

FOR LEASE

BOSS
COMMERCIAL REAL ESTATE

FREE STANDING RETAIL OFFICE PROPERTY

20180 US HWY 27, MINNEOLA, FL, 34715



EXISTING FORMER
FURNITURE RETAIL STORE
SPACE COMING
AVAILABLE 5/1/2023 +/-
8,560 SF
INQUIRE W/BROKER

OUTPARCEL
OPPORTUNITIES
AVAILABLE
INQUIRE W/BROKER

PROPERTY HIGHLIGHTS

5 Vanilla Shell Units Available

- **27,040 SF of Retail Space:** 4 Units Occupied, 7 Gray Shell Units
- **Available:** 1,600 SF - 6 in-line Gray Shell and 2 in-line vanilla shell units; one *1,760 SF* and one *5,360 SF - Endcap Units*
- **Contiguous:** max Gray Shell *6,400 SF* in Building 3 & *4,960 SF* in Building 2. max Vanilla Shell *8,560 SF* in Building 3 (can be divided)
- **IDEAL SPACE:** Restaurant, Medical, Retail, Insurance, Attorney +
- **US Hwy 27 Frontage:** 1,300 linear feet - nearly ¼ Mile
- **Parking:** 4.88 per 1,000 sq ft 132 Parking Spaces
- **Land:** 18 acres **Zoning:** PD/C-2 Retail & Prof Svcs
- **Trilogy:** a 1,500 home, gated, 55+ community is growing a short distance from our site - plus others ++
- **Close to:** Florida Turnpike, I-75, SR 50, Orlando & Disney
- **Lease Rate:** \$17 PSF, NNN (actual municipality: city Groveland)

Scott Garrett

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STRONG HH
INCOME DEMOGRAPHICS

(SEE CHART PG 5)

1 MILE RADIUS AVG HH INC: \$101,000 +

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AERIAL OVERVIEW

FOUR ADDITIONAL PADS
READY FOR EXPANSION

**OUTPARCEL
OPPORTUNITIES
AVAILABLE
INQUIRE W/BROKER**

BEES RV
RESORT



Available Suites, Gray Shell, 20180 US Hwy 27

Building #2			Total Contiguous Space Available, Each Bldg
Suite #	FT W x FT D	Suite SF Size	
201	22 x 80	1,760	Available
202	20 x 80	1,600	Available
203	20 x 80	1,600	Available 4,960
204	Southern Paradise	Not Available	Not Available
205	Pools & Spa	Not Available	Not Available
206	Veterinarian	Not Available	Not Available
Building #3			Total Contiguous Space Available, Each Bldg
Suite #	FT W x FT D	Suite SF Size	
301	Church	2,160	Not Available
302	20 x 80	1,600	Available
303	20 x 80	1,600	Available
304	20 x 80	1,600	Available
305	20 x 80	1,600	Available 6,400
306	Formerly Occupied	1,600	Available
307	by Kendry	1,600	Available
308	Furniture and	1,600	Available
309	Florida Family	1,600	Available
310	Furniture	2,160	Available

BUILDING PADS -Addtl RBA

Pad #	Max Bldg Size, SF
P1	5,510
P4	17,226
P5	17,226
P6	5,180
Total	45,142

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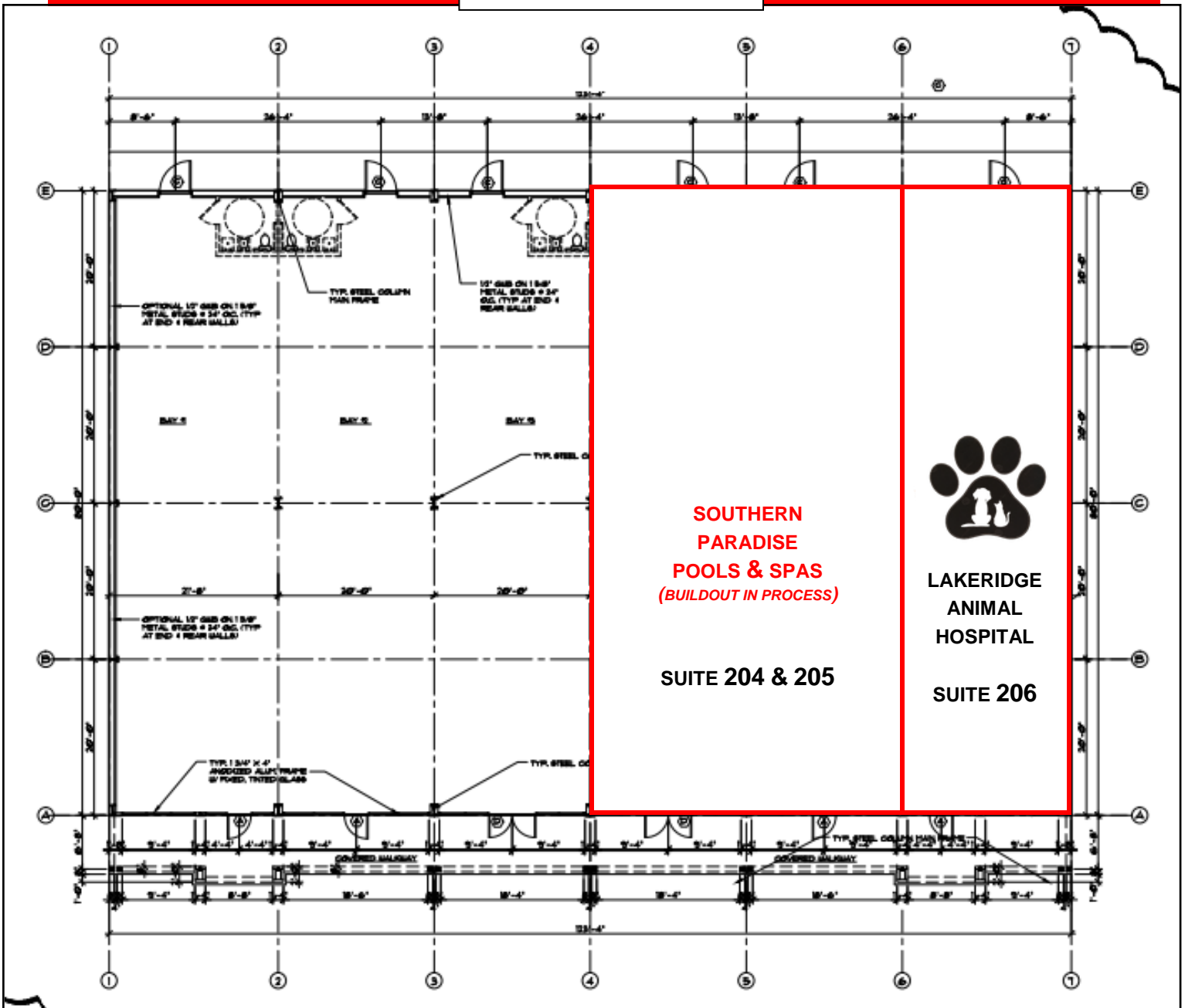
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BUILDING #2



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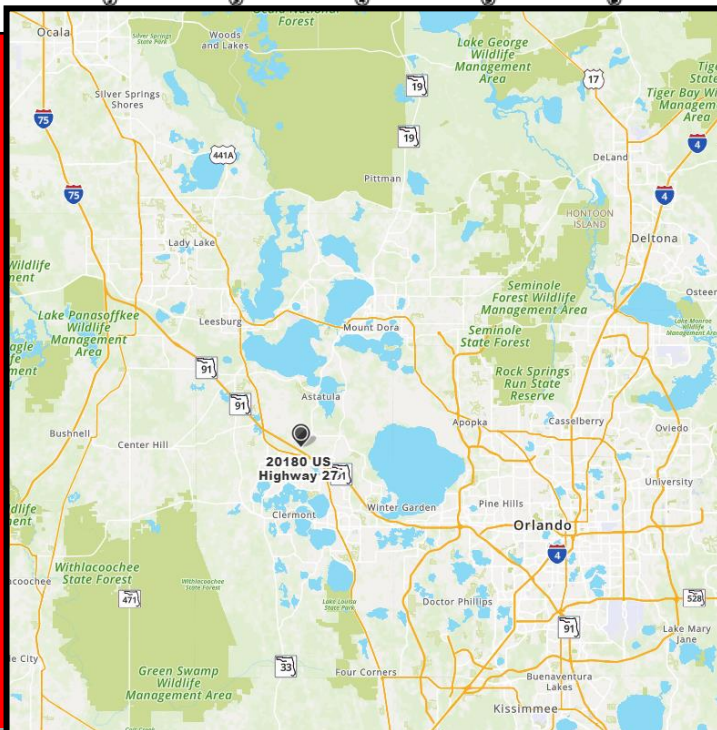
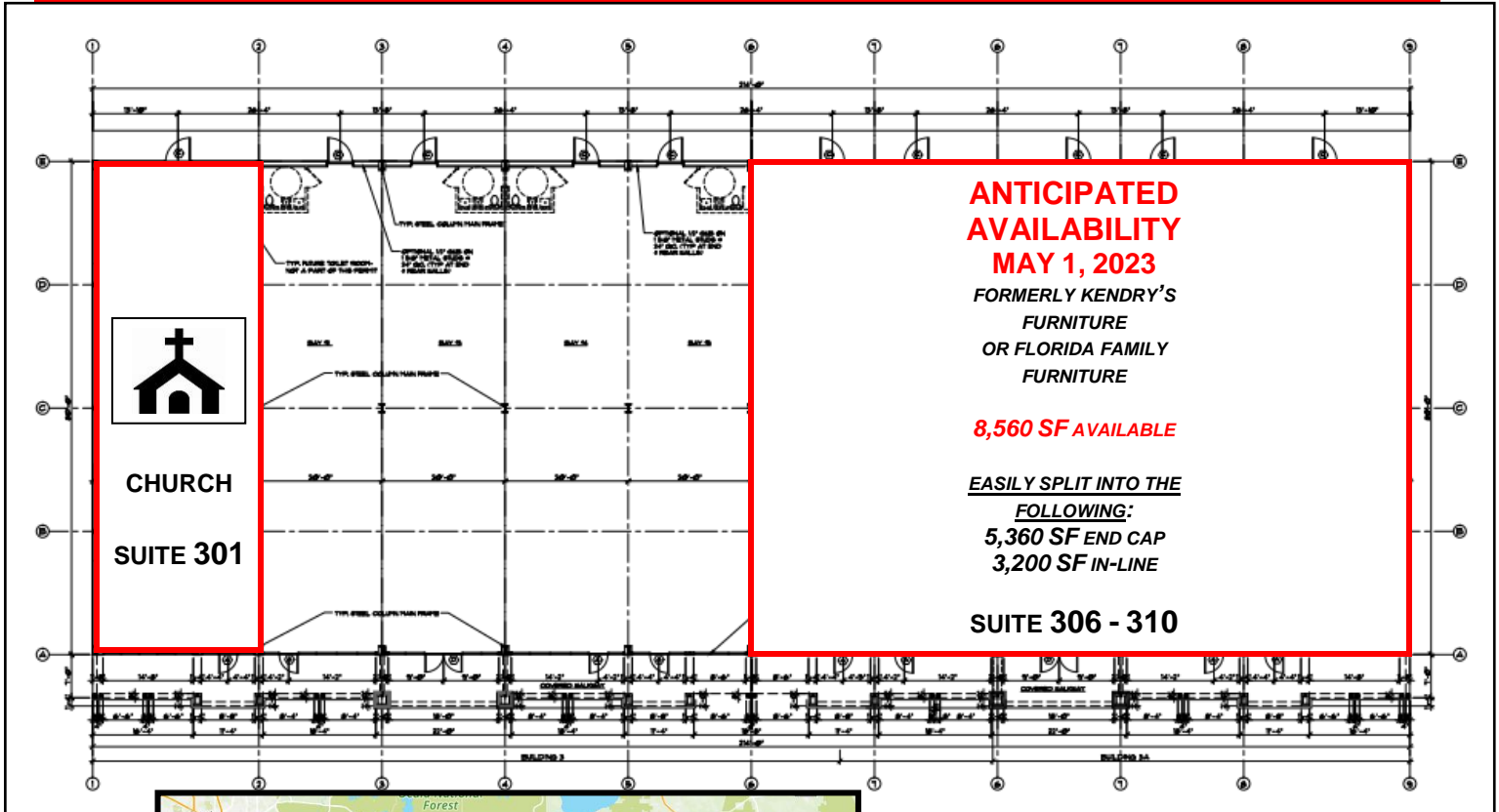
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BUILDING #3



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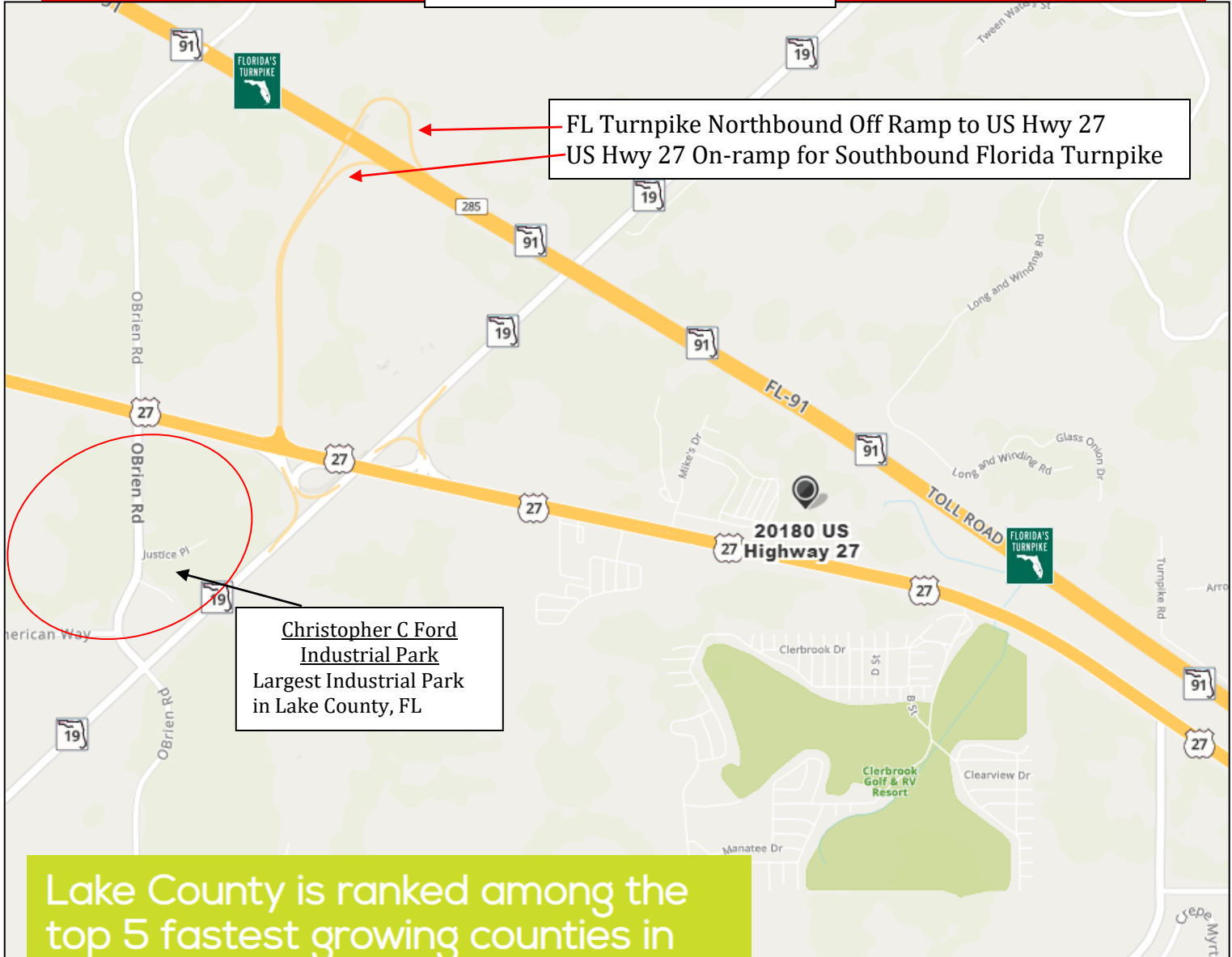
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MAP OVERVIEW



FL Turnpike Northbound Off Ramp to US Hwy 27
 US Hwy 27 On-ramp for Southbound Florida Turnpike

Christopher C Ford Industrial Park
 Largest Industrial Park in Lake County, FL

Lake County is ranked among the top 5 fastest growing counties in Florida with a projected growth of 27% by 2030.

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TRAFFIC COUNTS

US Hwy 27 & N Libby Rd 20,170

	1 mile	3 mile	5 mile
Population:	649	7,849	23,371
Households:	245	2,926	8,859
Avg HH Income:	\$101,128	\$91,915	\$85,677

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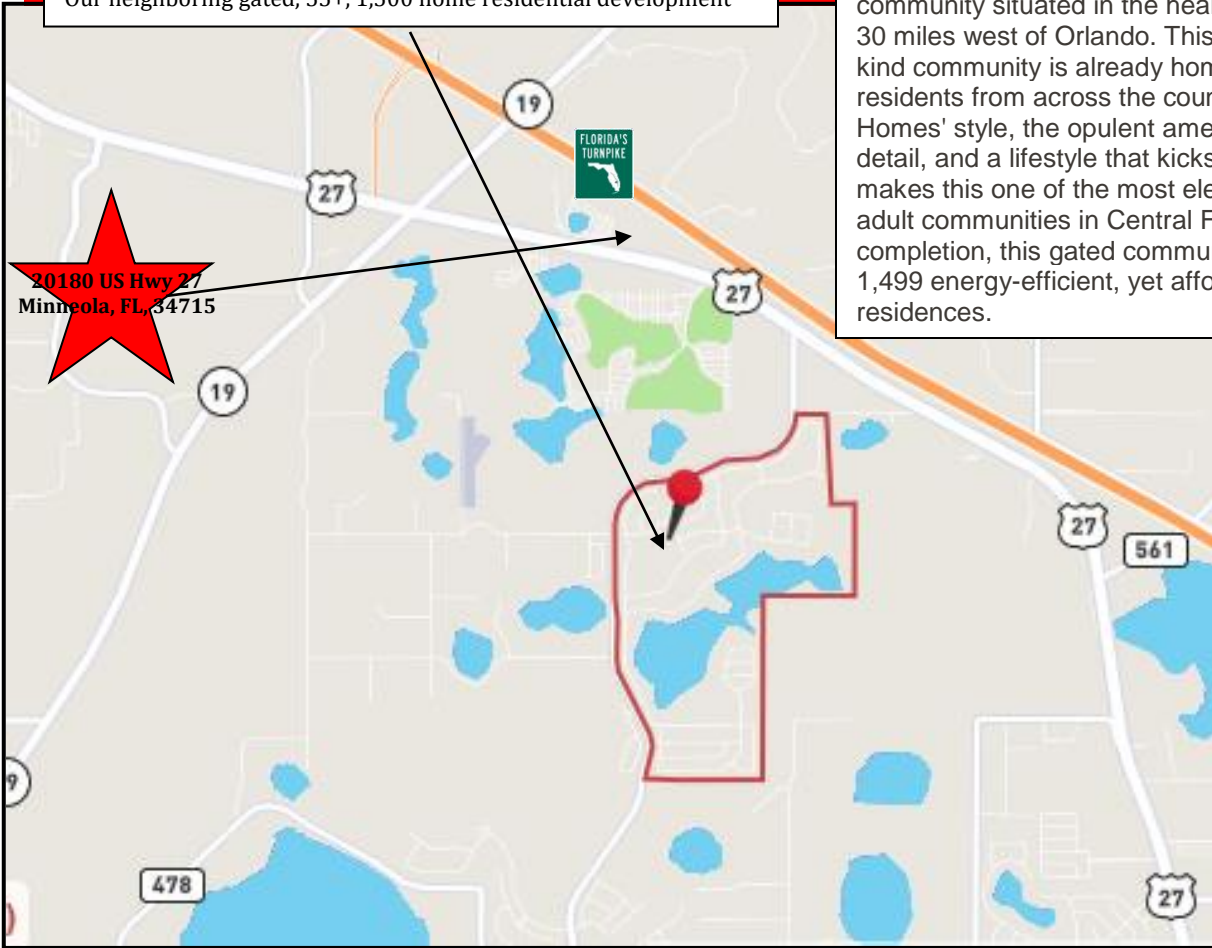
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Trilogy

Our neighboring gated, 55+, 1,500 home residential development

Trilogy Orlando in Groveland is a beautiful active adult community situated in the heart of Central Florida, just 30 miles west of Orlando. This luxurious, one-of-a-kind community is already home to a diverse mix of residents from across the country. True to Shea Homes' style, the opulent amenities, attention to detail, and a lifestyle that kicks monotony in the pants makes this one of the most elegant and exciting active adult communities in Central Florida. Upon completion, this gated community will be comprised of 1,499 energy-efficient, yet affordable, single-family residences.



INDUSTRIAL REAL ESTATE DEVELOPMENTS

Hanover plans spec industrial warehouse in Groveland's Ford Commerce Park

This is the second spec industrial project in the pipeline for the Orlando-based developer.

By LAURA KINSLER

Additional New Build Expansion at the Neighboring Christopher C Ford Industrial Park



SINGLE FAMILY RESIDENTIAL DEVELOPMENTS

Meritage Homes is the next confirmed homebuilder in Hills of Minneola

The nation's seventh largest homebuilder purchased over 400 lots in the Hills of Minneola master planned community.

By LAURA KINSLER

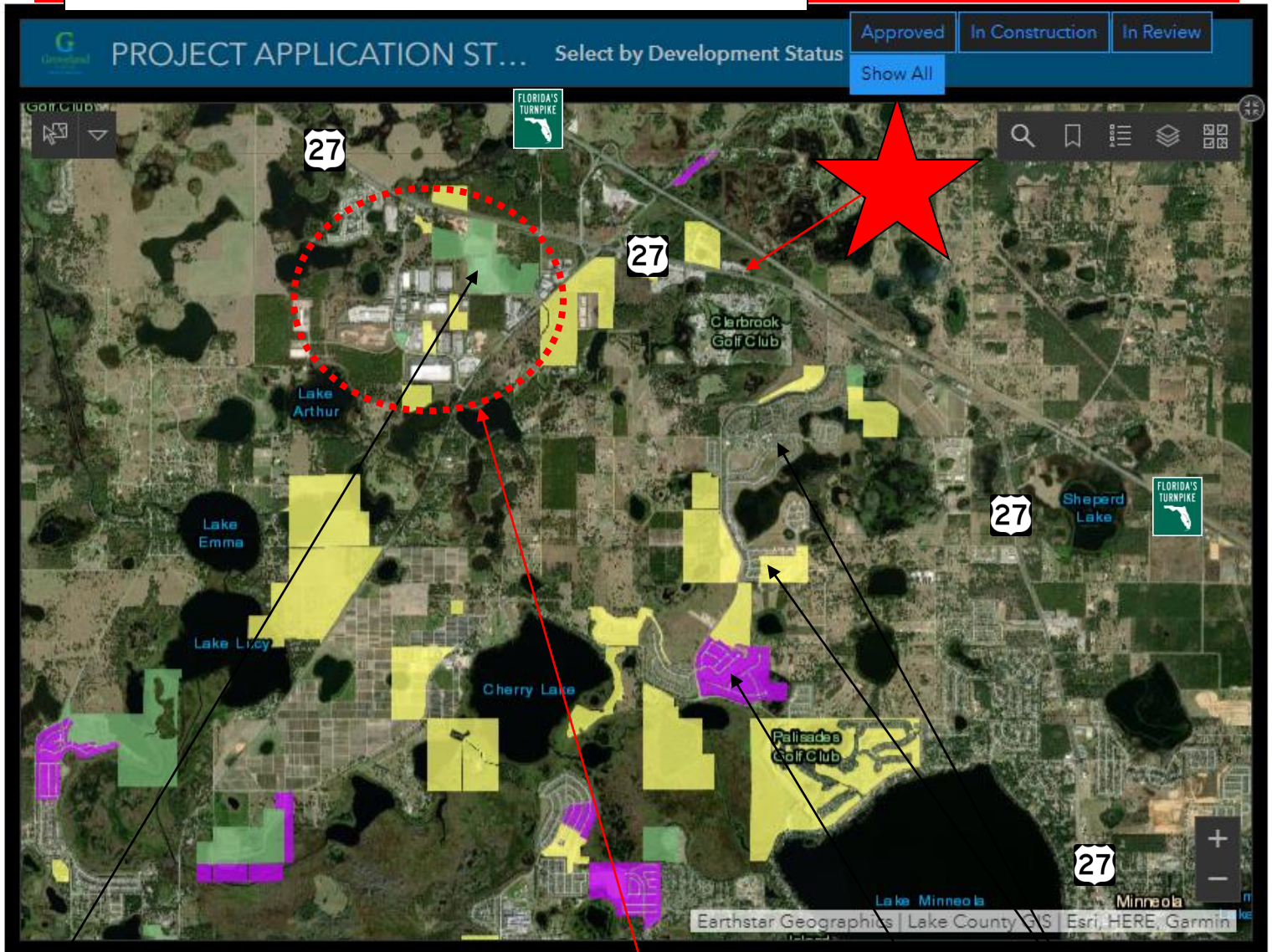
Additional New Build Residential Occuring All Over Lake County. Hills of Minneola to our south-east shows signs of significant resident growth

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DEVELOPMENT ACTIVITY, CITY OF GROVELAND



Kroger is investing \$55 million to build the approximately 375,000-square-foot facility, which will be the second in America. The project is expected to create 300-400 new jobs.

The company has committed to building 20 customer fulfillment centers nationwide, powered by U.K.-based Ocado, to accelerate its ability to provide customers with anything, anytime and anywhere. The CFC model – an automated warehouse facility with digital and robotic capabilities, also known as a “shed” – will be replicated to serve customers across America.

Where: 7925 American Way, Groveland, Florida

Triology

Cherry Ridge Estates

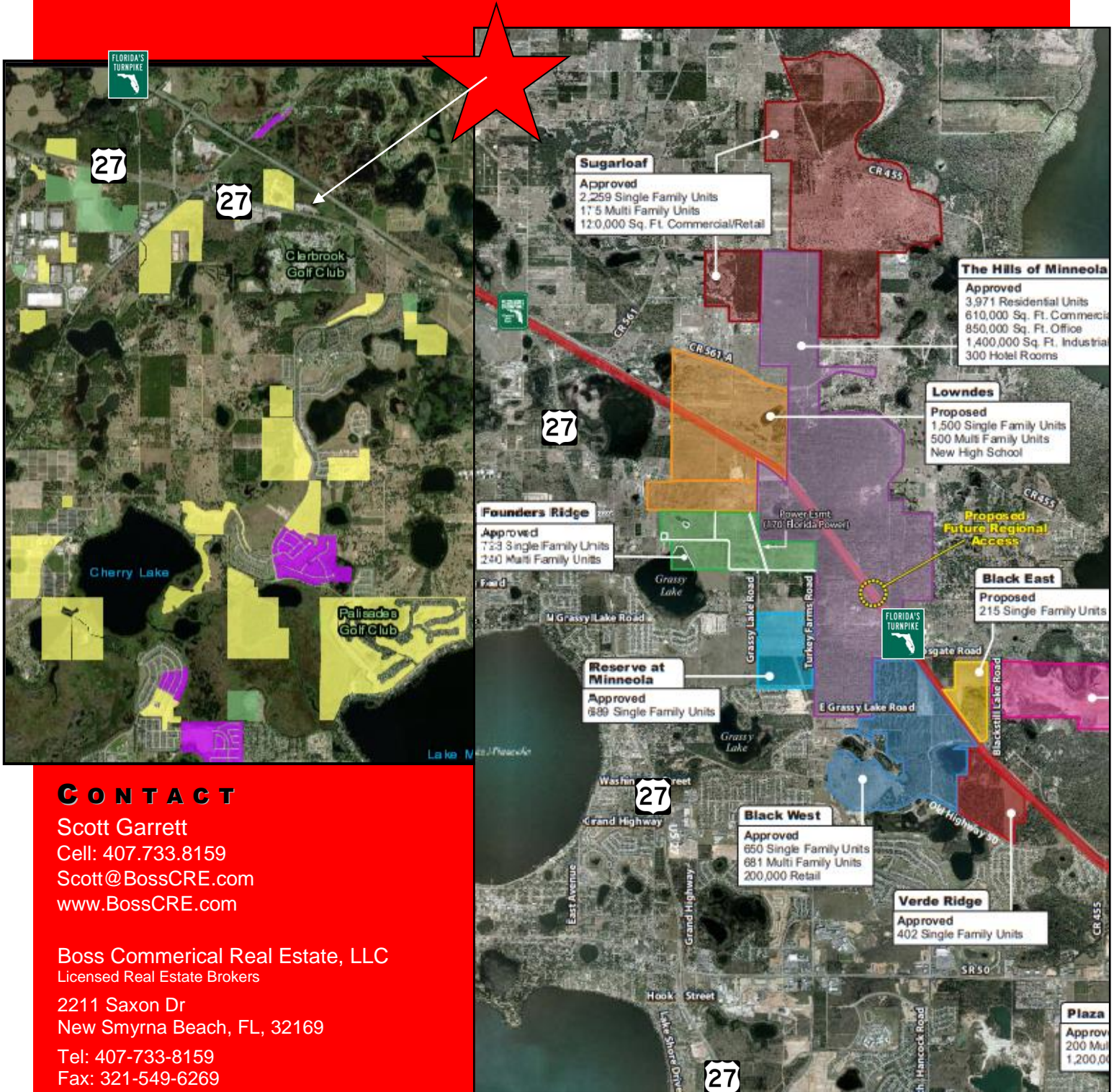
“Real Florida, Real Close’ is excited to welcome and be part of Amazon’s Last Mile Delivery system. With Amazon’s newest facility, located at our Chris Ford Industrial Park, residents will have great employment opportunities as well as fabulous service from a thriving 21st century company,” said Timothy Sullivan, Lake County Commissioner.

Delivery stations enable Amazon Logistics to supplement capacity and flexibility to Amazon’s delivery capabilities. Additionally, the station will create hundreds of full time and part time jobs, paying a minimum of \$15 per hour and offering a variety of benefits packages from day one. Amazon has more than 150 U.S. delivery stations. The Groveland site is expected to open in 2021.

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DEVELOPMENT ACTIVITY IN THE AREA



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