

# DEVELOPMENT PROJECT

## THE GROVE AT FRUITLAND PARK

MICRO RACETRACK ROAD & CR 466A, FRUITLAND PARK, FL

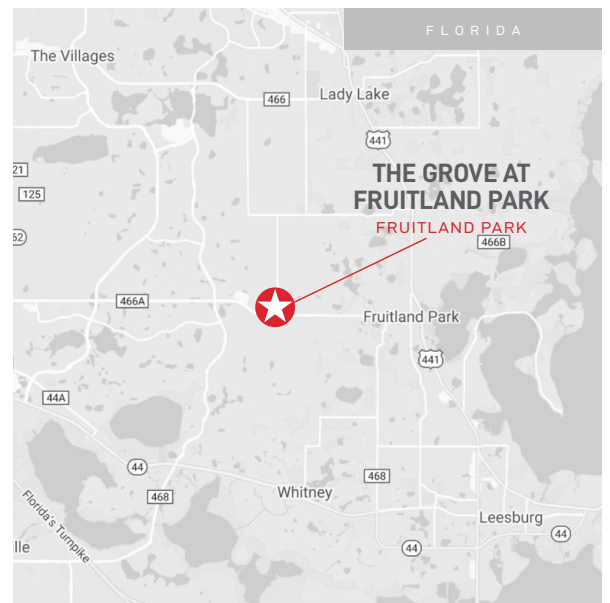


### PROPERTY INFORMATION

- Ground lease and build-to-suit opportunity with potential drive-through 1.14 acre pin corner outparcel
- 8.33 acres anchored by to-be-announced grocery tenant with liquor store
- Directly across the street from The Village at Pine Ridge, one of 70+ neighborhoods that comprise The Villages retirement community
- Outparcel is permitted for use as c-store, QSR, dental, auto, and carwash
- 7,000+/- daily traffic on Micro Racetrack Road
- 14,500+/- daily traffic on CR 466A (Miller Road)

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2020	6,842	47,724	99,886
Projected Population 2025	7,674	57,922	117,376
Average Household Income	\$77,186	\$72,810	\$68,764



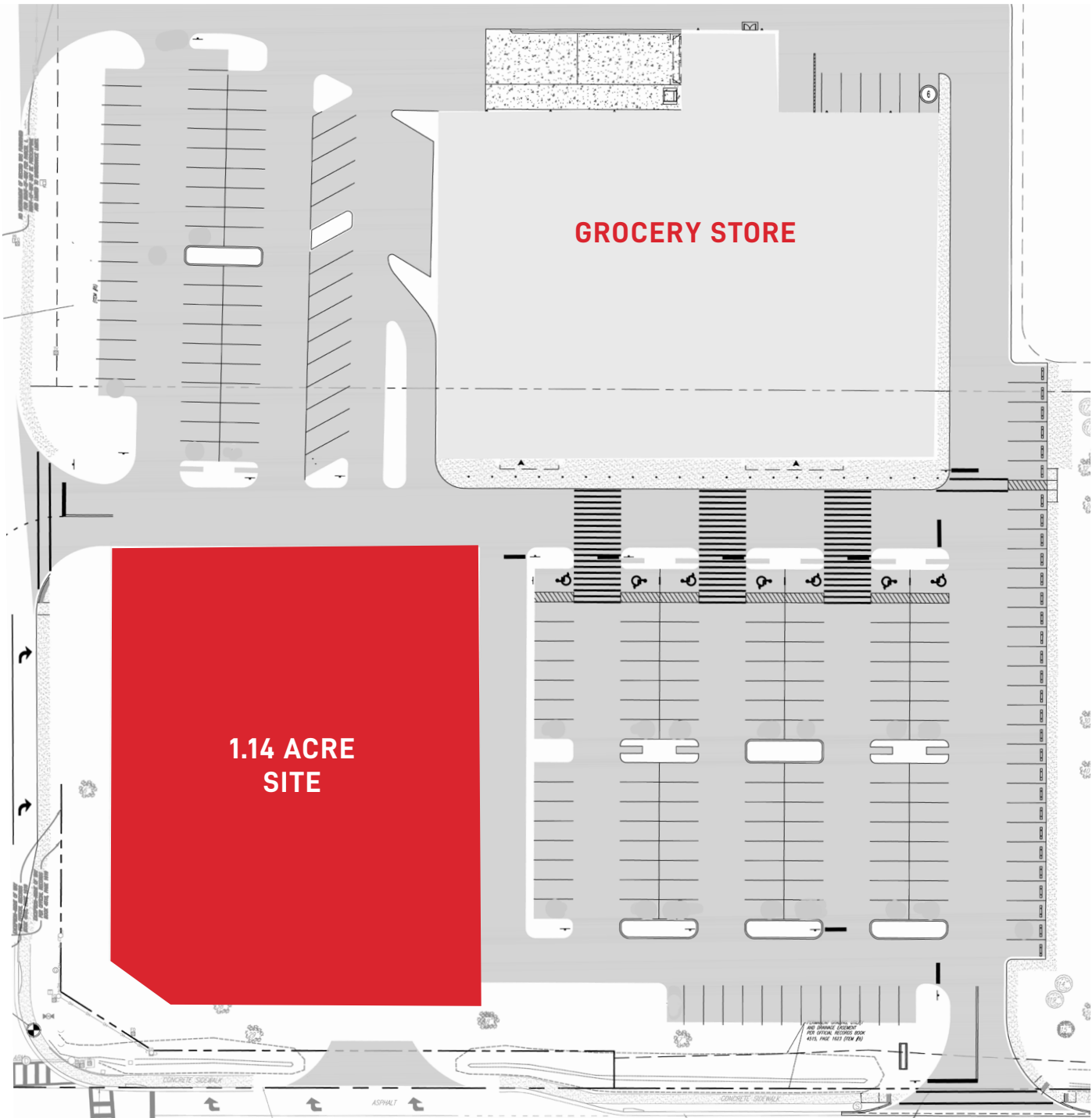
### CONTACT

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