



FRUITLAND PARK, FL

NWC CR 466 A & MICRO RACETRACK RD

10 ACRES FOR LEASE






PROJECT DETAILS

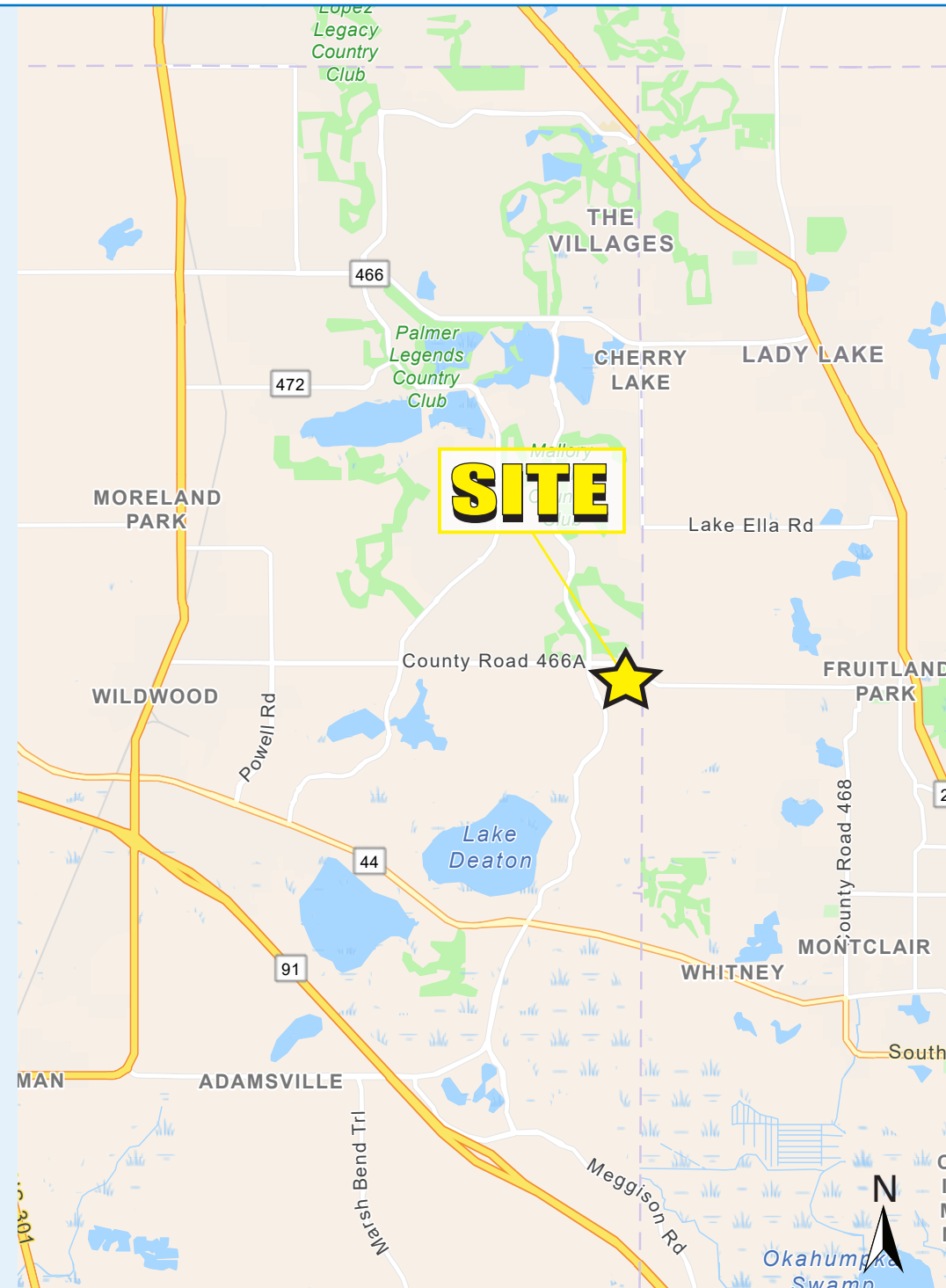
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PROPERTY HIGHLIGHTS

- Proposed Retail Development
- 10 Acres at lighted intersection of 466A & Micro Racetrack Rd
- Anchor and outparcel opportunities available
- Signalized access on 466A/Miller Blvd (17,400 ADT)
- Well positioned to capture explosive growth of The Villages & Fruitland Park
- Direct connectivity to Hammock Oaks residential development (2,500 Homes)

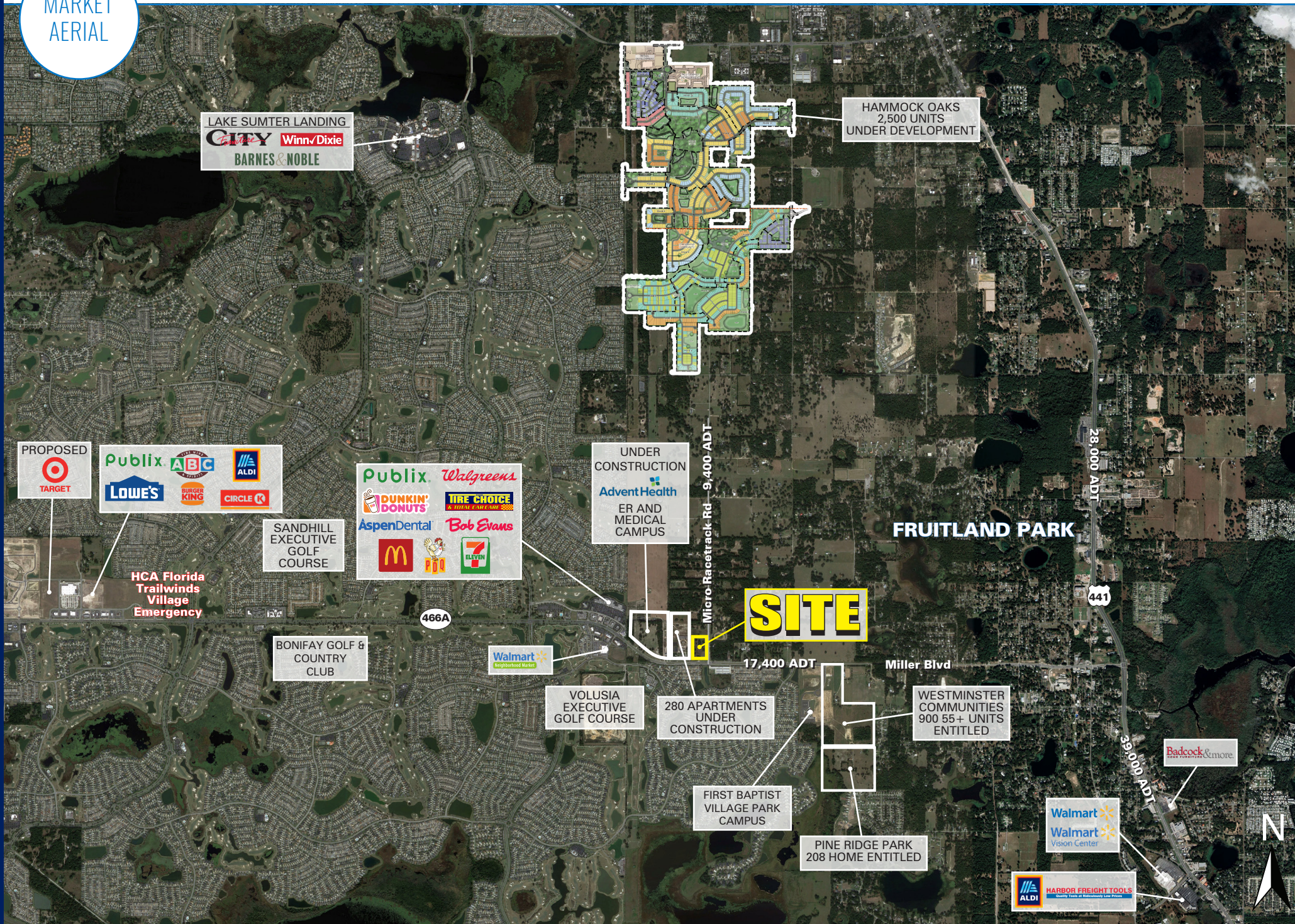
DEMOGRAPHICS

| | 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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LAKE SUMTER LANDING
Publix City Winn/Dixie
BARNES & NOBLE

HAMMOCK OAKS
 2,500 UNITS
 UNDER DEVELOPMENT

PROPOSED
TARGET
Publix ABC
LOWE'S
BURGER KING
ALDI
CIRCLE K

SANDHILL EXECUTIVE GOLF COURSE

Publix Walgreens
DUNKIN' DONUTS
TIRE CHOICE
AspenDental
Bob Evans
McDonald's
7-ELEVEN

UNDER CONSTRUCTION
Advent Health
 ER AND MEDICAL CAMPUS

SITE

Micro Racetrack Rd - 9,400 ADT

FRUITLAND PARK

28,000 ADT

HCA Florida Trailwinds Village Emergency

BONIFAY GOLF & COUNTRY CLUB

Walmart
 Neighborhood Market

VOLUSIA EXECUTIVE GOLF COURSE

280 APARTMENTS UNDER CONSTRUCTION

17,400 ADT

Miller Blvd

WESTMINSTER COMMUNITIES
 900 55+ UNITS ENTITLED

FIRST BAPTIST VILLAGE PARK CAMPUS

PINE RIDGE PARK
 208 HOME ENTITLED

Bedcocks & more

Walmart
Walmart
 Vision Center

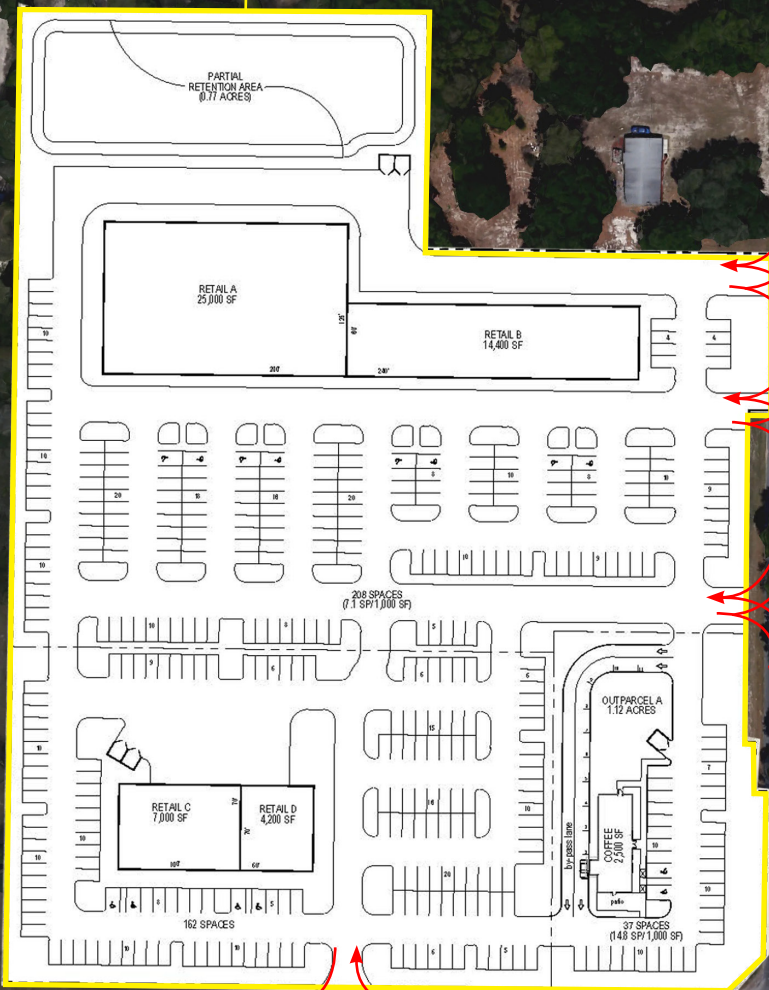
ALDI
HARBOR FRIEGHT TOOLS
 Quality Tools at Remarkably Low Prices

SITE AERIAL

SITE

TO HAMMOCK OAKS

Micro Racetrack Rd



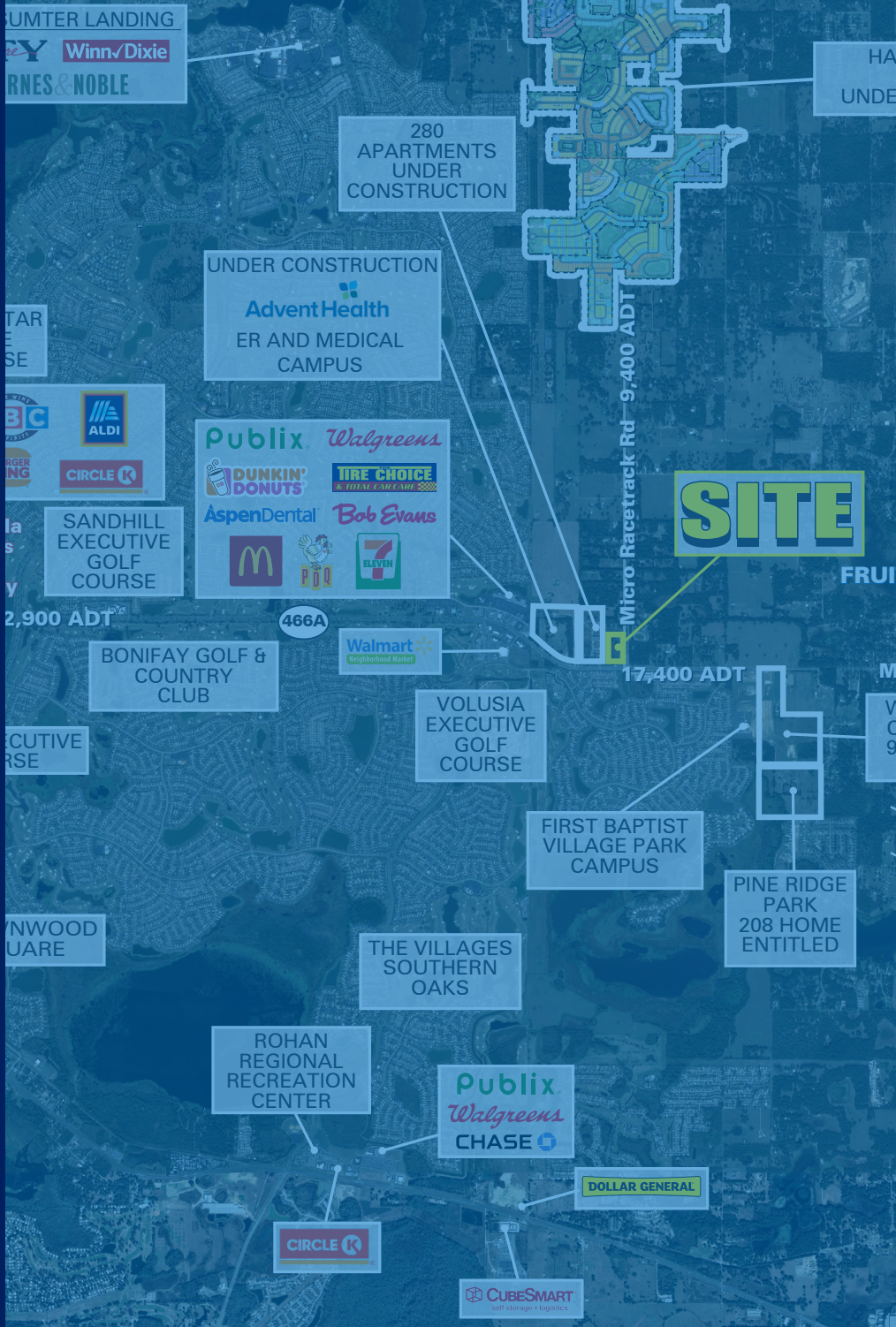
9,400 ADT

17,400 ADT



Miller Blvd





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