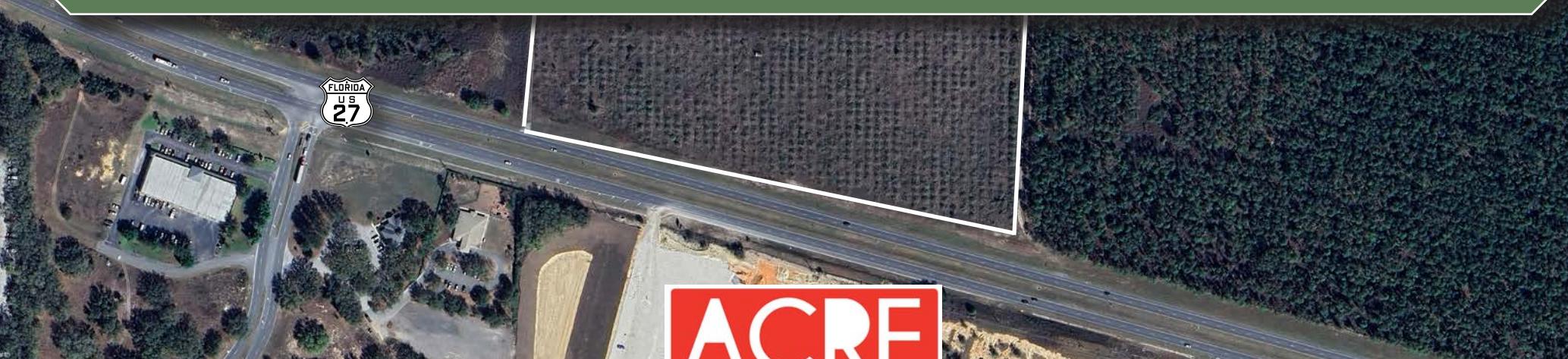




PREMIER PADS AVAILABLE FOR GROUND LEASE/SALE



**SANDI BARGFREDE**

Managing Partner

[sandi@acrefl.com](mailto:sandi@acrefl.com)

(407) 491-8149

**SAMMY GABBAI**

Leasing Associate

[sammy@acrefl.com](mailto:sammy@acrefl.com)

(407) 402-9194

**FOLLOW US, WE'RE VERY SOCIAL!**



# 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

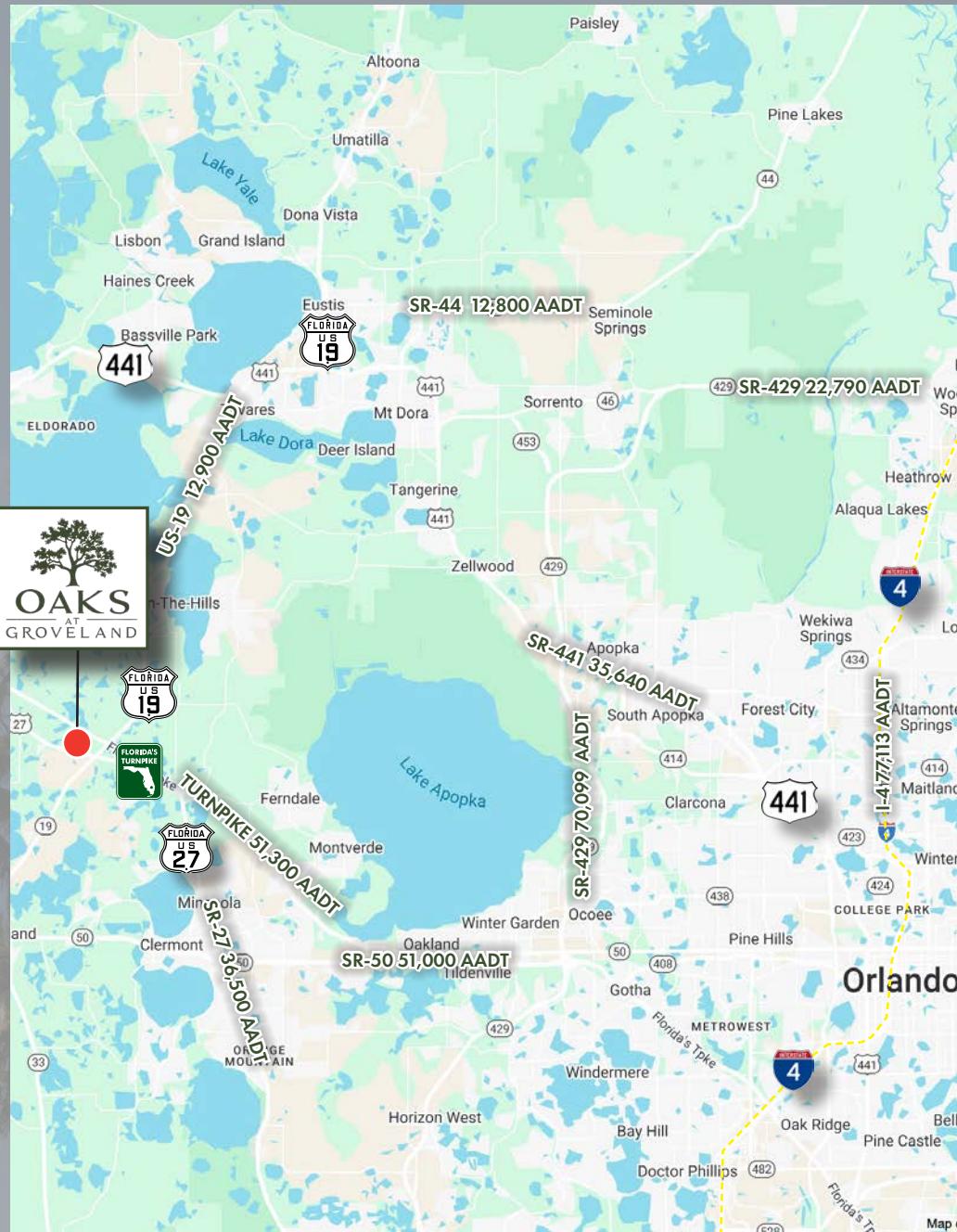
# SITE SPECIFICATIONS

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.



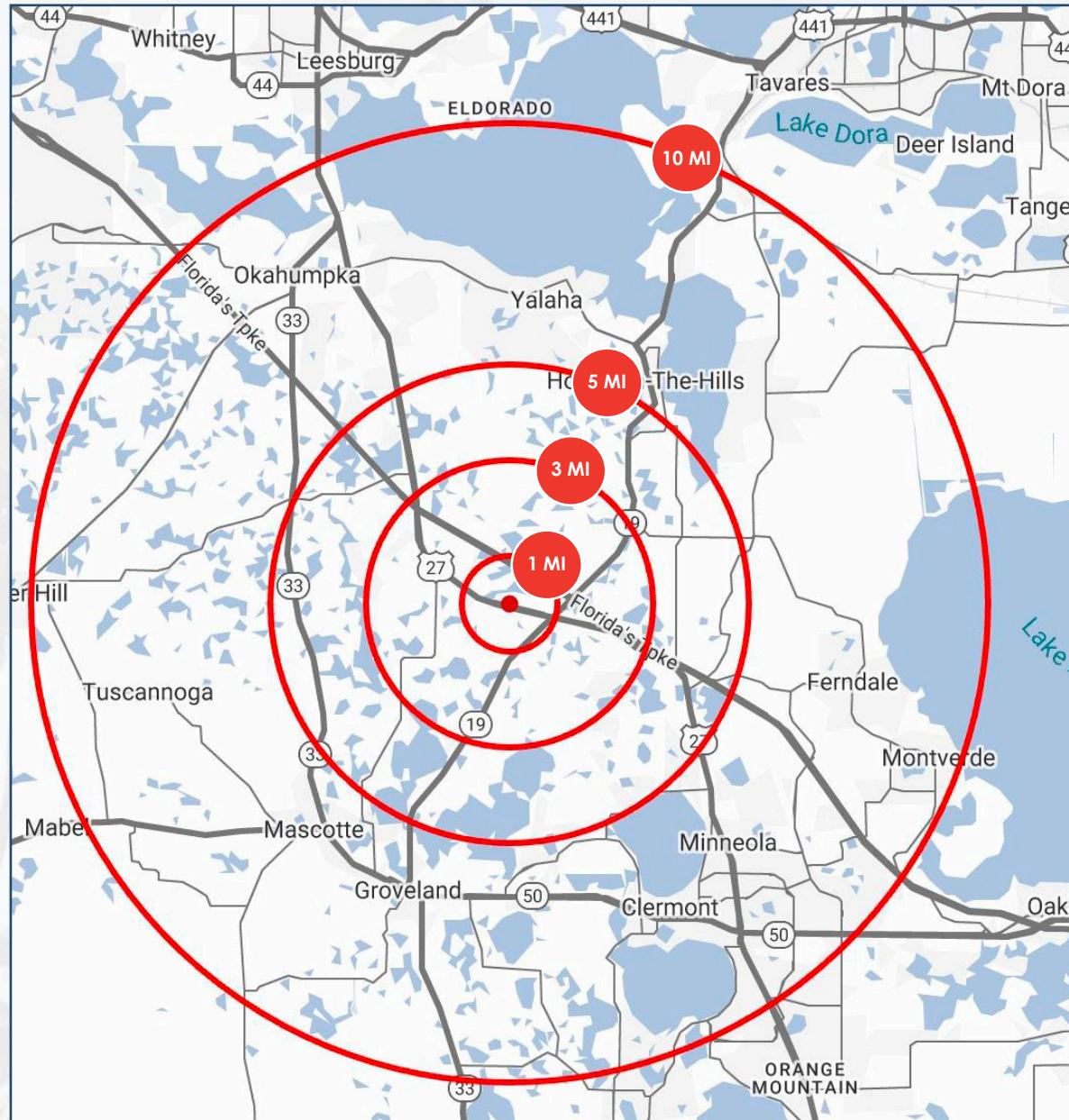
# LOCAL MAP



# 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

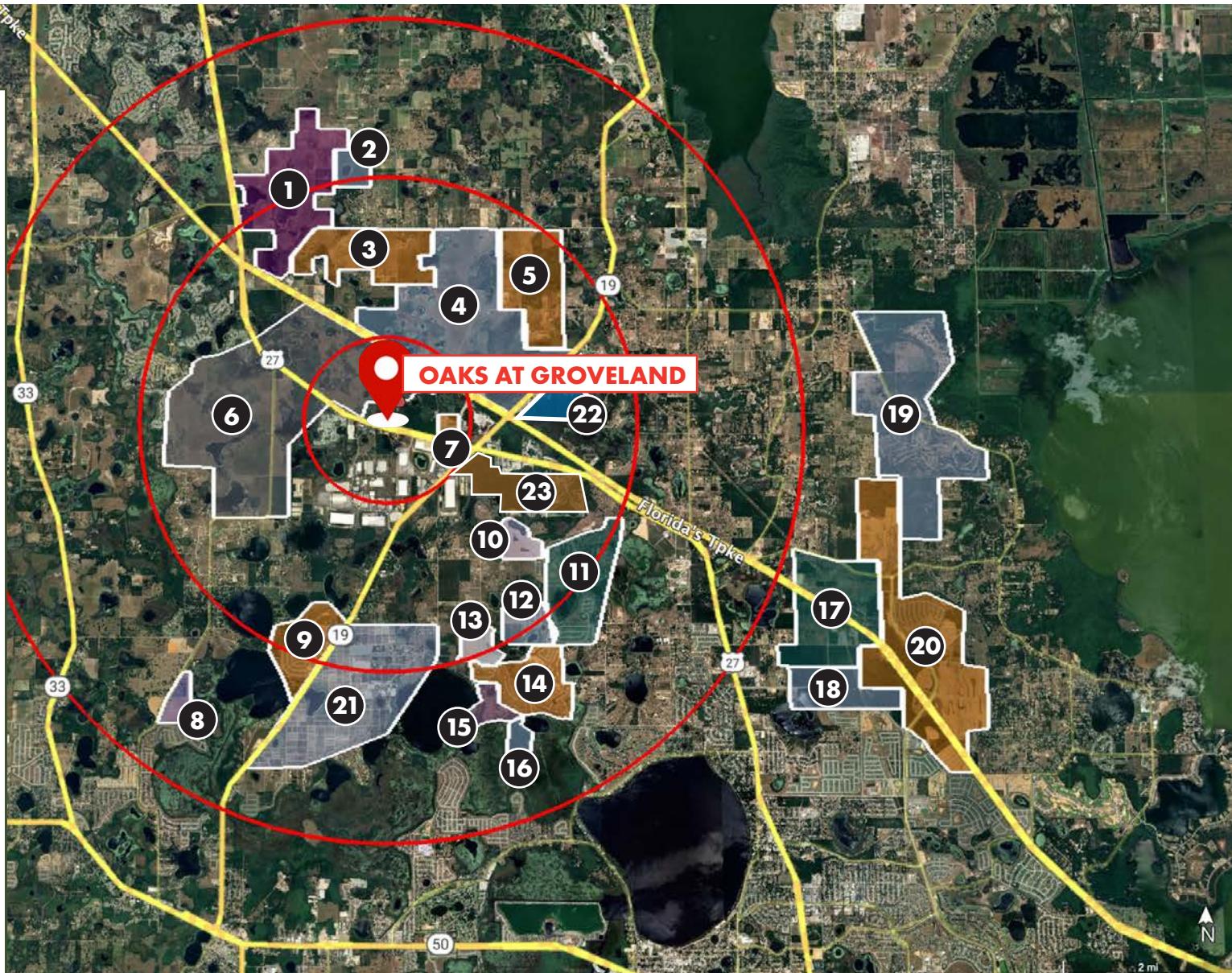


1 MI	1,290
3 MI	6,426
5 MI	15,226
10 MI	80,850

# 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



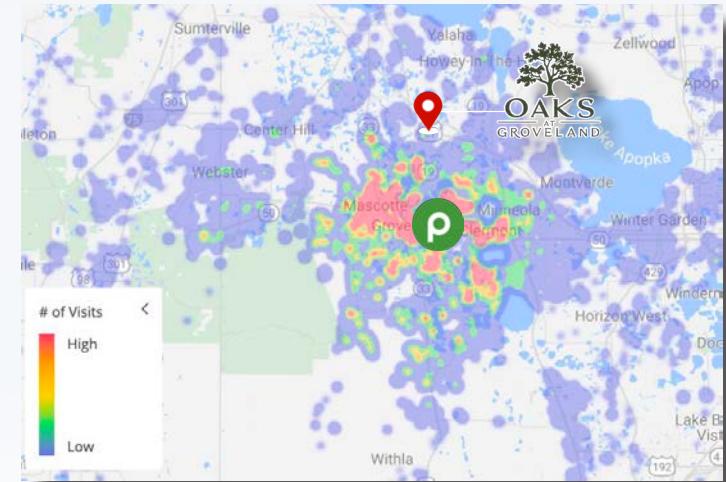
Over 22,000 +/- New Residential Units (Single/MF) Under Development | 8,400+ Units Under Development in IMMEDIATE Vicinity



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



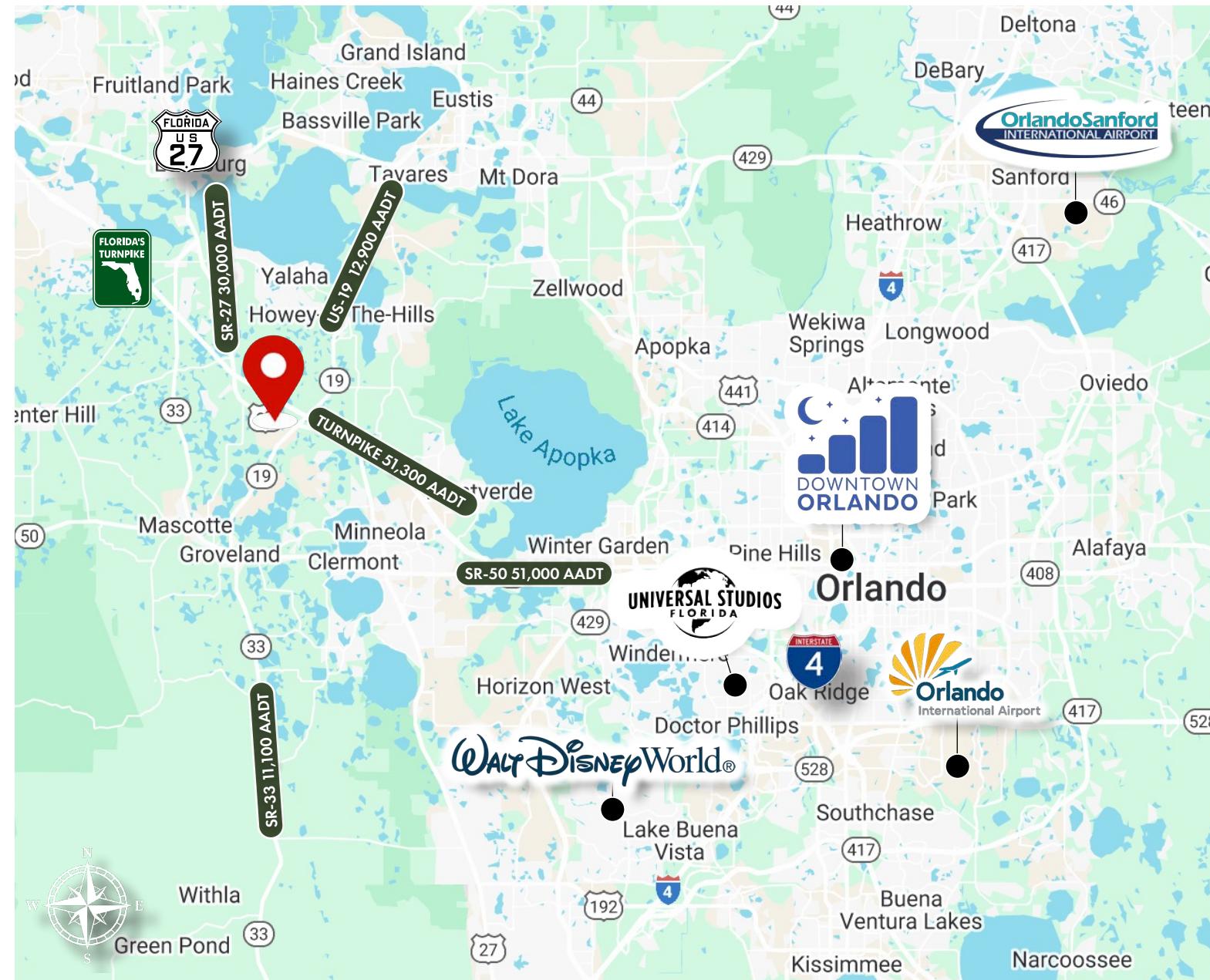
**Publix in Groveland, FL**  
1.3 Million Annual Visits (Placer.ai)  
Top 95 Percentile Store in Florida



204,000 SF | 80 Bed Hospital  
Opening December 2025

# REGIONAL MAP

## STRATEGIC ACCESS TOP AREA DESTINATIONS



# STRATEGIC ACCESS TO MAJOR TRANSPORTATION ROUTES

<u>MAJOR MARKETS</u>	
ORLANDO	39 MINS   32 MILES
TAMPA	90 MINS   77 MILES
DAYTONA BEACH	90 MINS   76 MILES



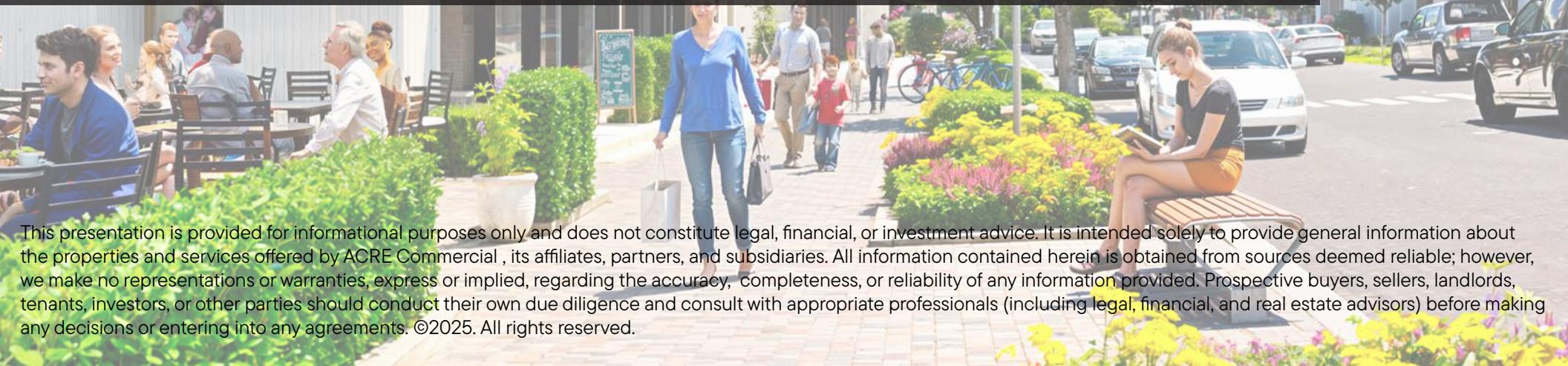
LICENSED REAL ESTATE BROKER

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