

Grove Park Outparcel

Smith & Smith
REALTY

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**FOR
SALE**



Individual Memberships



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Property Description

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This premier 2.62-acre commercial outparcel is now available in Fruitland Park, ideally situated on the south-eastern edge of *The Villages* and just one hour from Orlando. Located in a rapidly growing corridor, the site enjoys exceptional visibility directly in front of the nearly completed 222-unit Evolve Grove Park Apartments, creating strong built-in foot traffic and long-term demand.

The property offers broad development flexibility with permitted uses including retail, dining, medical, office, hospitality, fitness, and daycare. It will be delivered pad-ready, with water and sewer connections provided by the adjacent apartment developer. A stormwater easement allows access to the neighboring multifamily pond, ensuring streamlined site development.

Just west of the property, Colony Plaza features a robust mix of national retailers and quick-service restaurants such as Publix, Walgreens, Walmart Neighborhood Market, McDonald's, and PDQ. A new AdventHealth freestanding ER is also under construction nearby, further elevating the area's commercial strength and consumer draw.

The site offers excellent access via full-motion entry from County Road 466A, a shared drive with the apartment community, and a secondary easement connecting to the future ER. Located within the city limits of Fruitland Park and zoned as part of a Planned Unit Development (PUD), the property is only minutes from key regional connectors including Micro Racetrack Road, US 27/441, and US 301. With The Villages just steps away, Wildwood 10 minutes west, and Leesburg 20 minutes east, this outparcel presents a rare opportunity to establish your presence in one of Central Florida's most vibrant and expanding markets.

Location Description

The property is within the city limits of Fruitland Park, Florida. Approximately 0.2 miles from Micro Racetrack Road. Approximately 0.3 miles to the Sumter County Line. Just across the Sumter County Line is Colony Plaza. Approximately 2.74 miles to US 441/27. Conveniently located on the edge of The Villages.

Property Size

2.62 Acres

Zoning

Commercial

Parcel ID

Lake County Parcel 06-19-24-0003-000-01600

Price

\$2,500,000

Broker Contact Info

Danny Smith, ALC, CCIM

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(Cell)

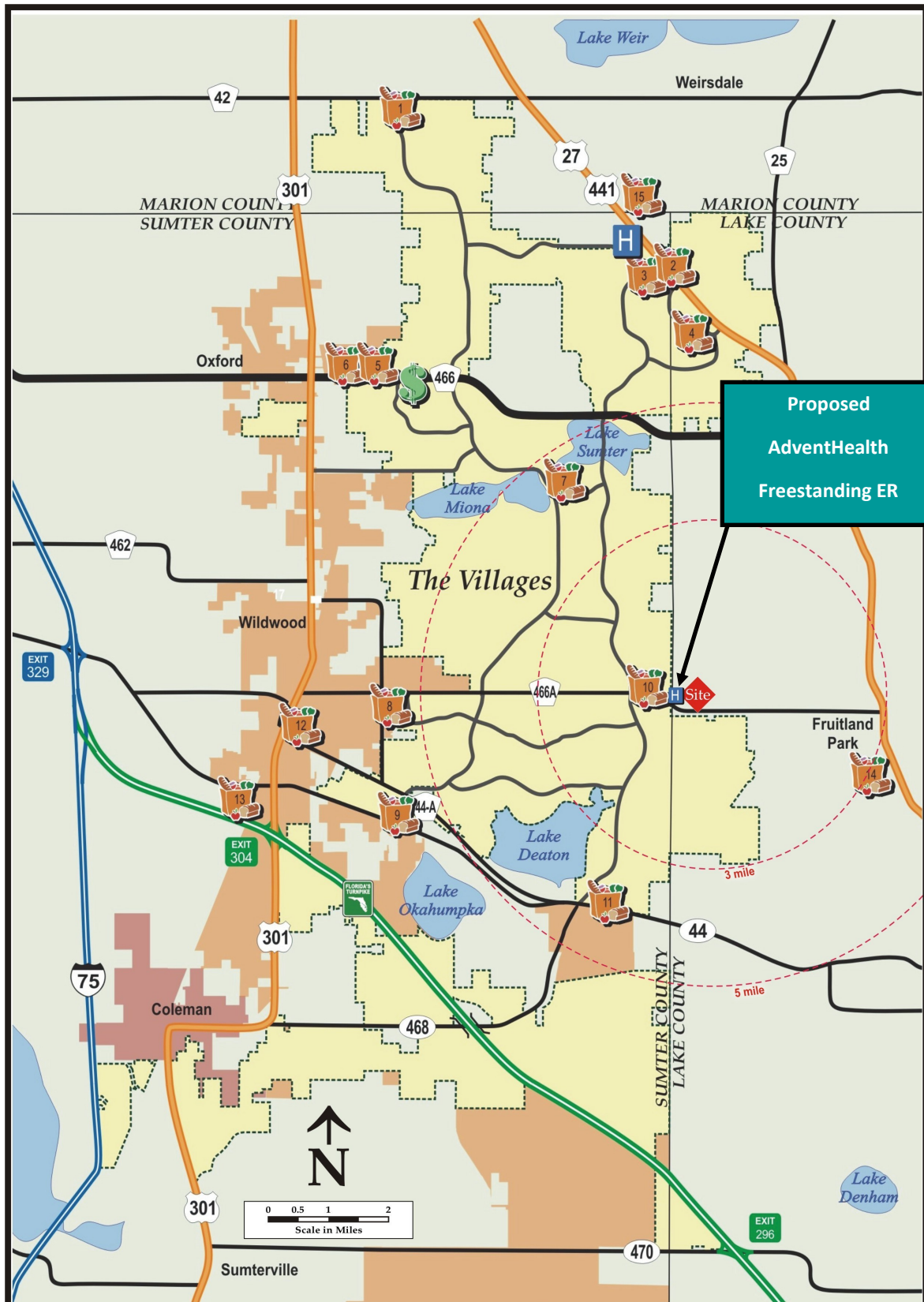
DannySmith@ccim.net



Site Plan



Regional Map



Apartment Site Renderings



Grove Park Outparcel // 305 County Road 466A, Fruitland Park, FL 34731

Photos



Additional Photos



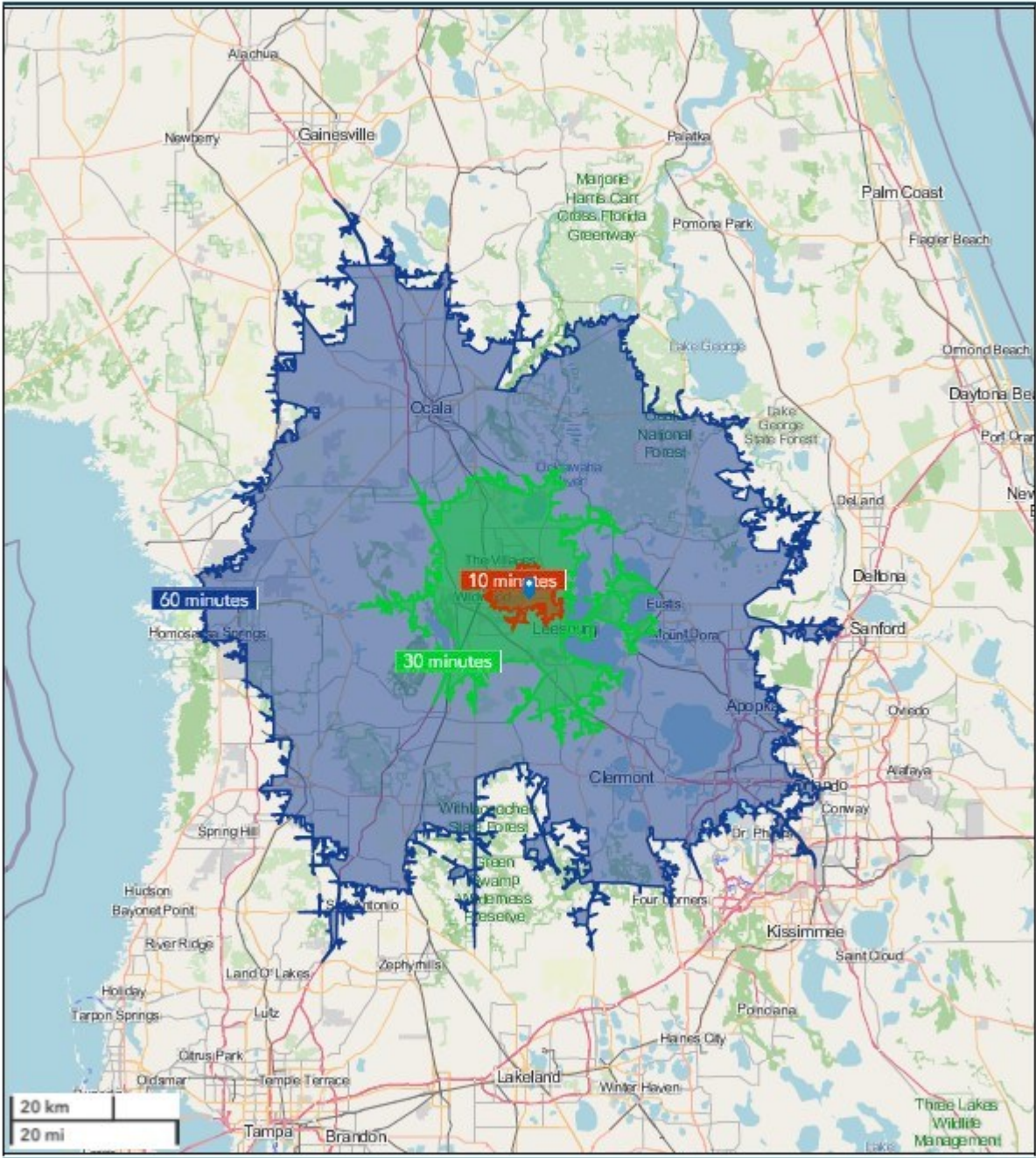
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Drive Time Map



Custom Drive Time Map

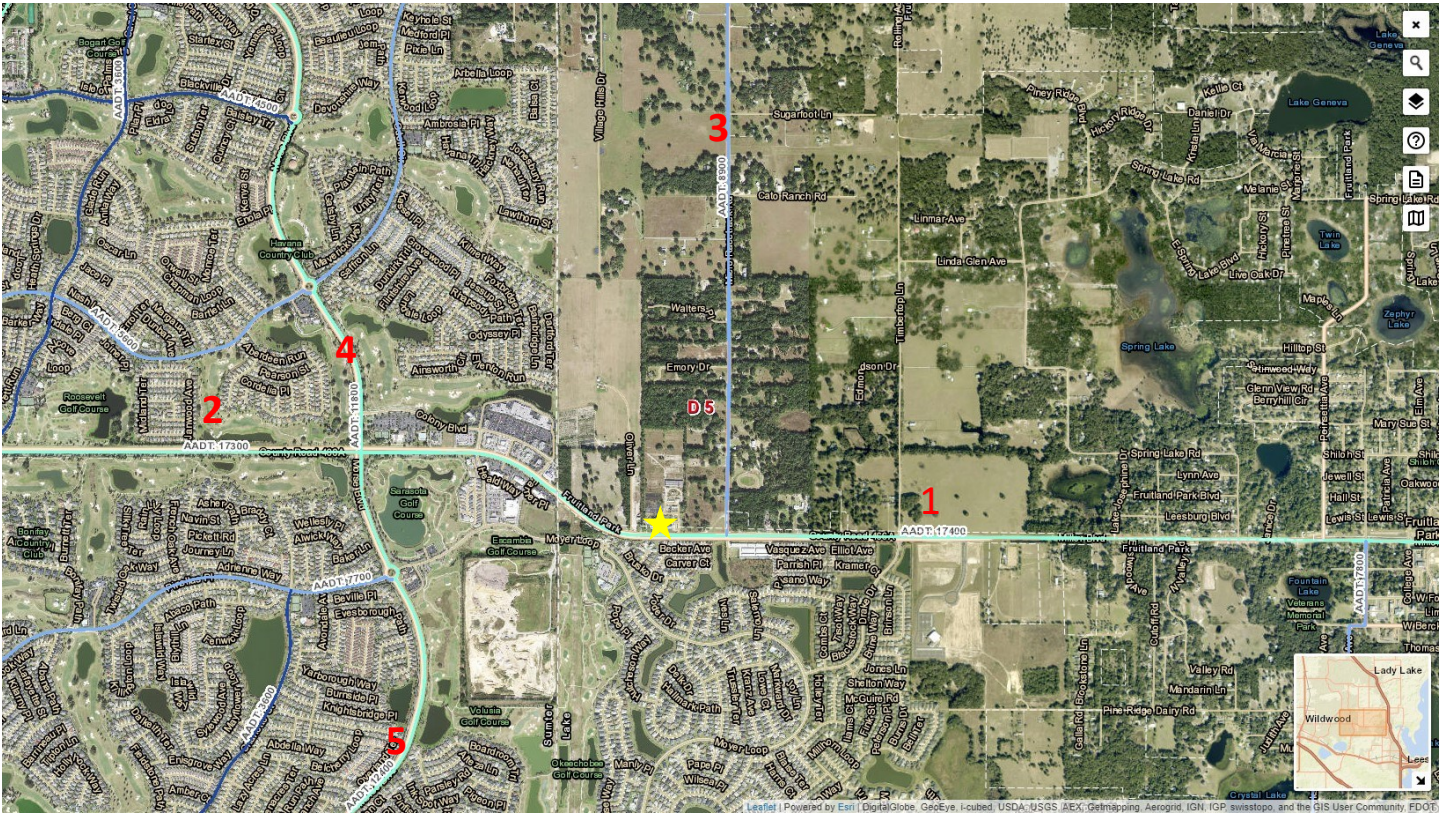
305 County Road 466A, Fruitland Park, FL 34731



February 23, 2024



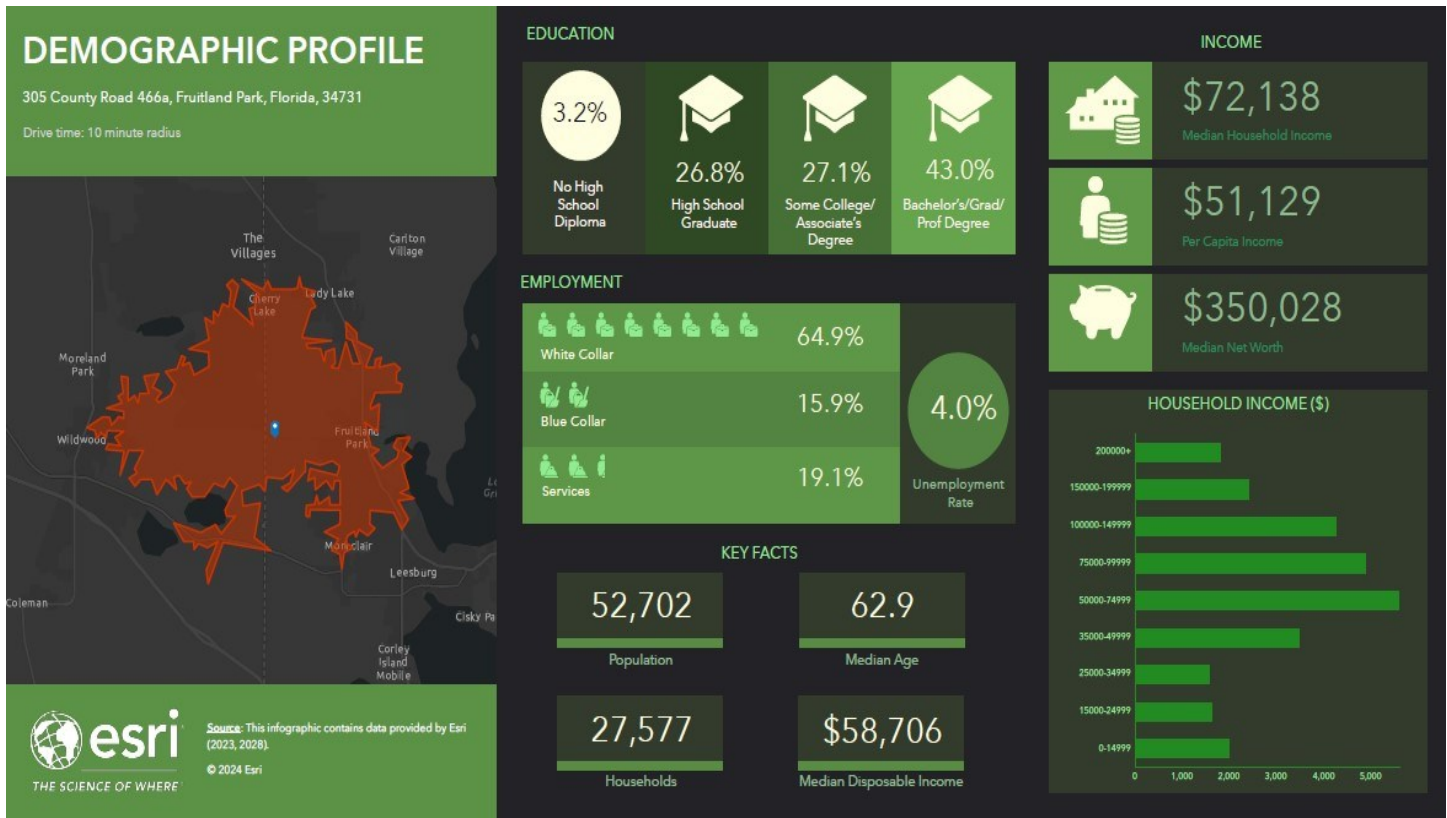
Traffic Count Map



1. East 466A—17,400 AADT
2. West 466A—17,300 AADT
3. Micro Racetrack Road—8,900 AADT
4. N Morse Boulevard—11,800 AADT
5. S Morse Boulevard—12,400 AADT



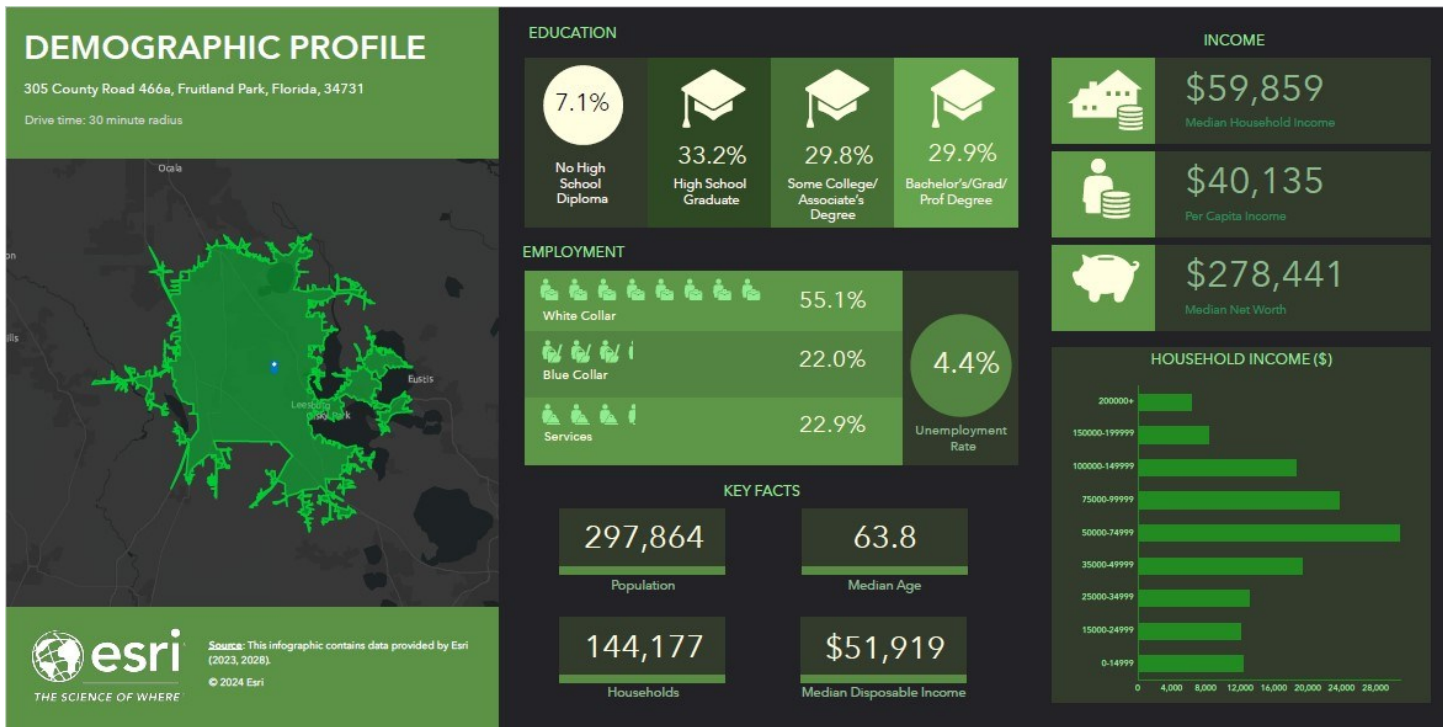
10 Minute Demographic Profile



- The Villages
 - Neighborhood Walmart and Medical Offices—3 minute drive
 - Colony Plaza—3 minute drive to major tenants, such as Publix and Bealls Outlet
- Fruitland Park—6 minute drive
 - Chrysler Dodge Jeep RAM
 - Philips Buick GMC
 - Stavros & Sons
- Leesburg
 - Walmart Super Center—9 minute Drive
- Wildwood
 - Trailwinds Village—10 minute drive to major tenants, such as Publix, Jeremiah's Italian Ice, and Marco's Pizza



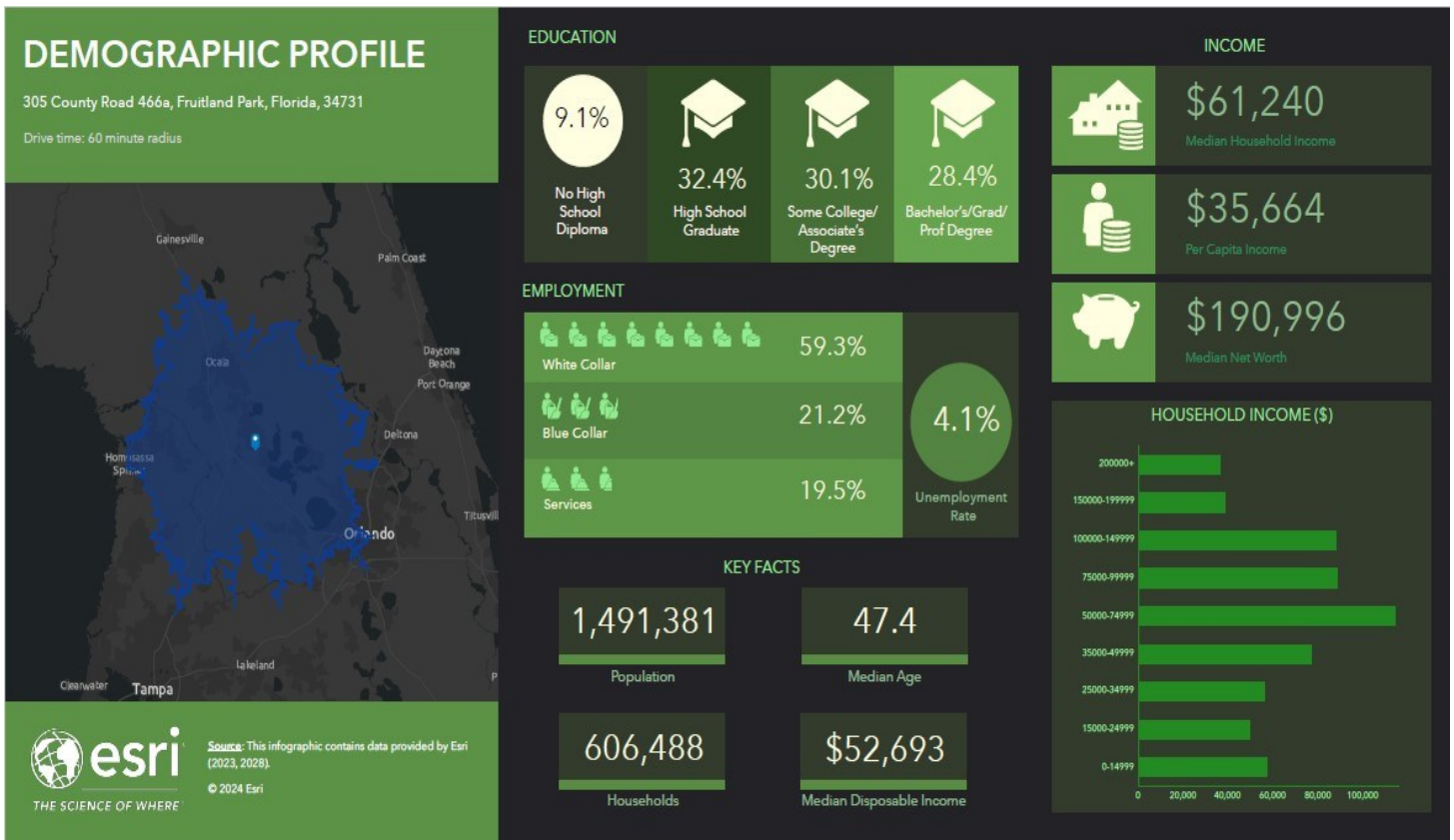
30 Minute Demographic Profile



- The Villages
 - Brownwood—15-17 minute drive
 - Lake Sumter Landing—13-17 minute drive
 - Spanish Springs—15-17 minute drive
- Leesburg—15-17 minute drive
- I-75—20 minute drive
- Florida's Turnpike—17 minute drive
- Coleman—22-24 minute drive
- Wildwood—14 minute drive
 - Lowe's
 - The Home Depot
 - Pinellas Plaza—Major tenants such as Winn-Dixie and H&R Block
- Lady Lake—12-15 minute drive



60 Minute Demographic Profile



- Belleview—33 minute drive
- Lake Panasoffkee—35 minute drive
- Ocala— 49—55 minute drive
 - World Equestrian Center
 - Colleges
 - Mall
- Orlando— 1 hour and 3 minute—1 hour and 19 minute drive
 - Theme Parks
 - Airport
 - Malls
 - Colleges
- Tampa—1 hour and 20 minute drive
 - Airport
 - Colleges
 - Mall
 - Port (Cruises)
- Gainesville—1 hour and 20 minute drive
 - Colleges
 - Mall
 - Bass Pro Shops
 - Airport



The Villages® in a nut shell

- The Villages® is the largest single-site mixed-use real estate development in the U.S.
- Approximately 57 square miles that is completed and under development
- Properties of The Villages® sold approx. 258 new homes and villas per month in 2023.
- There are 15 Community Development Districts within The Villages®
- There are 3 Town Centers, 10 Shopping Centers, more than 10 medical plazas, a daily Newspaper, TV News Network, Radio Station, Hospital/Cancer Center and VA Outpatient Clinic.
- The Villages® has one of the lowest crime rates in the U.S.
- The Villages® Public Safety Department includes 9 fire stations with over 150 Full-Time Firefighter/EMTs and Firefighter/Paramedics
- There are 3 libraries, over 3,500 organized clubs, 115 Recreation Centers, 12 Country Clubs, 42 Executive Golf Courses, 13 championship golf courses, 241 pickleball courts, an astronomy pad, over 80,000 golf carts, approx. 126 miles of golf cart trails.
- 9 golf cart accessible Houses of Worship
- 71,000 homes spanning 104 Villages
- The Villages Grown® is a local community food system available at the Market at Sawgrass Grove and 14 local grocery stores within The Villages. Also available at 16 Grocers outside of The Villages.
- Median household income in 2022 was \$73,415
- In 2022, 85.9% of people in The Villages were over the age of 65
- The current population for The Villages® is approx. 145,000 (Marion, Sumter & Lake Counties combined)
- Major roadways include CR 42, US 301, CR 466, CR 466A, US 441/27, SR 44, Warm Springs Ave, CR 470/Central Parkway, Morse Blvd, Buena Vista Blvd, and Marsh Bend Trl

