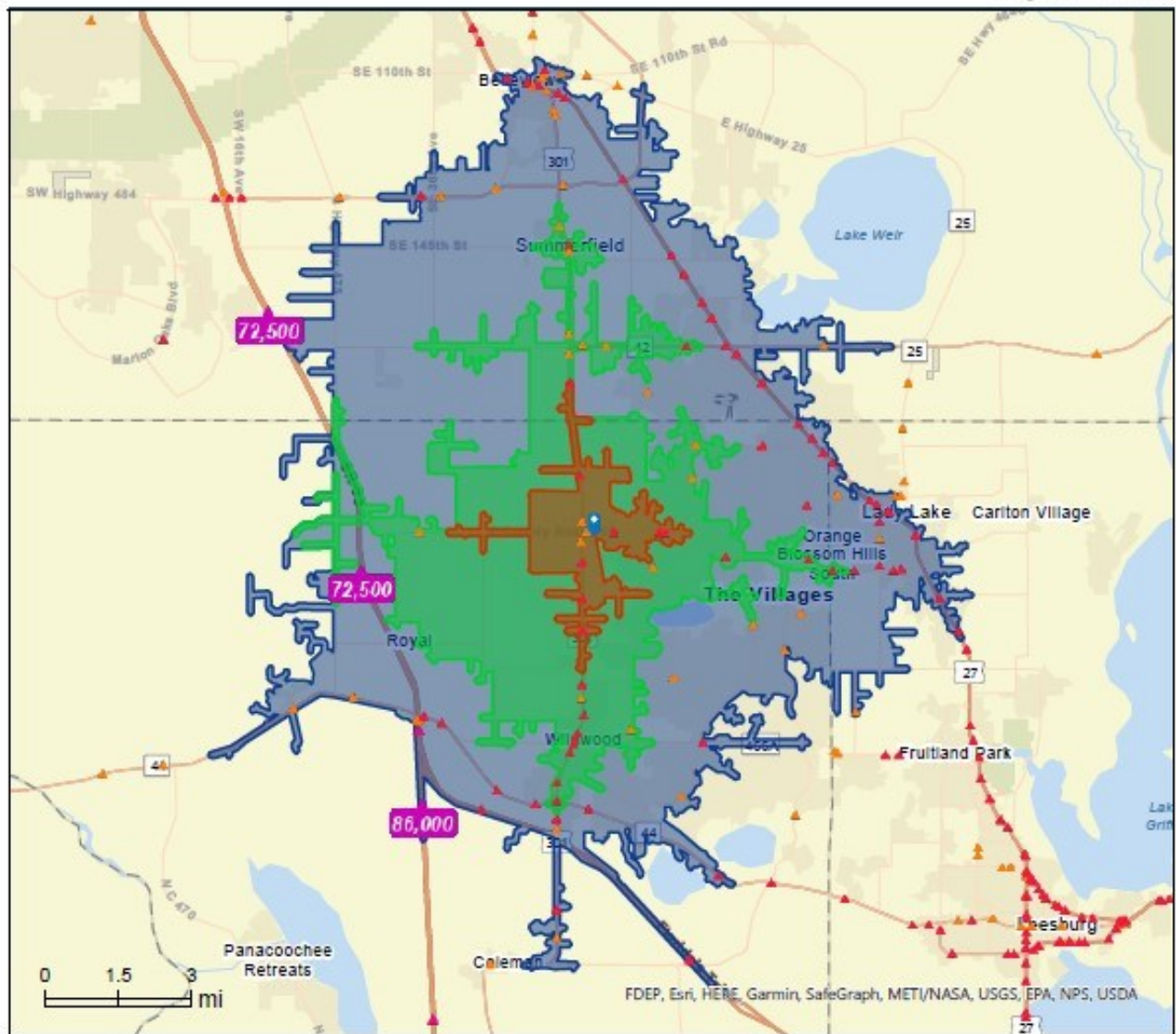
# Traffic Count Map



## Traffic Count Map

4241 County Road 106, Oxford, Florida, 34484  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 28.92645  
Longitude: -82.03300



**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q3 2022).

May 18, 2023