



LAKE COUNTY COMMERCIAL DEVELOPMENT OPPORTUNITY 15± ac on US 27 in Fruitland Park

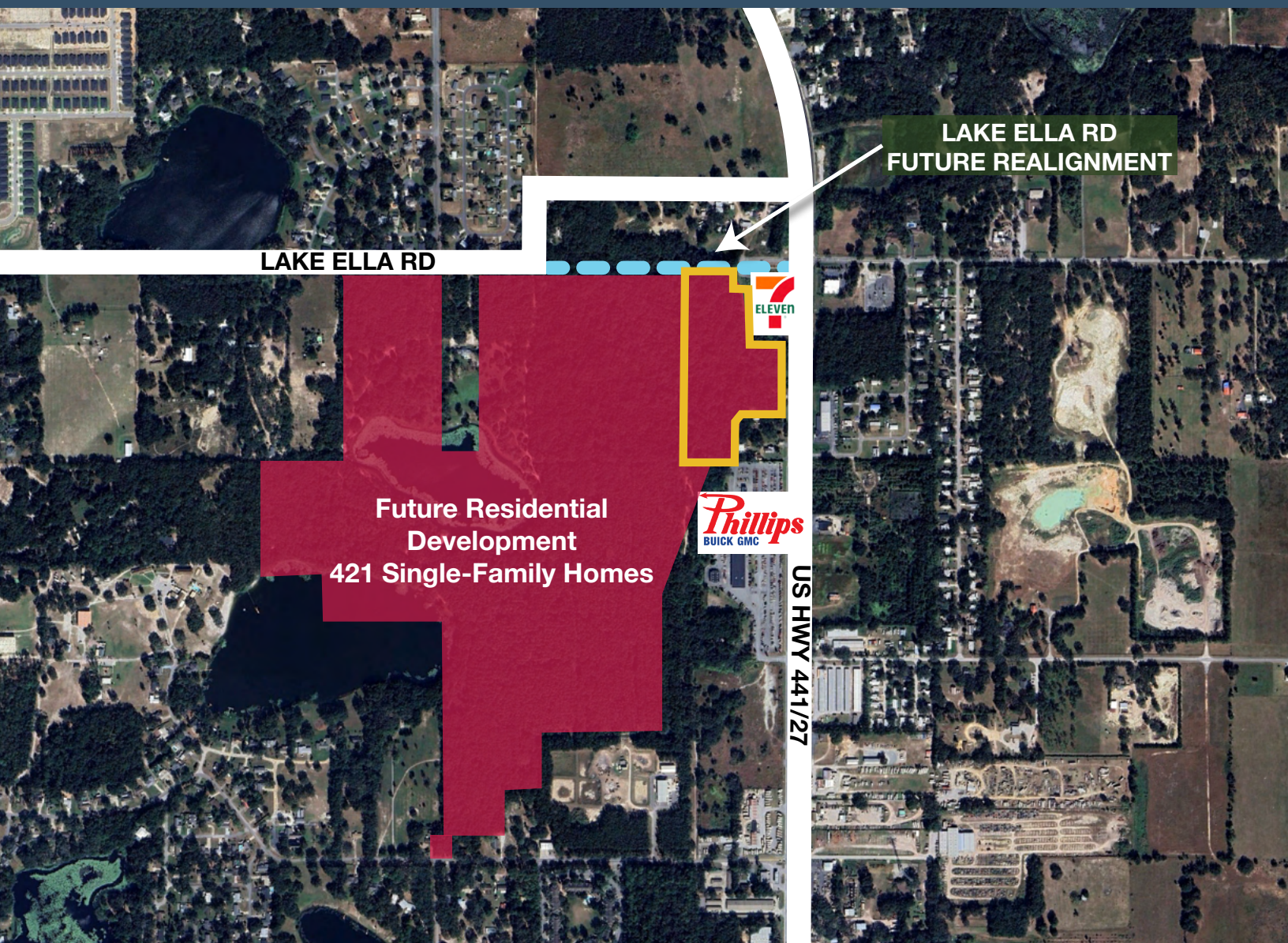
PROPERTY DETAILS

- Size: 15± acres
- Location: 2094 US HWY 27, Fruitland Park FL 33186
- Zoning: PUD
- FLU: Mixed Commercial
- Utilities: Available
- Frontage: 540' on US HWY 441/27
- Price: Please call for details

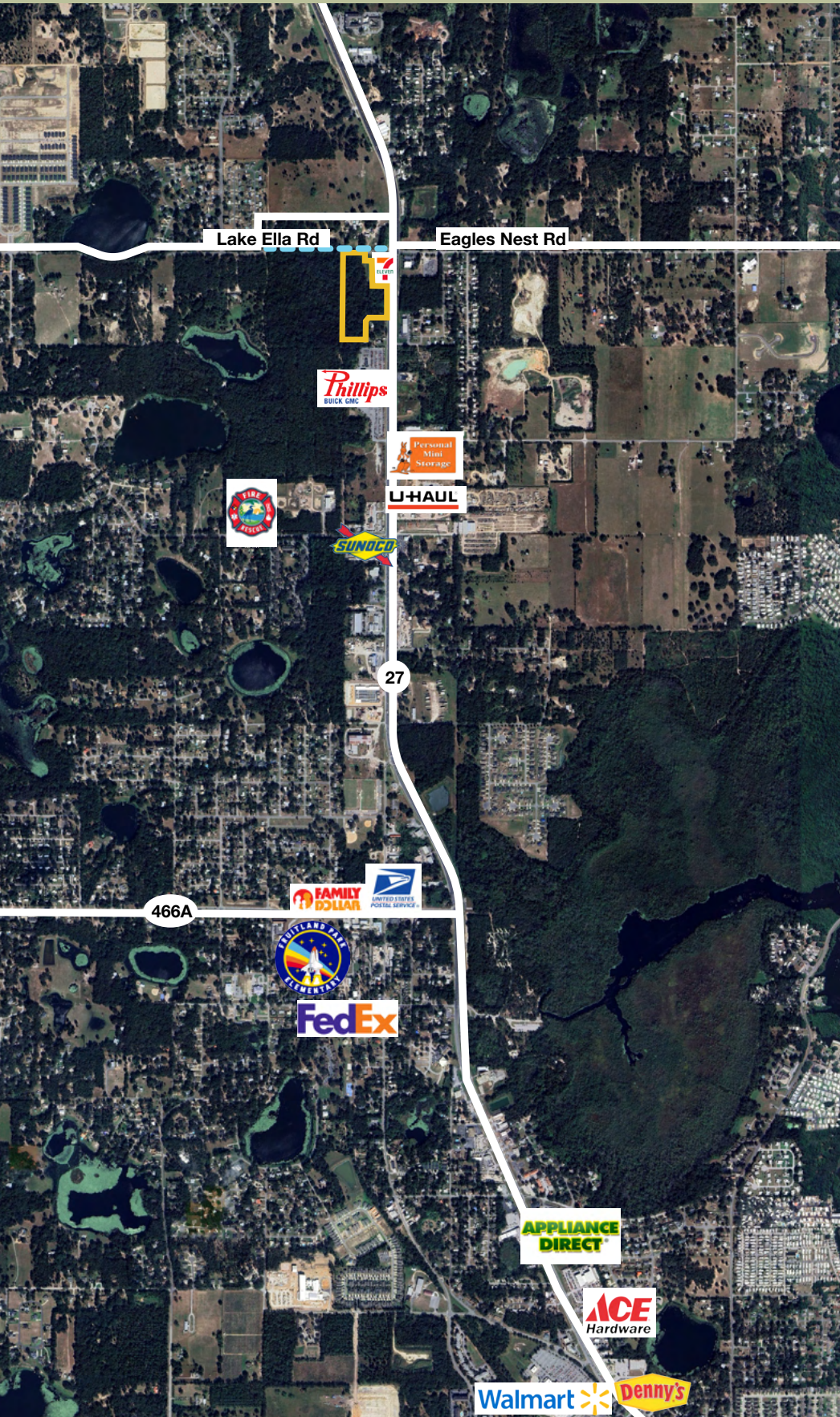
Property Highlights

This 15± acre parcel offers an outstanding opportunity for commercial development in one of Central Florida's fastest-growing areas. Located in Fruitland Park with 540 feet of frontage on busy US Highway 441/27, the property boasts excellent visibility and access in a high-traffic corridor.

Surrounded by new residential communities and ongoing commercial expansion, this site is perfectly positioned to meet the area's rising demand for commercial space.



GEOGRAPHICAL DETAILS



Local Demographics

- Total Population: 8,962
- Total Household Units:
- Average HH Income: \$78,359
- Median Home Value: \$375,100

Fruitland Park, U.S. Census

County Demographics

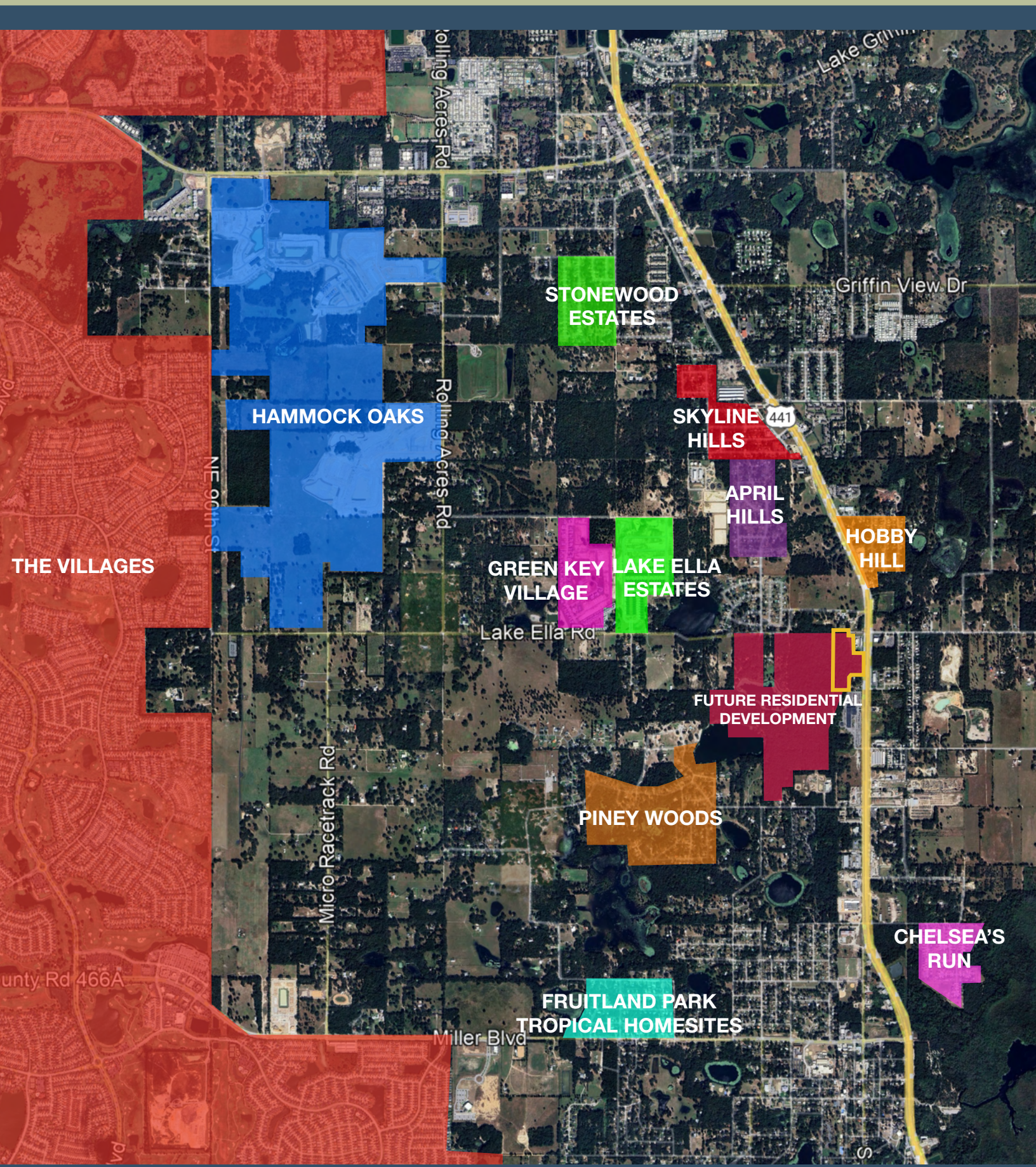
- Total Population: 444,204
- Total Household Units: 198,294
- Average HH Income: \$69,956
- Median Home Value: \$287,900

Lake County, U.S. Census

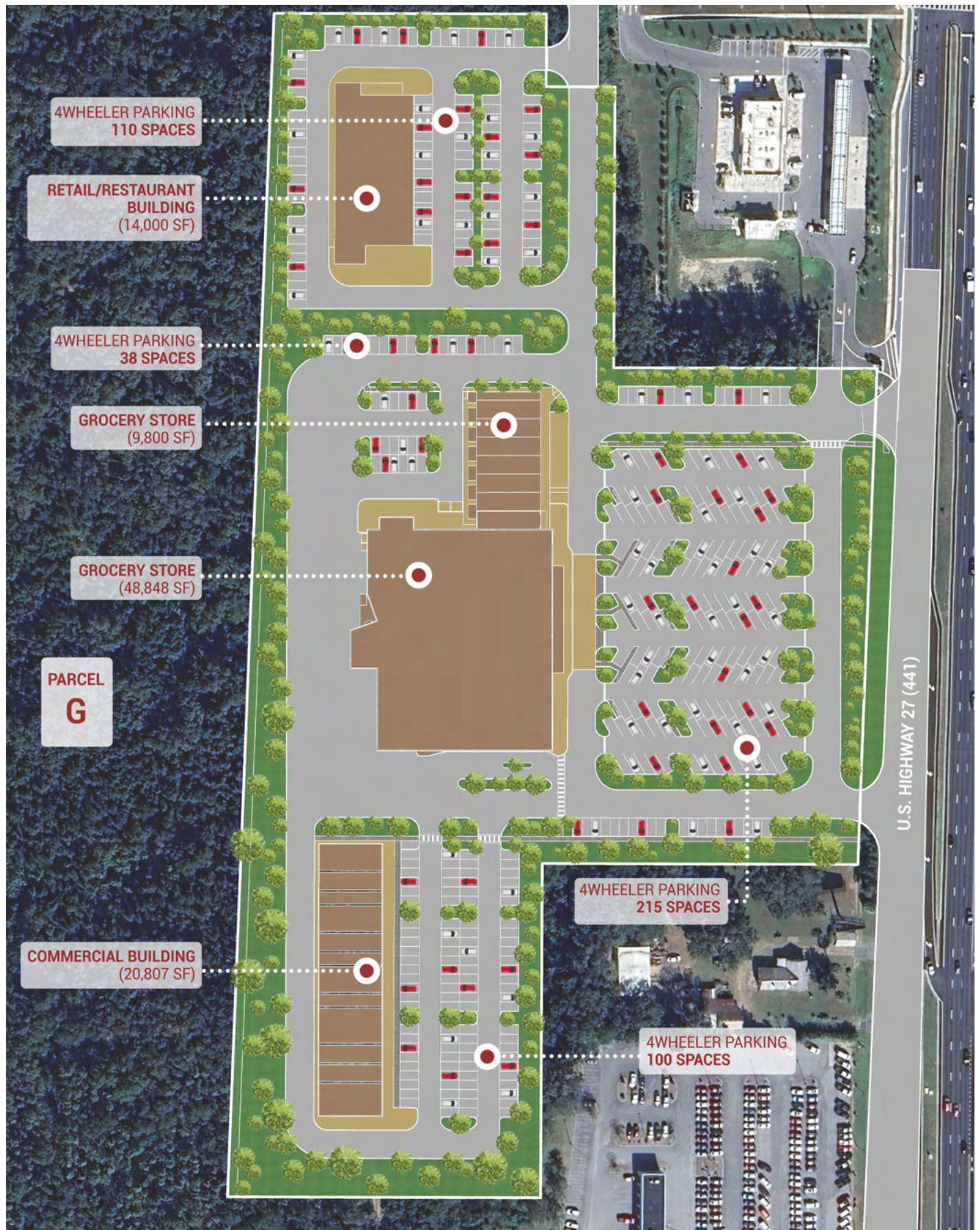
Daily Traffic Counts

- US HWY 441/27: 30,000
- Lake Ella Rd: 2,300

DEVELOPMENT MAP



PRELIMINARY SITE PLANS



REGIONAL MAP

Drive Times

- The Villages: 10 min
- Leesburg: 15 min
- Clermont: 45 min
- Ocala: 45 min
- DeLand: 1 hr
- Downtown Orlando: 1 hr
- Orlando Int'l Airport: 1 hr 10 min
- Sanford Int'l Airport: 1 hr 10 min
- Titusville: 1 hr 45 min

