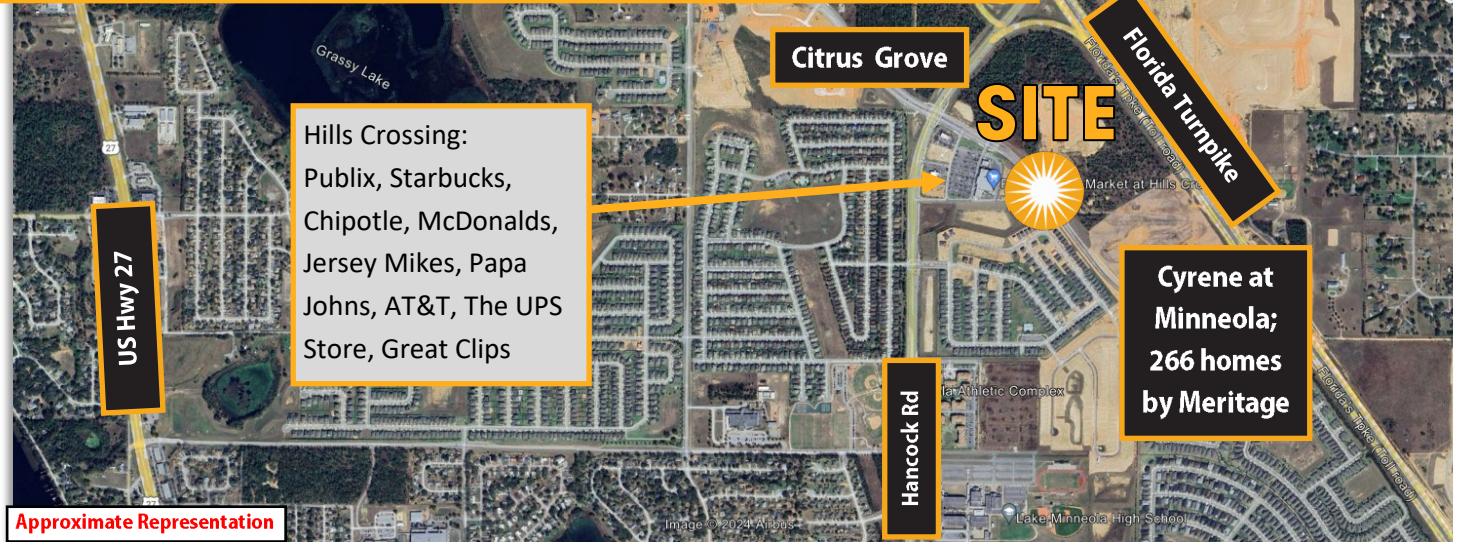


2.45-Acre Commercial Site

Adjacent to Publix at Hills Crossing Shopping Center
Hills of Minneola, Minneola, Florida



- Cleared and mass-graded with utilities stubbed at property
- Off-site master retention, site is fully usable
- Zoned PUD, Planned Unit Development, City of Minneola
- Potential uses include daycare, professional office, medical office, bank, restaurant, retail, and more per Minneola B-1, OR, and I-1 zonings.
- Adjacent to new Publix in busy Hills Crossing shopping center
- Out parcels at shopping center include Starbucks, Chipotle, McDonald's, and more
- Immediate area rapidly developing with over 10,000 new and upcoming homes within 3 mile radius
- Less than one-half mile from full Turnpike interchange and AdventHealth Hospital (under const)

Demographic Summary

	1 Mile	3 Mile	5 Mile
Population			
2024 Estimate	4,875	15,130	35,369
2020 Census	5,439	16,761	38,978
2024-2029nGrowth	2.3%	2.2%	2.0%
Households			
2024 Estimate	1,796	5,647	13,296
2029 Projection	2,011	6,275	14,697
2024-2029 Growth	5.7%	4.5%	3.8%
2024 Med Home Value	\$234,591	\$250,536	\$255,262
2024 Avg. HH Income	\$76,660	\$82,474	\$83,759

FOR SALE: \$1,950,000

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2.45-Acre Commercial Site

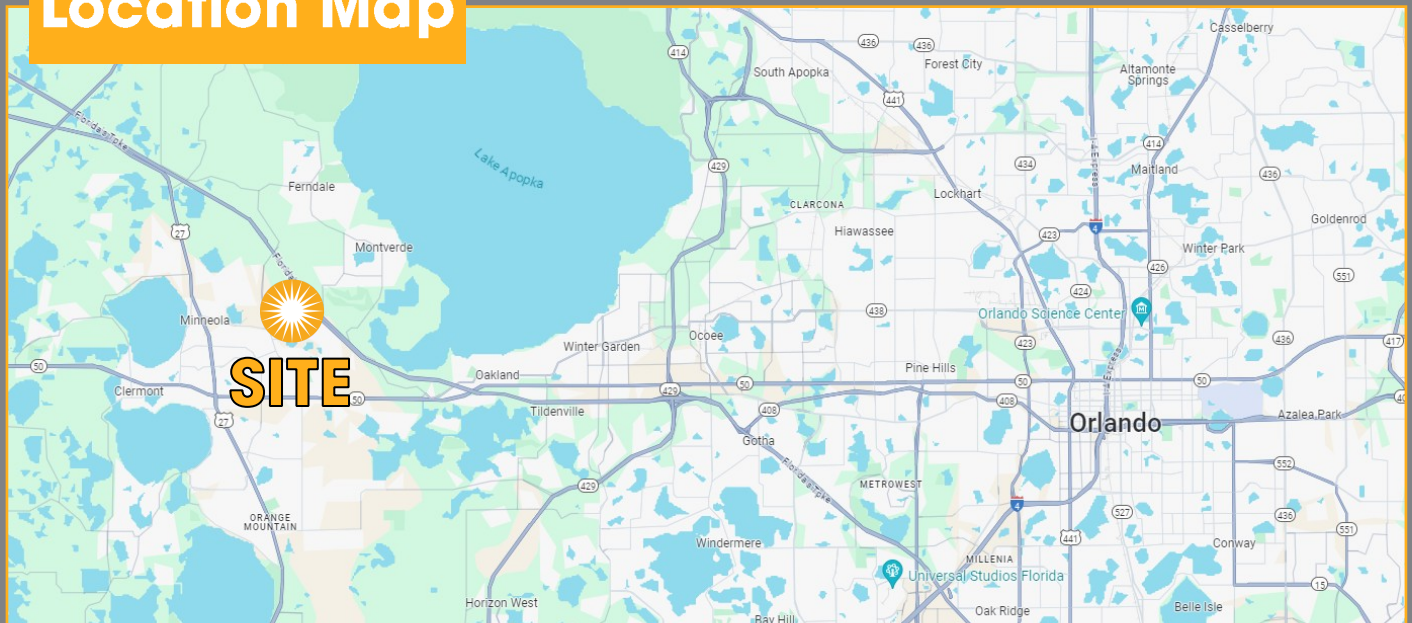
Adjacent to Publix at Hills Crossing Shopping Center
Hills of Minneola, Minneola, Florida



Property Summary

Address	910 Citrus Grove Rd, Minneola, FL
County	Lake
Municipality	Minneola
Parcel ID	Part of 09-22-26-0105-007-00001
Location	Hills Crossing Shopping Center, Minneola Florida
Site Size	2.45 Acres with off-site retention
Frontage	Citrus Grove Rd
Zoning	PD, Planned Development
Flood Zone	NA
Topography	Mass graded, elevation rise to level pad

Location Map



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