

# Fruitland Park Development

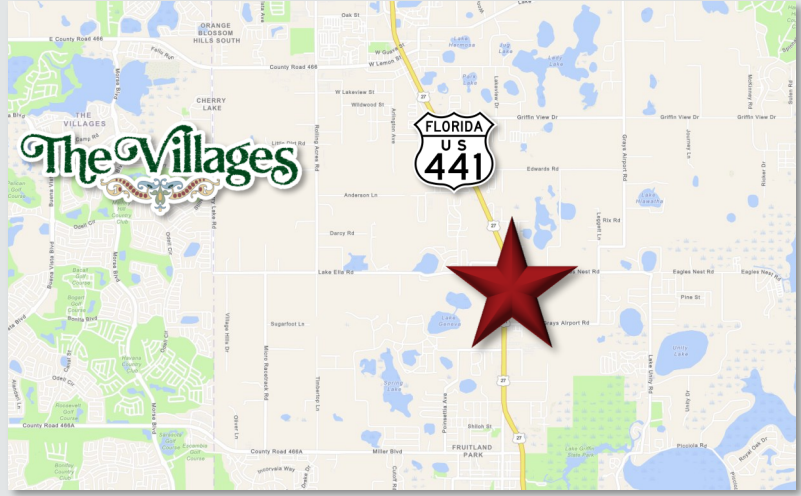
Shadow Hill Dr, Fruitland Park, FL 34731



Sale Price: \$1,900,000

## LOCATION DETAILS

Situated on US Hwy 441 with an AADT count of 30,000 cars per day, the property is located across from the new 7-Eleven that opened earlier this year. The location is less than a 15-minute drive from The Villages, recognized as America's top master-planned community for retirees. The area is surrounded by a variety of professional services and single-family residential homes, with the Fruitland Park City Hall and Recreation/Community Center in close proximity.



## PROPERTY DETAILS

- **±5.42 Acres** total
- Frontage: **±396' on US 441 / US 27;** ±396' on Shadow Hill Drive
- C-2 Zoned
- Commercial FLU

2022 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	2,257	21,610	77,523
Average HH Income	\$60,216	\$76,601	\$87,011
Median HH Income	\$43,365	\$52,909	\$61,690

CONTACT FOR MORE INFORMATION

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## C-2 PERMITTED USES

- Adult/Vocational Education
- Appliance/Electronic Repair Shops
- Athletic/Sports Facility
- Auction Houses
- Banks
- Bars, Lounges and Night Clubs
- Boat Sales and Services
- Business Services
- Commercial/Industrial Equipment and Supplies
- Convenience Stores with or without Fuel Operations
- Day Care Centers
- Equipment Rental
- Financial Services
- Furniture and Appliance Stores
- Game/Recreational Facilities
- Health/Exercise Clubs
- Hotels/Motels
- Kennels
- Maintenance Contractors
- Medical Office/Clinic
- Mini-warehouses
- Motor Vehicle Service Centers
- Motor Vehicle Service Stations
- Offices
- Office Complex
- Office Supplies
- Pawn Shops
- Personal Services
- Restaurants
- Retail Home Building Materials
- Retail Sales and Services
- Shopping Center
- Theaters
- Transportation Service
- Wholesales and Distributors
- Veterinary Clinic
- Licensed Community residential homes, group homes and foster care facilities with more than six residents
- One single family dwelling unit for owners/caretakers residence
- Motor Vehicle Repair Facility
- Xerographic and Offset Printing
- Commercial parking

### *Uses permitted as a special exception use upon approval of the city commission:*

- Gun & Archery Range
- Trucking Terminal
- Farmers/Flea Markets
- RV Parks
- Mobile Home Sales
- Motor Vehicle/Boat Storage Facilities
- Motor Vehicle Dealer Sales
- Motor Vehicle Sales

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