



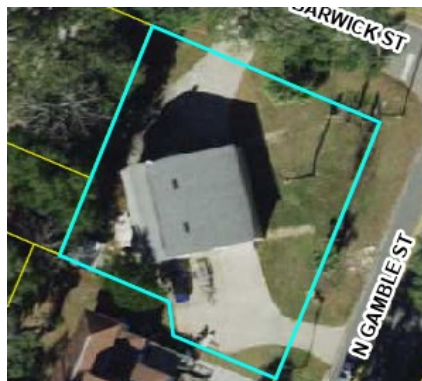
For Sale

- 0.242 Acres
- 1,672 SqFt
- Updated in late 2018
- Zoned C-1
- Downtown Wildwood
- Close to major highways



\$360,000

**206 Barwick Street
Wildwood, FL 34785**



Danny Smith, ALC, CCIM

Smith & Smith Realty, Inc.

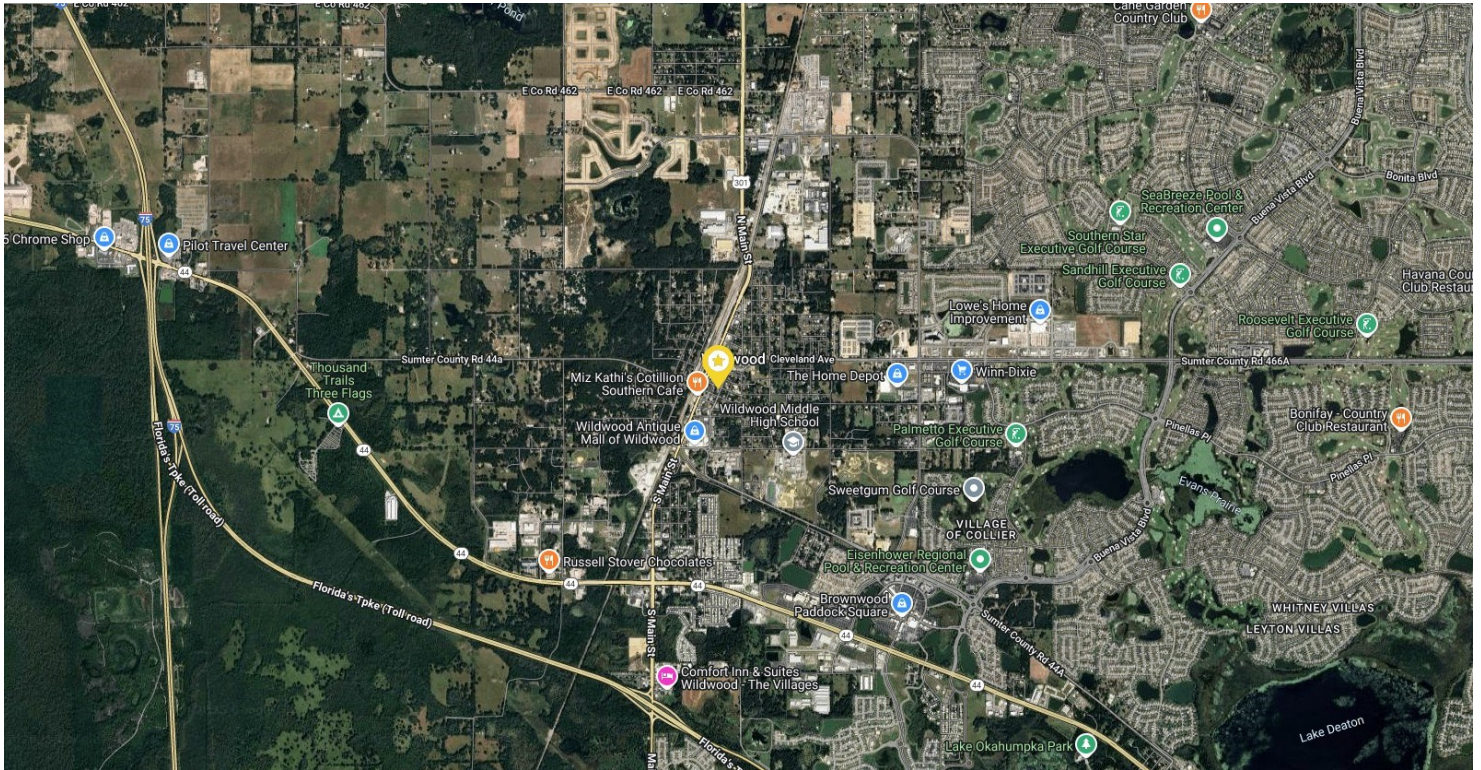
11804 CR 201

Oxford, FL 34484

352-748-5656

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Map of Property



Nearby Highways

- US 301
- CR 466A
- SR 44
- Buena Vista Blvd
- Florida's Turnpike
- I-75

Additional Photos

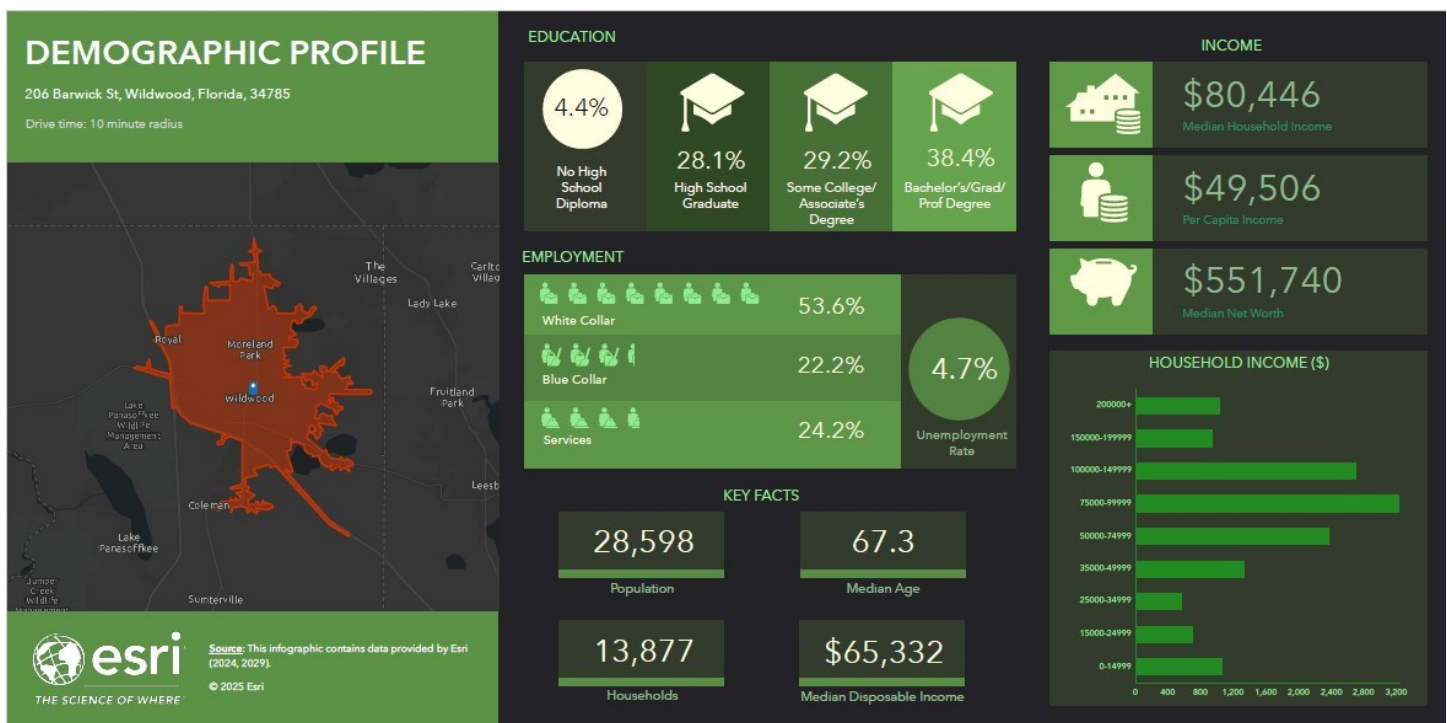


Property Description

Situated at the corner of Barwick Street and Gamble Street, this 1,672-square-foot commercial building is full of potential for your next venture—whether it's an office, retail shop, storage space, or a space to house your equipment. Zoned commercial with similarly zoned neighboring properties, the site offers flexibility for a variety of business uses. The building was updated in late 2018 with a new roof and A/C split systems, providing a solid foundation to build on. A small shed in the back offers additional storage space, adding to the property's functionality. Water and sewer are available through the City of Wildwood, making development even easier. Enjoy the unbeatable convenience of being just steps from Downtown Wildwood's shopping, dining, parks, and churches. You're also well-connected with quick access to US Hwy 301, the Florida Turnpike, and I-75. Plus, The Villages is just 3 miles away, with major retailers like Publix, Home Depot, Outback Steakhouse, and the newly opened Target near CR 466-A. This is a fantastic opportunity in a rapidly growing area—schedule your showing today!

Sumter County Parcel: G06L166

10 Minute Demographic Profile

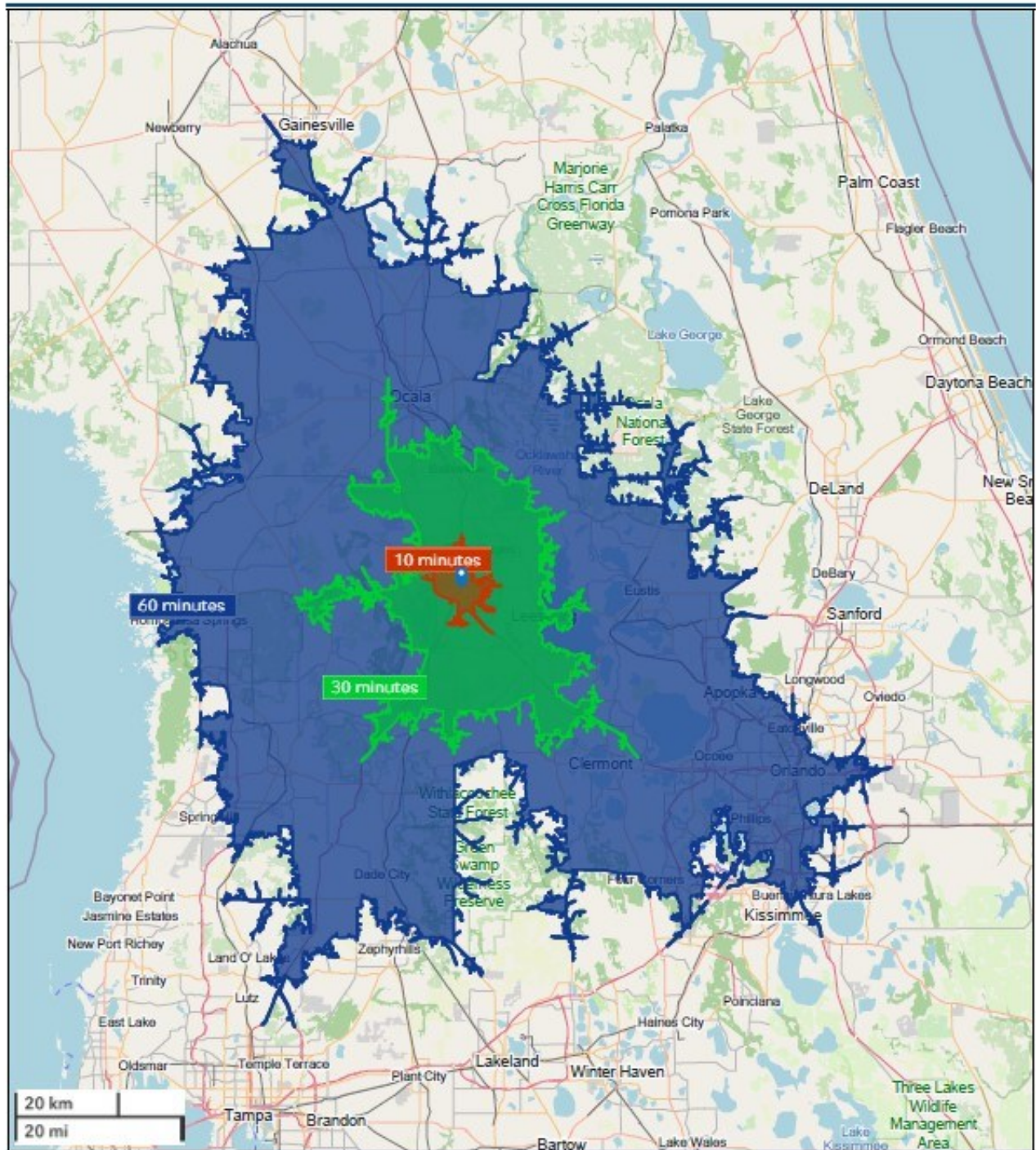


Drive Time Map



Custom Drive Time Map

206 Barwick Street, Wildwood, FL 34785



May 01, 2025

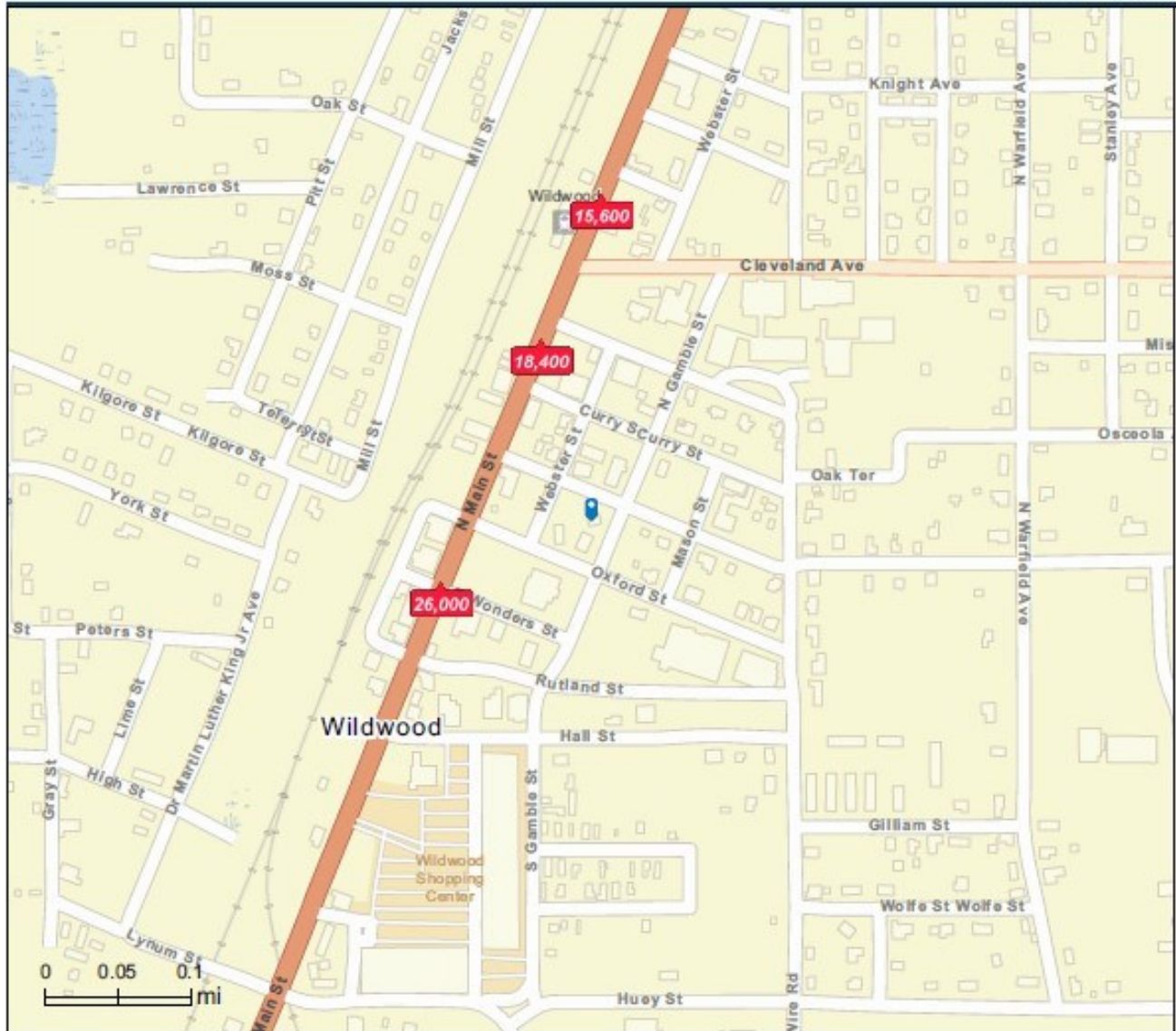
Traffic Count Map—Close Up



Traffic Count Map - Close Up

206 Barwick St, Wildwood, Florida, 34785
Drive time: 10, 30, 60 minute radii

Prepared by Esri
Latitude: 28.86299
Longitude: -82.03941



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: ©2024 Kalibrate Technologies (Q4 2024).

May 01, 2025