



# HILLS CROSSING GROCERY-ANCHORED CENTER

## Opening First Quarter 2021

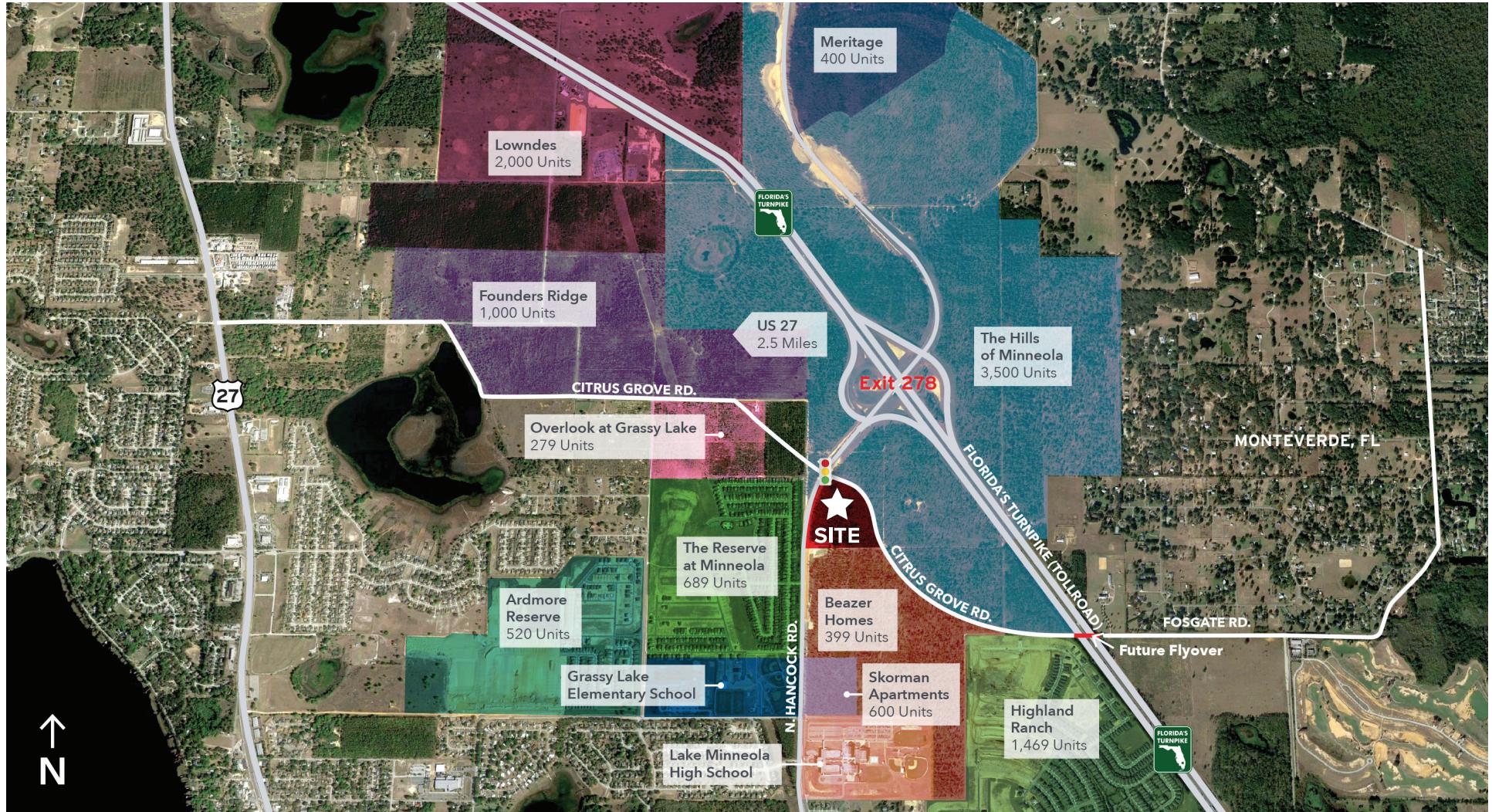
N. Hancock Road and Citrus Grove Road, Minneola, Florida



NORTH AMERICAN  
PROPERTIES—SOUTHEAST, INC.

# THE AREA

Integrated into one of the largest master-planned communities in Lake County



TRADE AREA	3 MI RADIUS	5 MI RADIUS
2019 Estimated Population	19,967	55,785
Average Age	39.8	40.3
Median Household Income	\$61,032	\$58,924

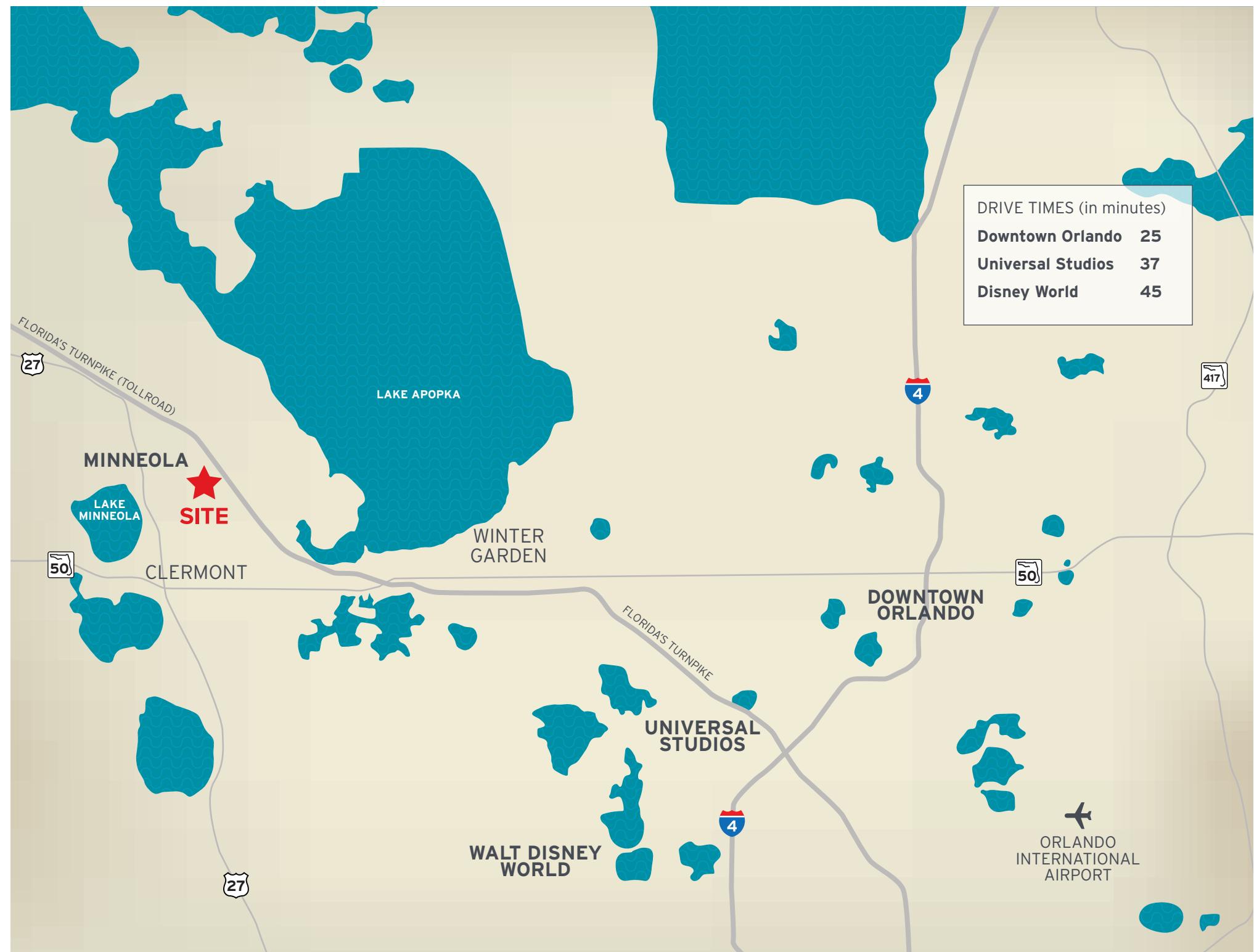
Located within the limits of the Hills of Minneola development of regional impact at the signalized intersection of N. Hancock Road and Citrus Grove Road. The Hills of Minneola is planned for 4,000 residential units and will feature commercial/medical/industrial space, hospitality options and a charter school all to be served by the new Hills Crossing Shopping Center.

Hills Crossing is just  $\frac{1}{4}$  mile south of the recently completed exit off the Florida Turnpike (Exit 278). Additionally, Citrus Grove Road is being extended: four lanes that will connect Highway 27 with N. Hancock Road at the intersection of the shopping center. There are 8,252 residential units currently approved within three miles of the Hills Crossing Shopping Center.

# THE SITE

Grocery-anchored center located in a very underserved area of Lake County







1412 Jackson Street, Suite 1  
Fort Myers, FL 33901

For leasing information contact William J. Wolf:  
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