



## HILLS CROSSING GROCERY-ANCHORED CENTER

**Opening First Quarter 2021**

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

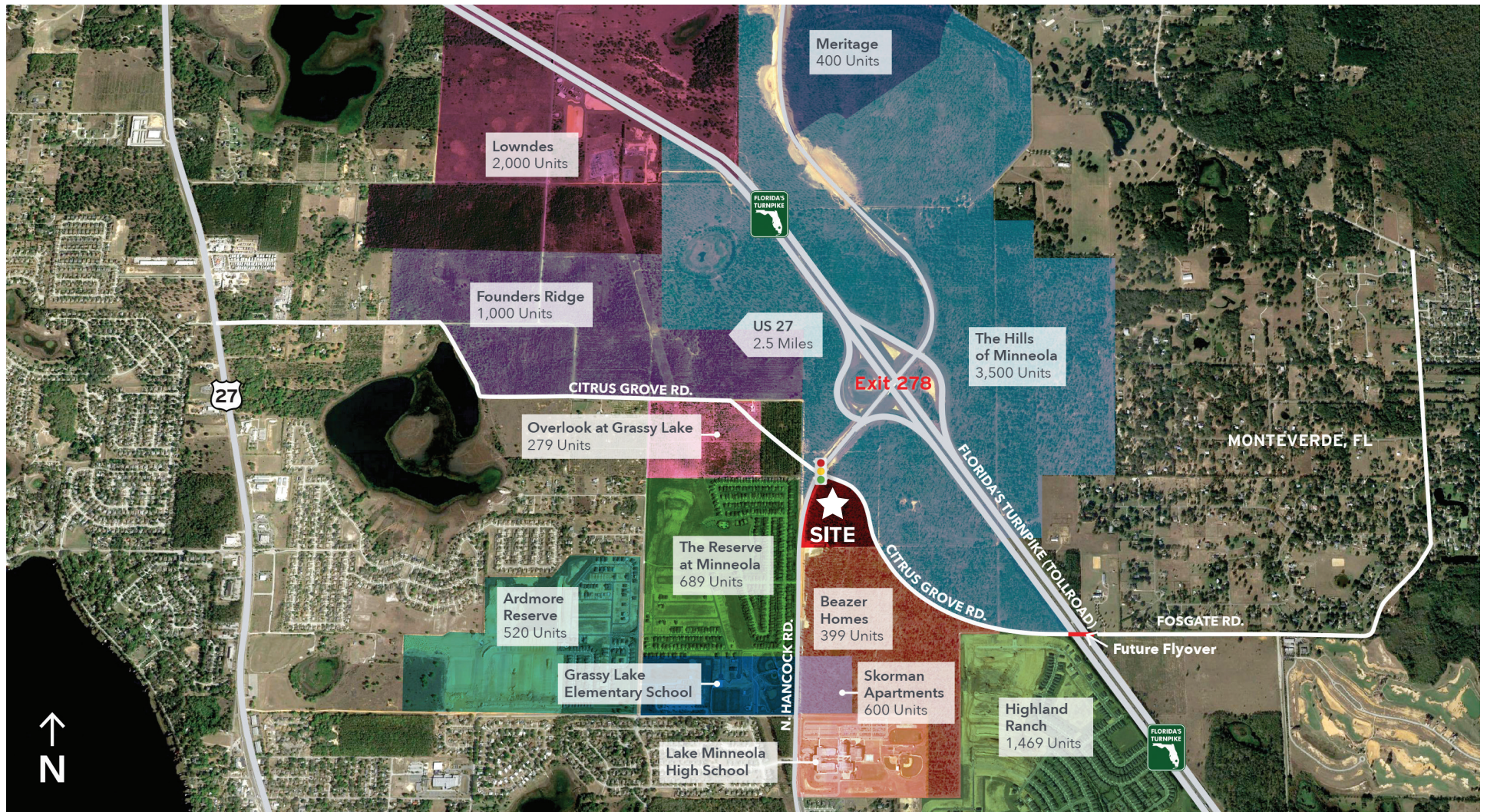


**NORTH AMERICAN  
PROPERTIES - SOUTHEAST, INC.**  
Licensed Real Estate Broker



## 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 ¼ 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

## GROCERY

48,387 SF

## IN-LINE RETAIL B

**Unit 201** 2,100 SF / Available Restaurant

**Unit 202** 2,100 SF / Available

## IN-LINE RETAIL A

**Unit 101** 1,400 SF / Publix Liquor

**Unit 102** 1,400 SF / Available

**Unit 103** 1,400 SF / Available

**Unit 104** 1,400 SF / Available

**Unit 105** 1,400 SF / Available Restaurant

## OUTPARCEL RETAIL C

**Unit 301** 2,600 SF / Available Restaurant with Drive-Thru

**Unit 303** 1,300 SF / Available

**Unit 304** 1,300 SF / Available

**Unit 305** 1,300 SF / Available

**Unit 306** 1,300 SF / Available

**Unit 307** 1,300 SF / Available

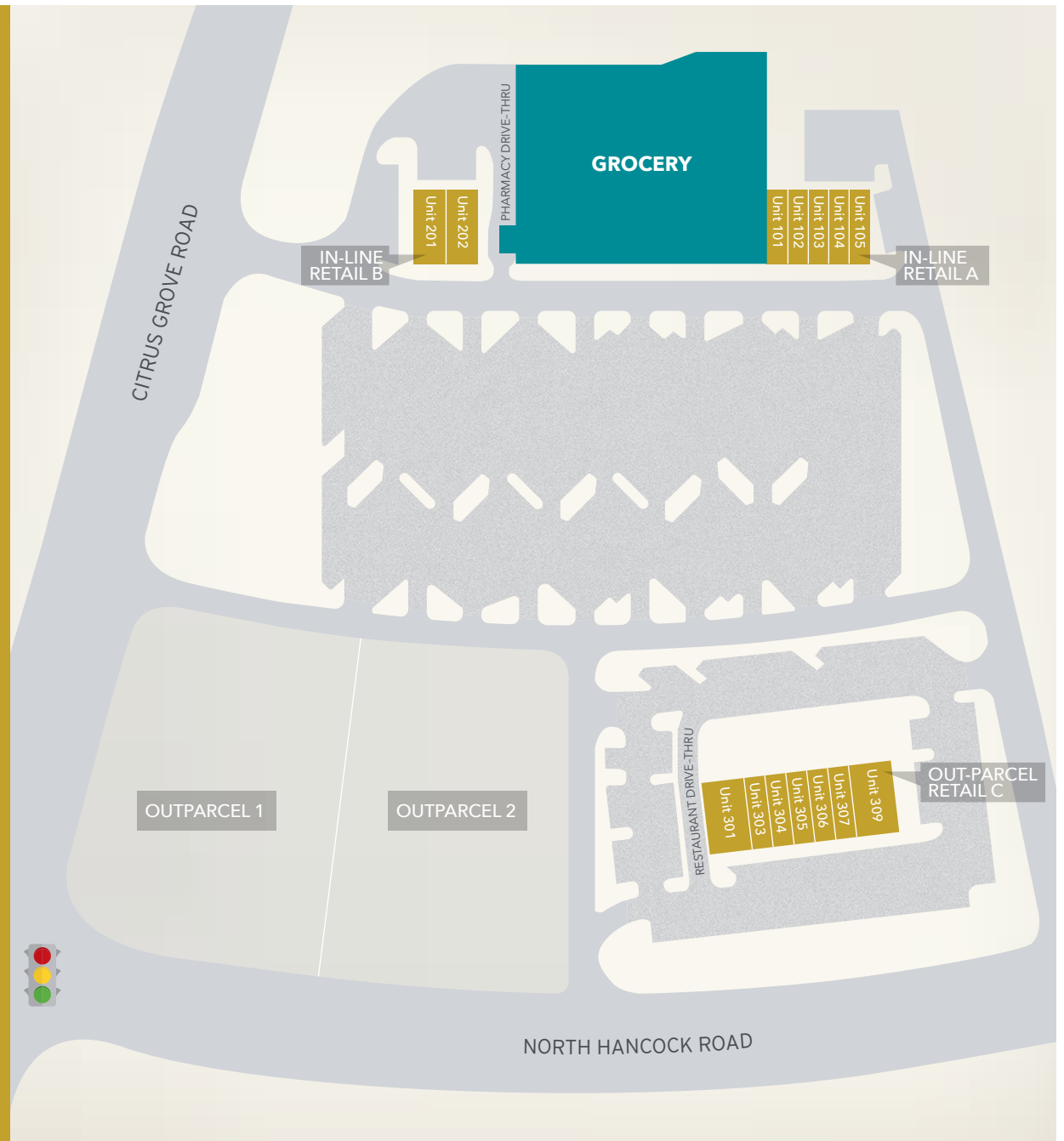
**Unit 309** 2,600 SF / Available Restaurant

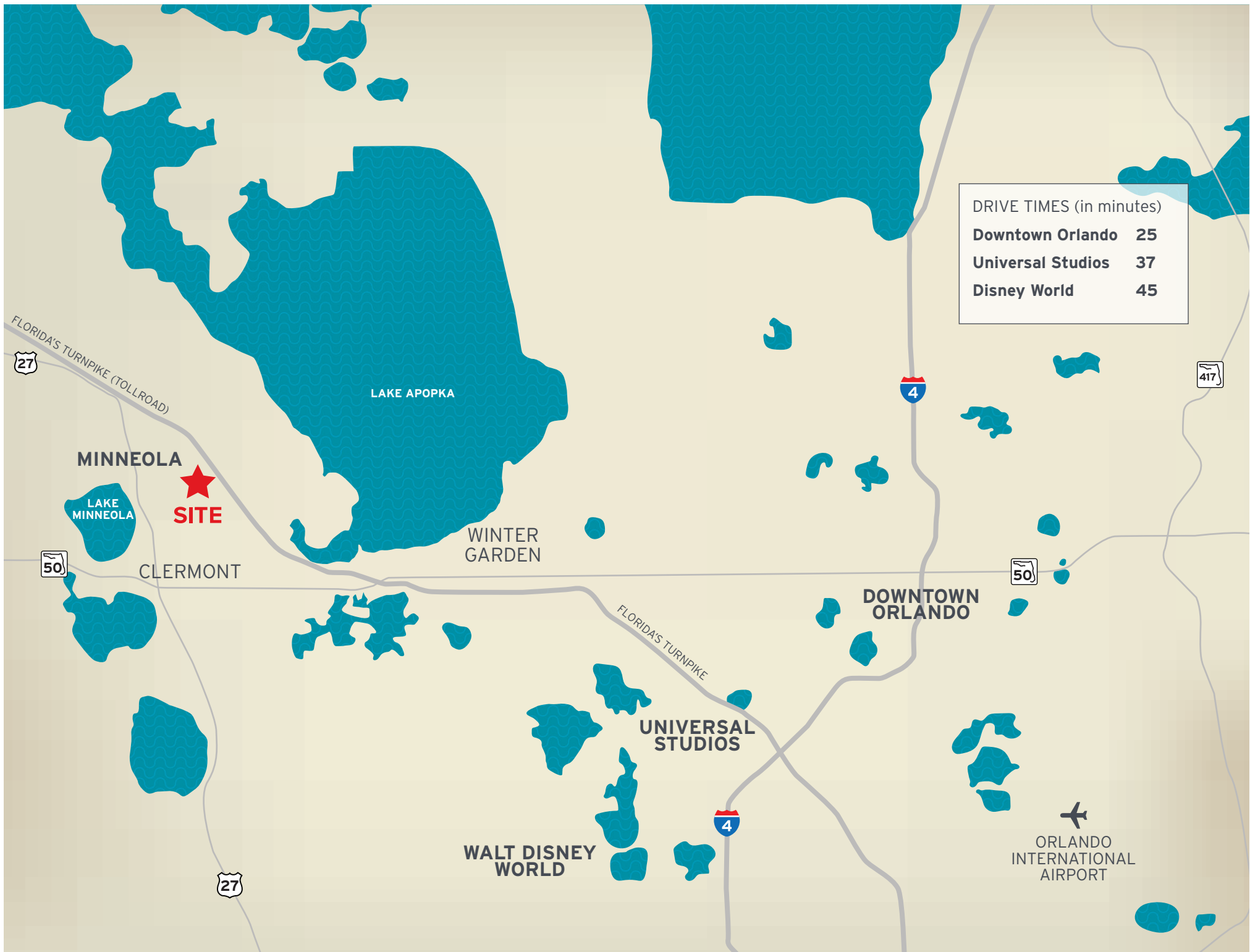
## OUTPARCEL 1

1.6 Acre / Available

## OUTPARCEL 2

1.6 Acre / Available









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