



NWC CR 466 A & MICRO RACETRACK RD

GROUND UP RETAIL DEVELOPMENT – ANCHOR AND OUTPARCEL OPPORTUNITIES AVAILABLE

PROJECT DETAILS

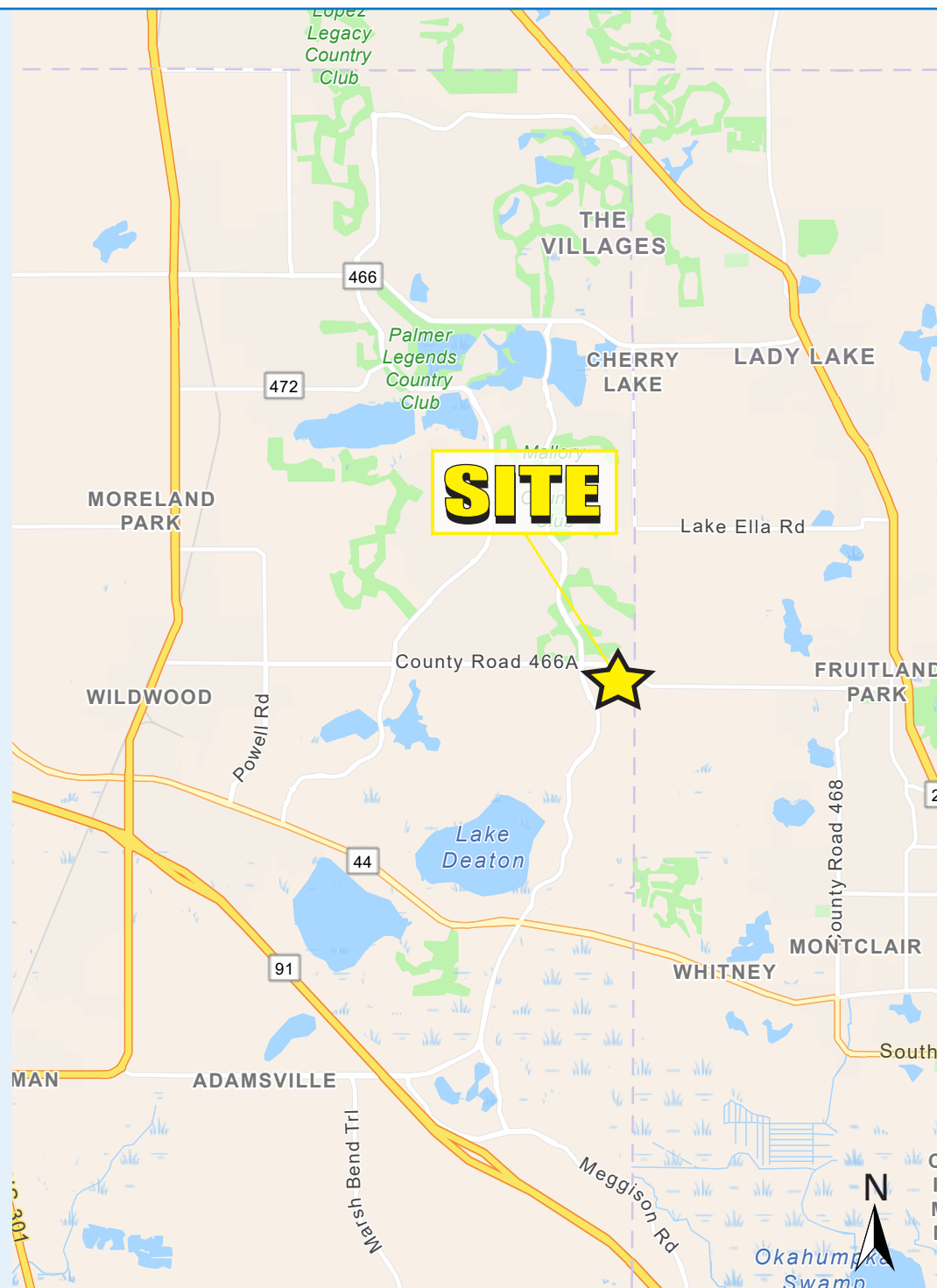
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PROPERTY HIGHLIGHTS

- Proposed Retail Development
- 11 Acres at lighted intersection of 466A & Micro Racetrack Rd
- Anchor and outparcel opportunities available
- Signalized access on 466A/Miller Blvd (17,400 ADT)
- Well positioned to capture explosive growth of The Villages & Fruitland Park
- Direct connectivity to Hammock Oaks residential development (2,500 Homes)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 POPULATION	4,825	41,440	104,968
 DAYTIME POPULATION	1,387	5,642	24,580
 MEDIAN HH INCOME	\$84,212	\$75,759	\$64,128



MARKET AERIAL

NWC CR 466 A & MICRO RACETRACK RD • GROUND UP RETAIL DEVELOPMENT - ANCHOR AND OUTPARCEL OPPORTUNITIES AVAILABLE

LAKE SUMTER LANDING
CITY Winn/Dixie
BARNES & NOBLE

HAMMOCK OAKS
2,500 UNITS
UNDER DEVELOPMENT



SANDHILL
EXECUTIVE
GOLF COURSE

HCA Florida
Trailwinds
Village
Emergency



UNDER
CONSTRUCTION
AdventHealth
ER AND
MEDICAL
CAMPUS

Micro-Racetrack Rd - 9,400 ADT

SITE

17,400 ADT

Miller Blvd

BONIFAY GOLF &
COUNTRY CLUB



VOLUSIA
EXECUTIVE
GOLF COURSE

280 APARTMENTS
UNDER
CONSTRUCTION

WESTMINSTER
COMMUNITIES
900 55+ UNITS
ENTITLED

FIRST BAPTIST
VILLAGE PARK
CAMPUS

PINE RIDGE PARK
208 HOME ENTITLED

28,000 ADT

441

39,000 ADT



SITE
AERIAL

SITE

TO
HAMMOCK
OAKS

Micro Racetrack Rd

ALTERNATIVE
USE
**PARCEL D
AVAILABLE
2.59 ACRES**

AUTO PARTS
6,815 SF
TRACT B
0.94 ACRES

**PARCEL A
AVAILABLE
1.37 ACRES**

**PARCEL C
AVAILABLE
2.12 ACRES**

FITNESS
20,000 SF
TRACT E
2.13 ACRES

RETAIL
4,800 SF
TRACT F
2.14 ACRES

67 SPACES
(3.35 SP/1,000 SF)

70 SPACES
(14.5 SP/1,000 SF)

17,400 ADT

9,400 ADT

**Grocery Store
20,442 SF**

123 Parking Spaces (Grocery Store)
(6.0 SP/1,000 SF)

**Restaurant
7,202 SF**
Florida Room

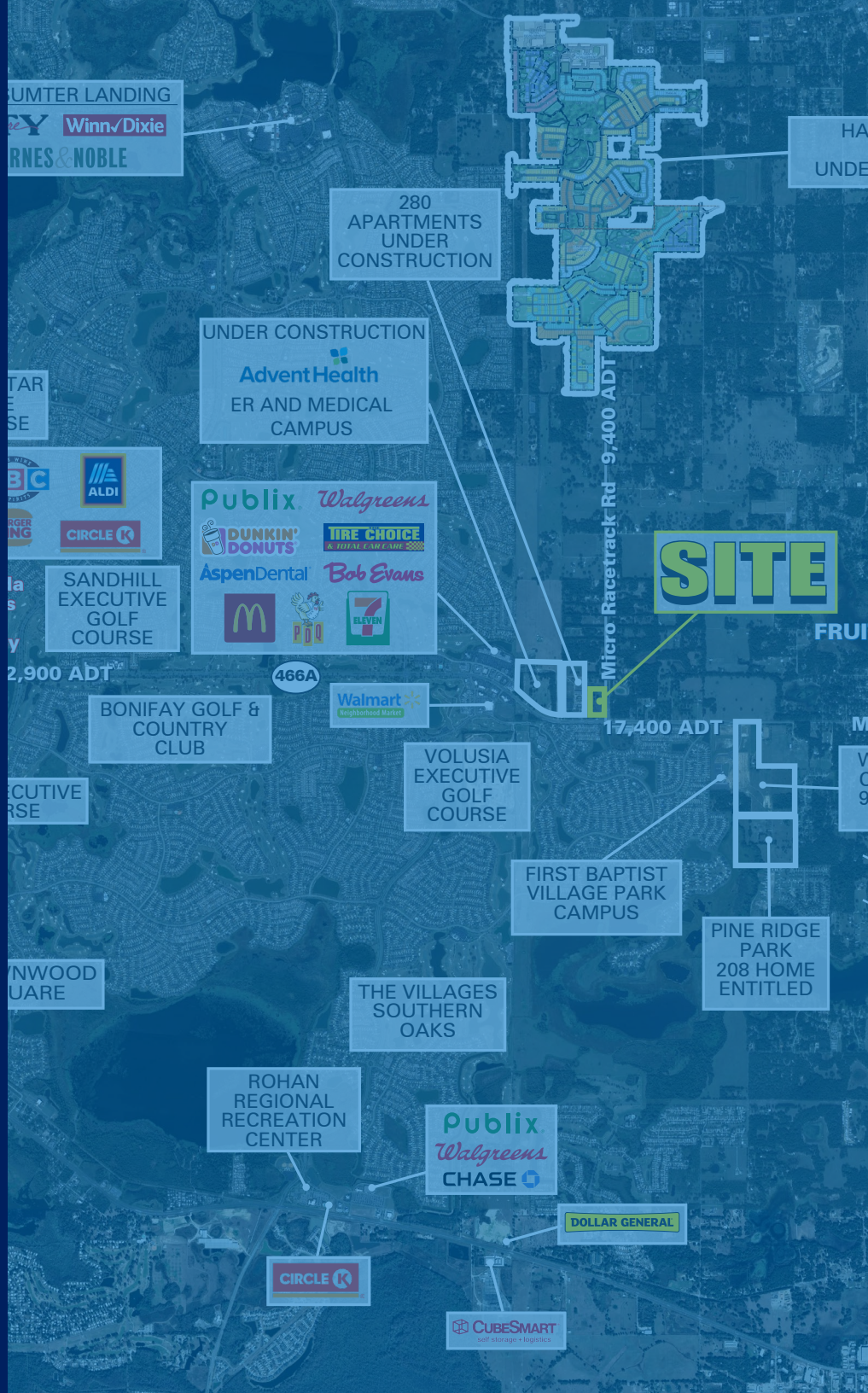
133 Parking Spaces
(18.5 SP/1,000 SF)

**Coffee
2,510 SF**
**Medical
3,600 SF**
Patio

80 Parking Spaces
(13.1 SP/1,000 SF)

Miller Blvd

N



FRUITLAND PARK, FL

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GREG GODINO

561.424.3013

GGODINO@ATLANTICRETAIL.COM

MATT LYNCH

561.424.3019

MLYNCH@ATLANTICRETAIL.COM



ALBANY
ATLANTA
BOSTON
CHARLOTTE
LOS ANGELES
NEW YORK CITY
ORLANDO
PITTSBURGH
WEST PALM BEACH

HOLTEC BUILDING
1001 N US HWY ONE, SUITE 600
JUPITER, FL 33477
561.427.6699

WWW.ATLANTICRETAIL.COM

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