



FRUITLAND PARK, FL

# NWC CR 466 A & MICRO RACETRACK RD

10 ACRES FOR LEASE







# PROJECT DETAILS

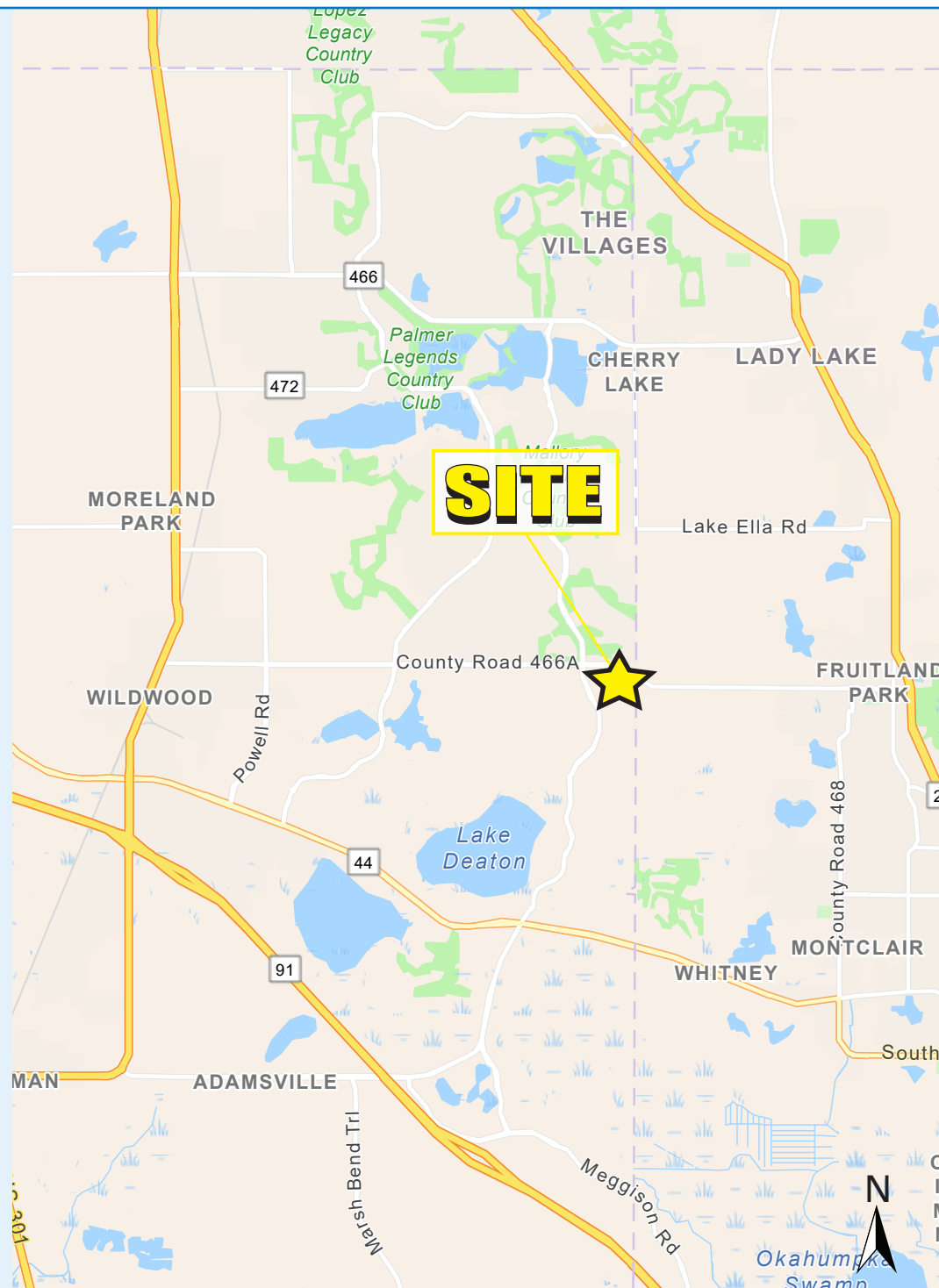
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## PROPERTY HIGHLIGHTS

- 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)

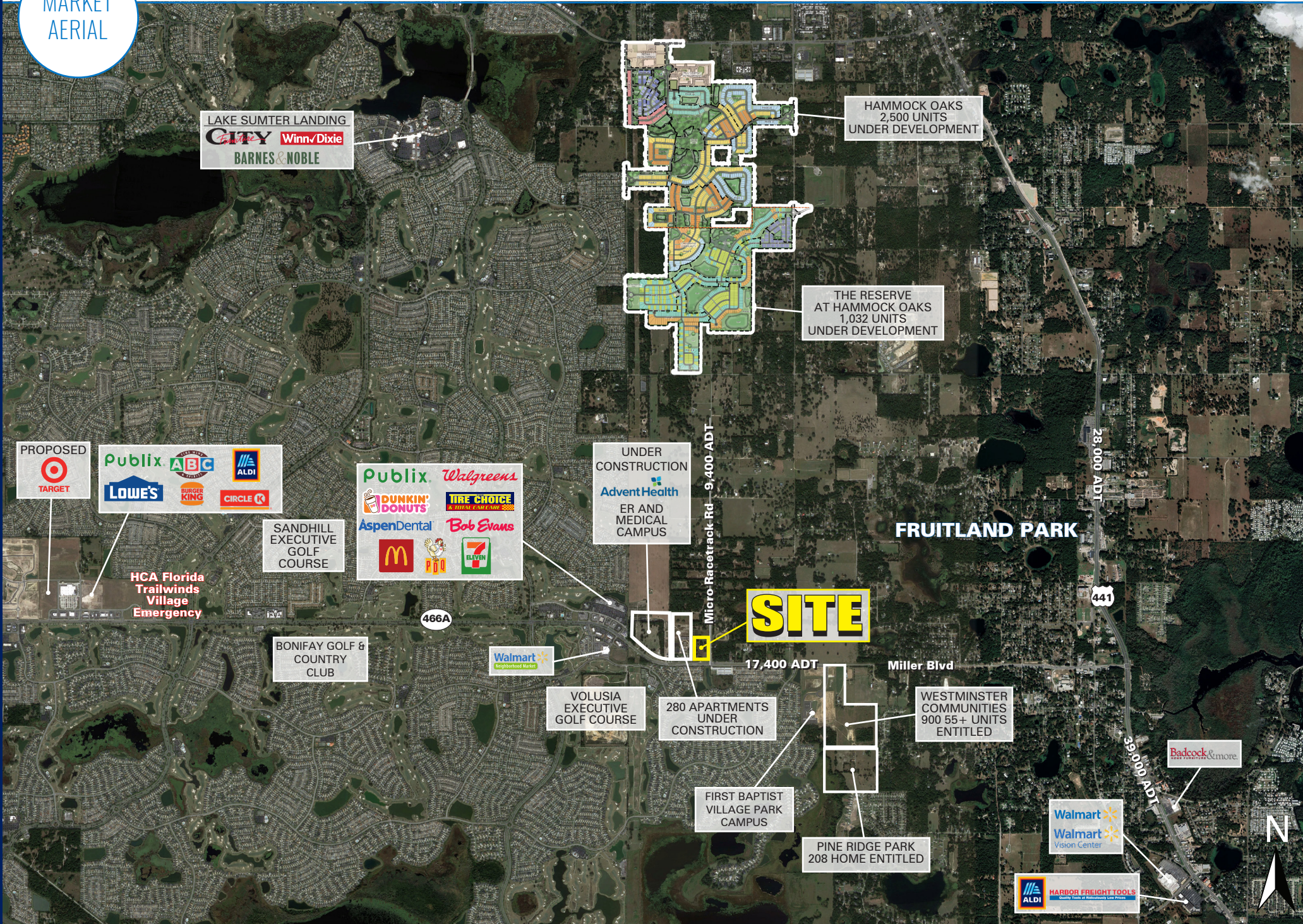
## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 <b>POPULATION</b>	4,825	41,440	104,968
 <b>DAYTIME POPULATION</b>	1,387	5,642	24,580
 <b>MEDIAN HH INCOME</b>	\$84,212	\$75,759	\$64,128
 <b>POPULATION GROWTH</b>	-0.28%	0.37%	2.94%



MARKET  
AERIAL

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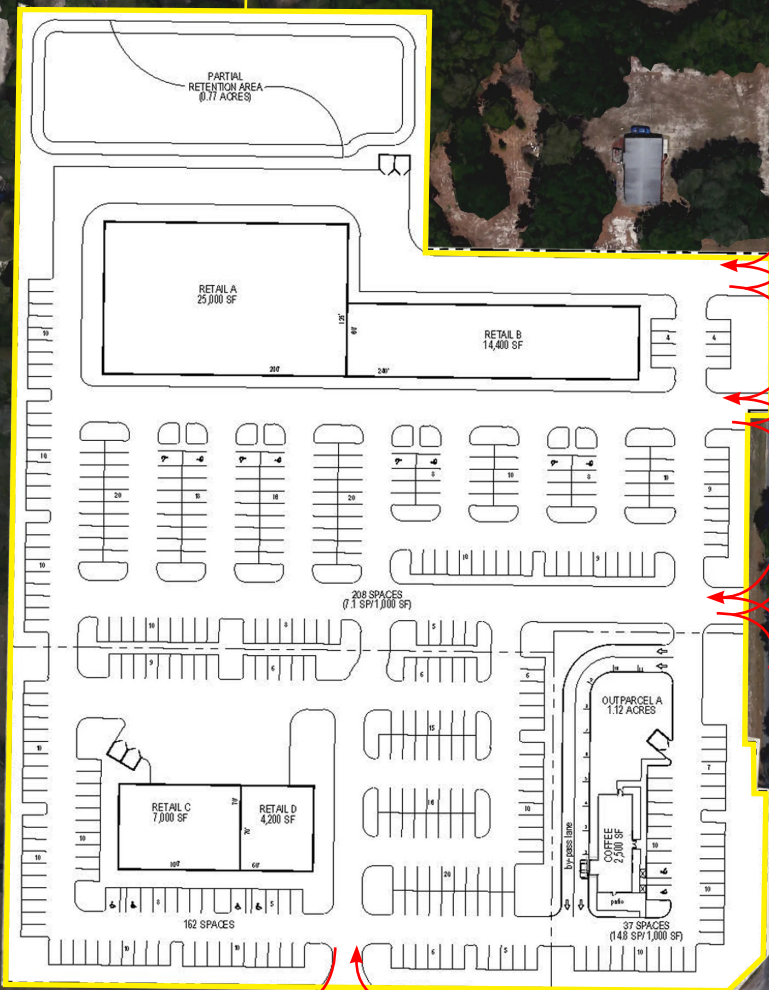


SITE AERIAL

**SITE**

TO HAMMOCK OAKS

Micro Racetrack Rd

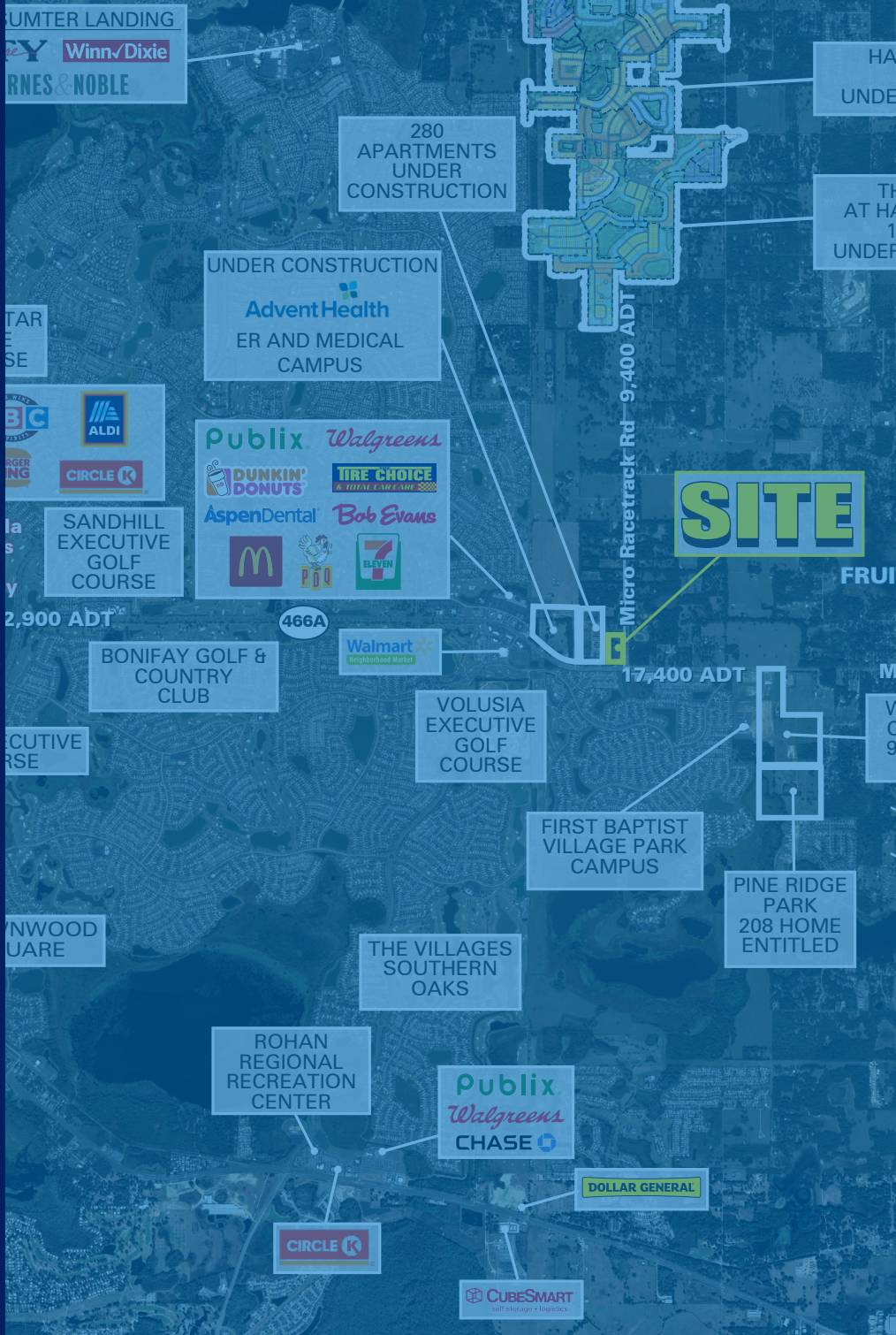


17,400 ADT

9,400 ADT

Miller Blvd





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