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Available

US Hwy 27 & O'Brien Rd
Groveland, Florida 34736



Property Highlights

- 2 parcels available (Parcel A: 1.21 ac. and Parcel D: 0.93 ac.) along US Highway 27, adjacent to Wawa Gas Station and national car wash coming soon
- Rough-graded pads with utilities stubbed and shared retention. Proposed right-in/right-out access on U.S. Hwy 27, along with a proposed three-quarter access point along O'Brien Road
- Adjacent to Phillips Landing, a neighborhood anticipated to have 153 single-family homes upon completion
- Across the street from the newly-completed, 569,400 s.f. Lake County Logistics Center
- The Florida Turnpike is currently undergoing a widening project from Minneola to the north ramp of U.S. 27; it will transform the Turnpike Mainline from four to eight lanes to positively impact Groveland's economic development
- Average household income of \$115,232, demonstrating a well-educated workforce employed in healthcare, scientific and technology fields in the three-mile radius

Demographics

(ESRI 2025)

POPULATION	
1 MI.	542
3 MI.	8,128
5 MI.	28,687
HOUSEHOLDS	
1 MI.	245
3 MI.	3,658
5 MI.	11,061
AVERAGE HH INCOME	
1 MI.	\$84,967
3 MI.	\$115,232
5 MI.	\$107,781
MEDIAN AGE	
1 MI.	54.2
3 MI.	55.1
5 MI.	50.4



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