



OAKS AT GROVELAND

PREMIER PADS AVAILABLE FOR GROUND LEASE/SALE



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SITE PLAN

AVAILABLE FOR GROUND LEASE/SALE



AVAILABLE GROUND LEASE/SALE	
PARCEL #	SIZE
PARCEL 1	1 ACRE
PARCEL 2	1 ACRE
PARCEL 3	1 ACRE
PARCEL 4	1 ACRE
PARCEL 5	1 ACRE
PARCEL 6	1.69 ACRES

PARCEL BOUNDARIES & SIZES ARE CONCEPTUAL, AND SUBJECT TO CHANGE BASED ON END USER

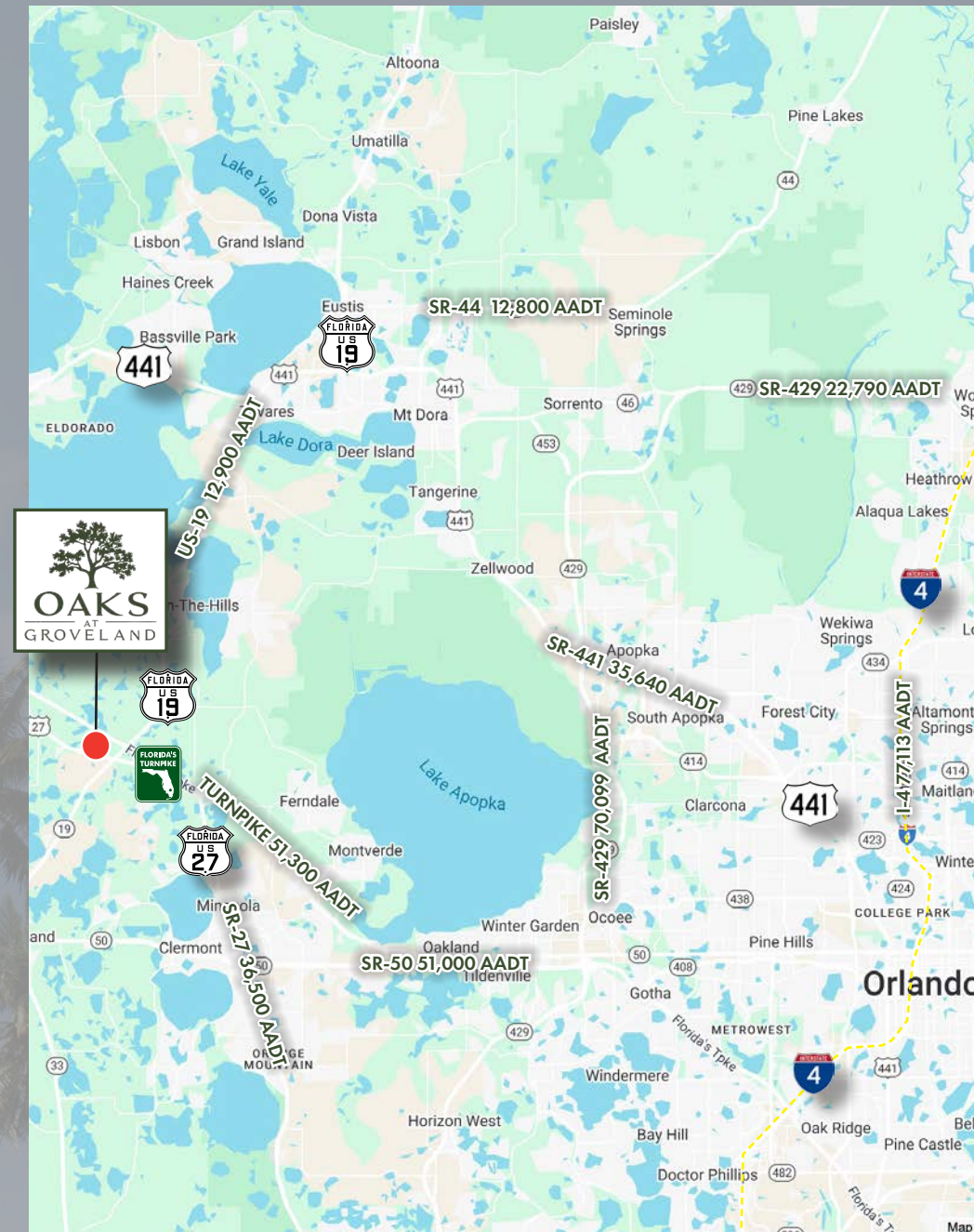
SITE SPECIFICATIONS

AVAILABLE FOR GROUND LEASE/SALE

- ◇ 1 AC - 1.69 AC Parcels Available
- ◇ On-Site Proposed MF: 180 Units
- ◇ On-Site Parking
- ◇ HIGH Visibility Signage
- ◇ Outdoor Space Available

CONNECTIVITY IS KEY!

Strategically positioned off US-27 near US-19 and just south of the Florida Turnpike, the commercial Retail at Oaks at Groveland offers unmatched regional connectivity and visibility. This high-growth corridor places retailers at the crossroads of major commuter and travel routes, ensuring consistent traffic and accessibility from surrounding communities. With over 16,000 residential units planned or existing in the immediate area, the site is ideally situated to serve a booming population.



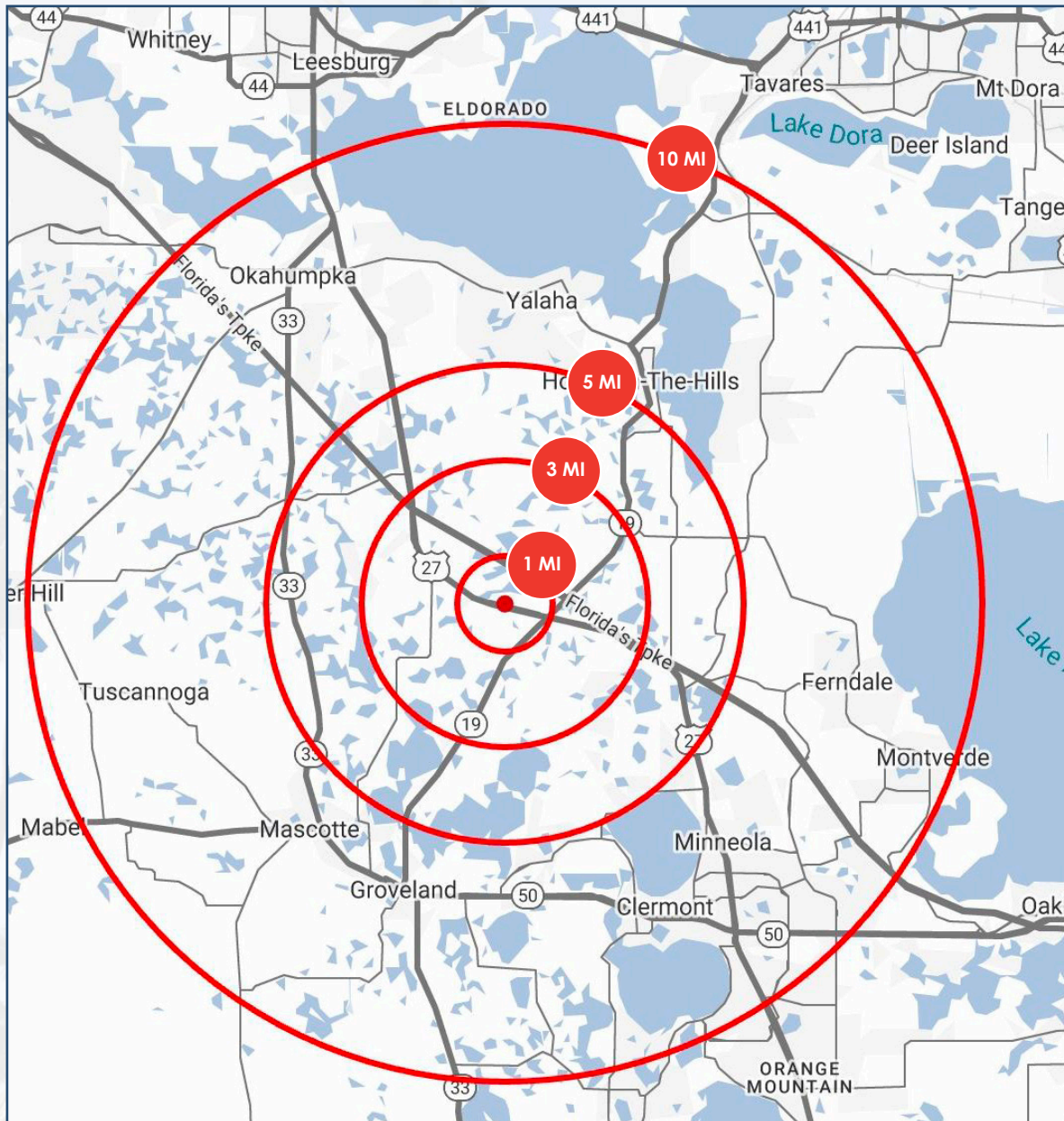
LOCAL MAP



LOCAL MAP



AREA DEMOGRAPHICS



POPULATION



1 MI	604
3 MI	8,993
5 MI	27,633
10 MI	134,622

AVG HH INCOME



1 MI	\$91,490
3 MI	\$105,711
5 MI	\$111,020
10 MI	\$106,062

MEDIAN AGE



1 MI	42.5
3 MI	55.9
5 MI	48.9
10 MI	45.4

DAYTIME POPULATION



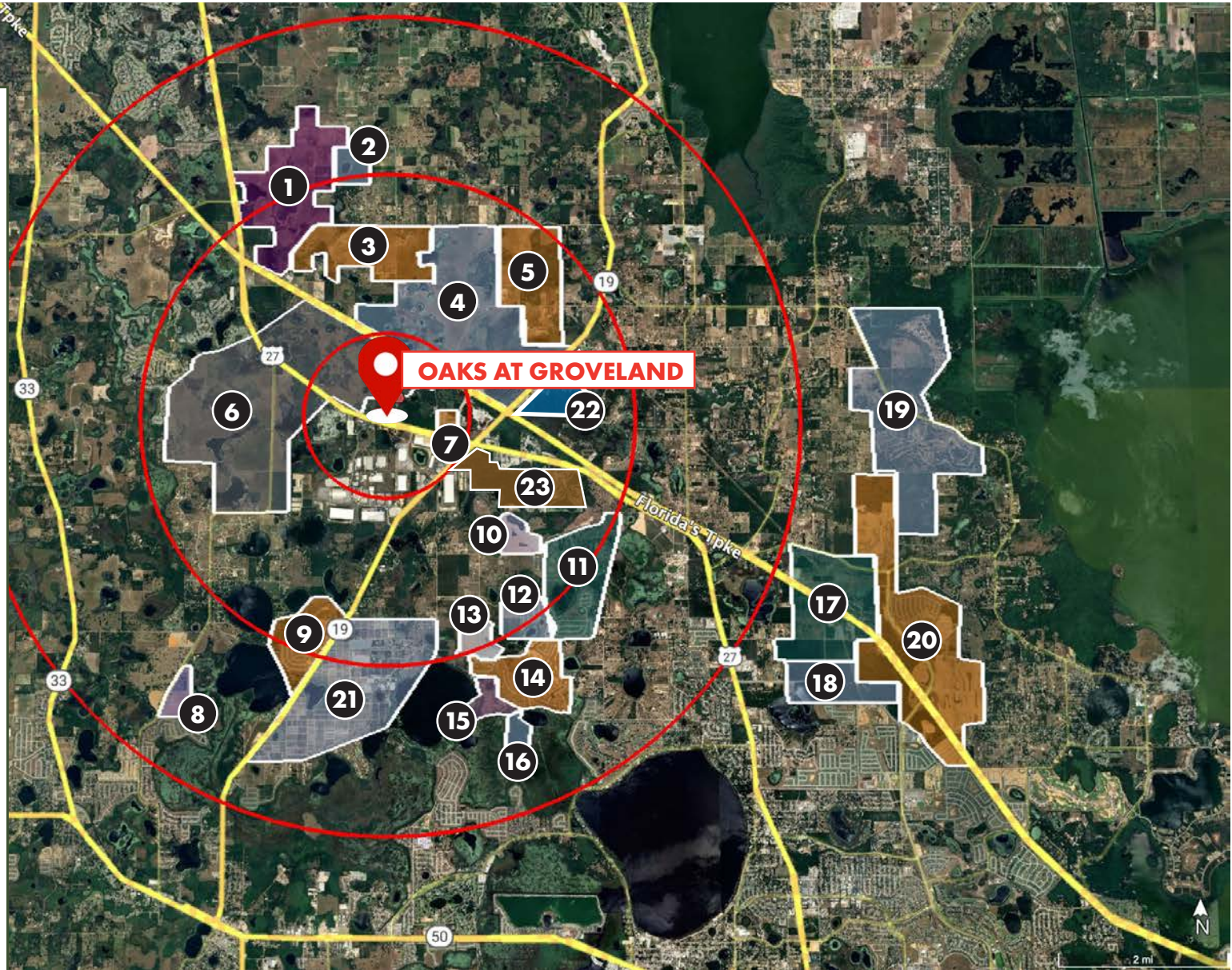
1 MI	1,290
3 MI	6,426
5 MI	15,226
10 MI	80,850

RESIDENTIAL GROWTH

HOUSING DEVELOPMENTS

DEVELOPMENT	HOMES
 OAKS AT GROVELAND	180 MF
1 Hodges Reserve	449
2 Lakewood Reserve	132
3 Loma Linda	740
4 Little Everglades	800
5 Peachtree Hills	455 MF/SF
6 Villa City	7,000
7 Phillips Crossing	145
8 Cypress Bluff	386
9 Trinity Lakes	1,150 MF/SF
10 Rainwood Mattamy	430
11 Trilogy	1,100 MF
12 Wilson Estates	187
13 Hidden Ridge	199
14 Estates at Cherry Lake	400
15 Springs at Cherry Lake	105
16 Island at Cherry Lake	181
17 Lowndes	2,000 MF/SF
18 Founders Ridge	1,000 MF/SF
19 Sugarloaf	2,000 MF/SF
20 Hills of Minneola	3,000 MF/SF
21 Cherry Lake	TBD MF/SF
22 Blue Springs Reserve	100 SF
23 Groveland Square	858/MF/BTR

TOTAL: 22,817+



GROWTH ON THE HORIZON



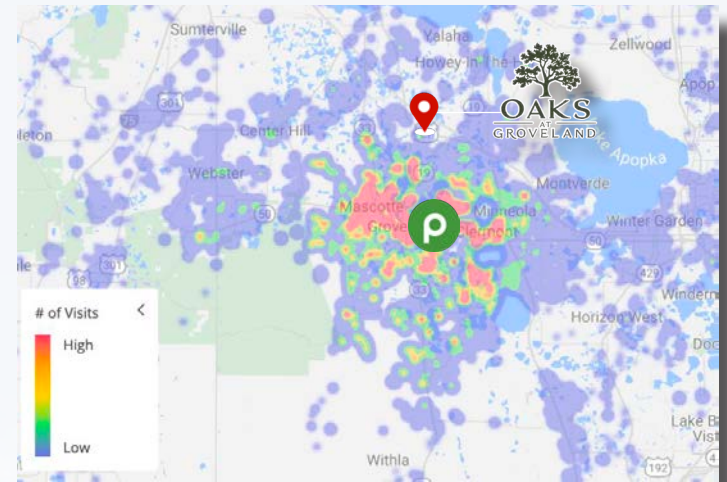
Over 22,000 +/- New Residential Units (Single/MF) Under Development | 8,400+ Units Under Development in IMMEDIATE Vicinity



City of Groveland has emerged as Lake County's fastest growing city, expanding nearly triple in population since 2010. The annual growth rate stands at over 6%, with recent years seeing growth rates of 7.2%. In just six years, there is a notable **386% increase** in housing units.



Significant investment is underway in regional road projects, including the SR 516 toll corridor, which will link US-27 with SR 429, further **boosting accessibility** near Oaks at Groveland



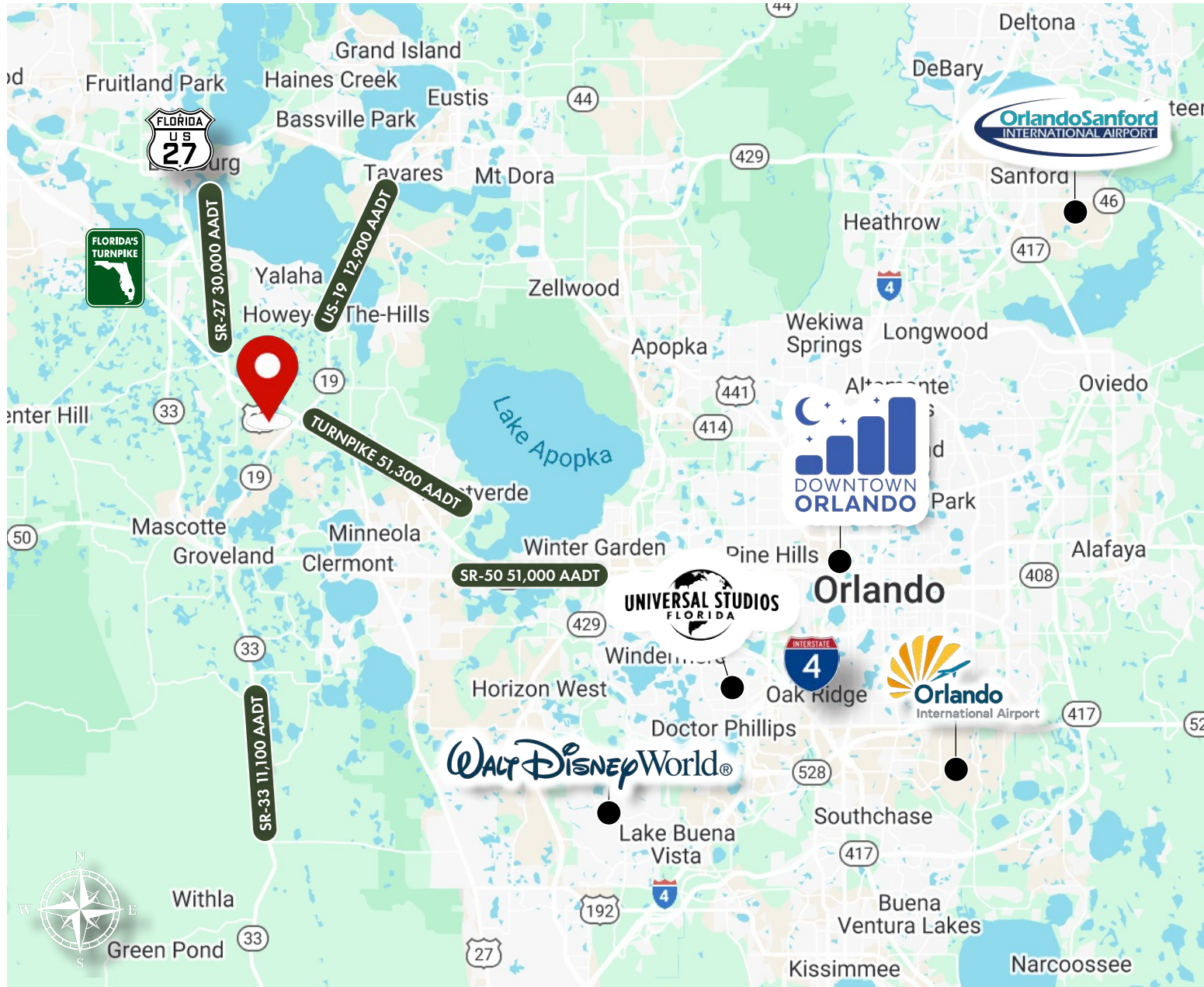
*Publix in Groveland, FL
1.3 Million Annual Visits (Placer.ai)
Top 95 Percentile Store in Florida*


Advent Health



*204,000 SF | 80 Bed Hospital
Opening December 2025*

REGIONAL MAP



STRATEGIC ACCESS TOP AREA DESTINATIONS



1 HR DRIVE
57 MILES



42 MIN DRIVE
41 MILES



39 MIN DRIVE
34 MILES



39 MIN DRIVE
33 MILES



37 MIN DRIVE
35 MILES

STRATEGIC ACCESS TO MAJOR TRANSPORTATION ROUTES

MAJOR MARKETS

ORLANDO	39 MINS 32 MILES
TAMPA	90 MINS 77 MILES
DAYTONA BEACH	90 MINS 76 MILES



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