



FRUITLAND PARK, FL

NEC CR 466 A & MICRO RACETRACK RD

ANCHOR & OUTPARCEL OPPORTUNITIES FOR LEASE



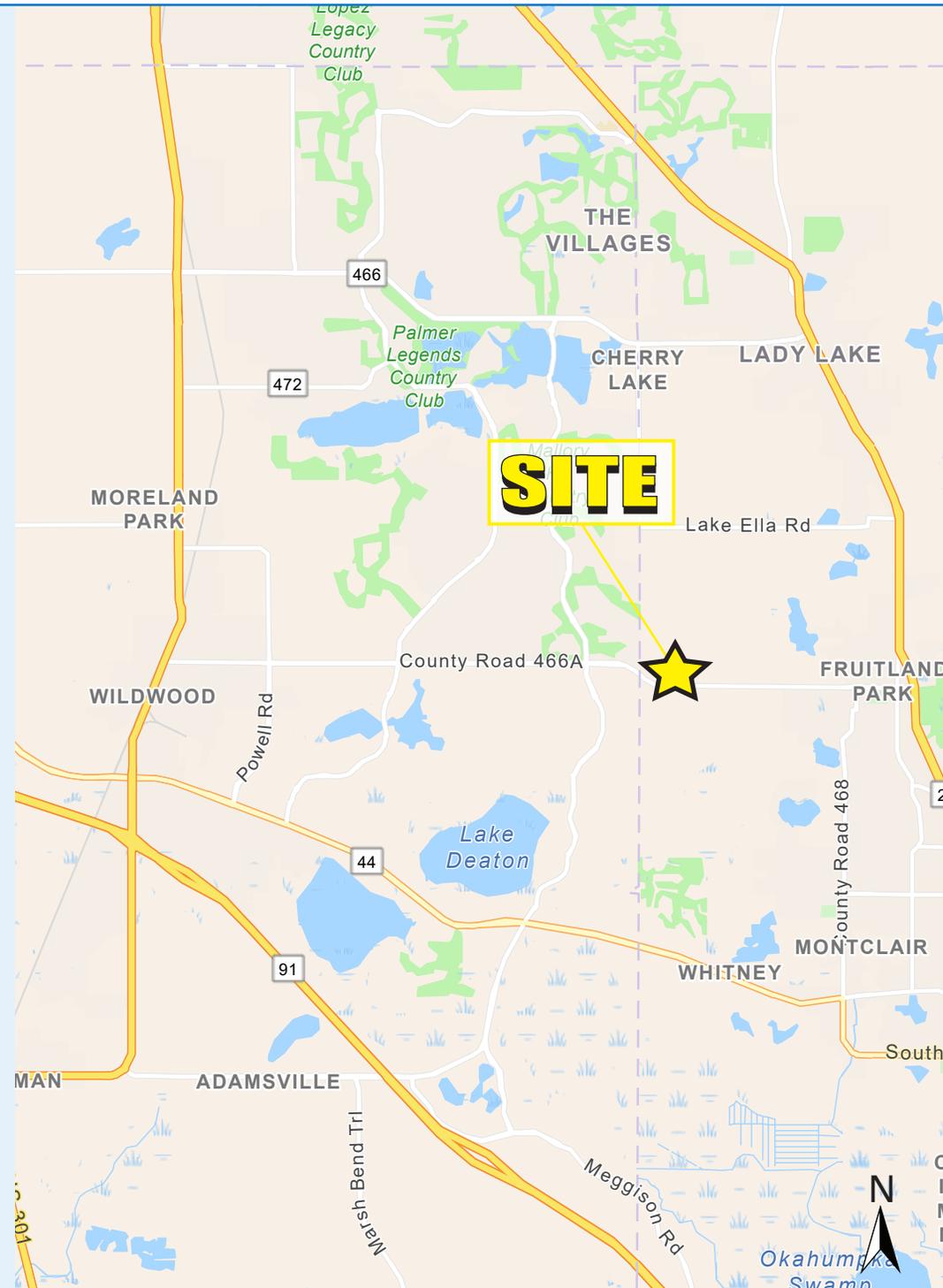
PROJECT DETAILS

PROPERTY HIGHLIGHTS

- Proposed retail development on 8 acres
- Outparcel and end cap opportunities available
- Signalized access on 466 A/ Miller Blvd (17,400 ADT)
- Well positioned to capture explosive growth in The Villages and Fruitland Park
- Micro Racetrack Rd will connect to Kolter Homes 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 |
|  POPULATION GROWTH | -0.28% | 0.37% | 2.94% |



MARKET AERIAL

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SITE
AERIAL



TO
HAMMOCK
OAKS

SITE

PROPOSED
FITNESS
20,000 SF

PROPOSED
AUTO PARTS
6,000 SF

PROPOSED
RETAIL
7,750 SF

9,400 ADT

Mirco Racetrack Rd

17,400 ADT

Miller Blvd





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