

Fruitland Park Retail & Medical Office

Shadow Hill Dr, Fruitland Park, FL 34731



LOCATION HIGHLIGHTS

Situated on US-441/US-27 with a high average traffic count of 30,000 CPD. **Across from the new 7-Eleven and the future Enclave at Lake Geneva residential development**, which will feature over 420 dwelling units. **Less than a 15-minute drive from The Villages**, recognized as America's top master-planned community for retirees. 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.



LISTING HIGHLIGHTS

- **Lot 1 – ±1.510 Acres – Ground Lease**
 - 4,546± SF Freestanding Restaurant with drive-thru and outdoor patio
- **Lot 2 – ±1.423 Acres – Ground Lease**
 - 3,800± SF Freestanding Restaurant
- **Lot 3 – Retail & Medical/Office Spaces**
 - 14,037± SF Multi-Tenant Building
 - 1,908-2,190± SF spaces (65' deep)

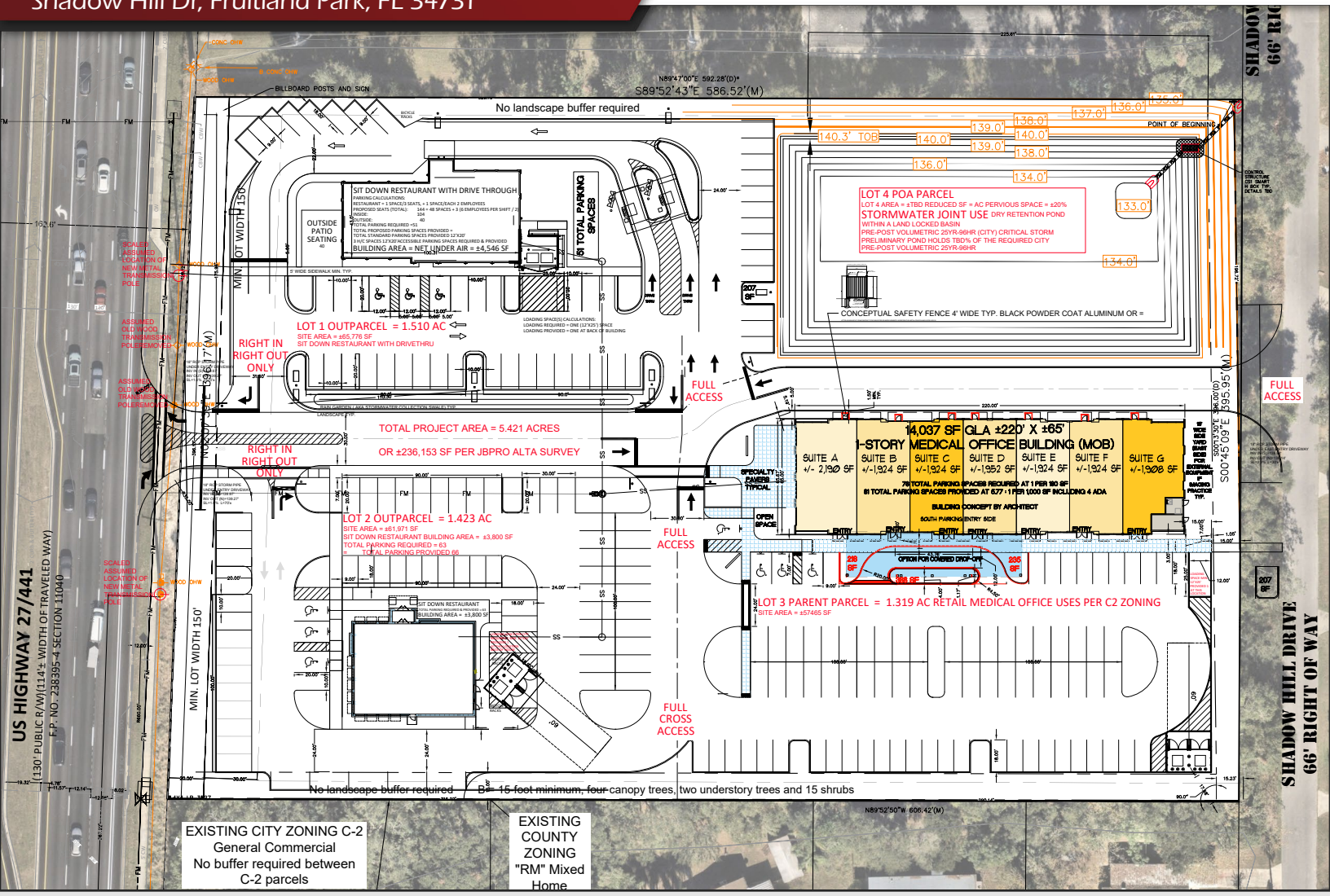
2024 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	2,368	84,007	183,248
Median HH Income	\$100,430	\$89,013	\$79,082
Average HH Income	\$119,888	\$115,941	\$103,980

CONTACT FOR MORE INFORMATION:

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LOT #	ACREAGE	BLDG. AREA	BUILDING USE	FEATURES	PARKING	LEASE TYPE
1	1.510 AC	4,546 SF	Restaurant	Drive-thru; outdoor patio	51 spaces	Ground Lease
2	1.423 AC	3,800 SF	Restaurant	-	63 spaces	Ground Lease
3	1.319 AC	14,037 SF	Retail & Medical/Office	1,908 SF minimum (65' deep)	78 spaces	TBD

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Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



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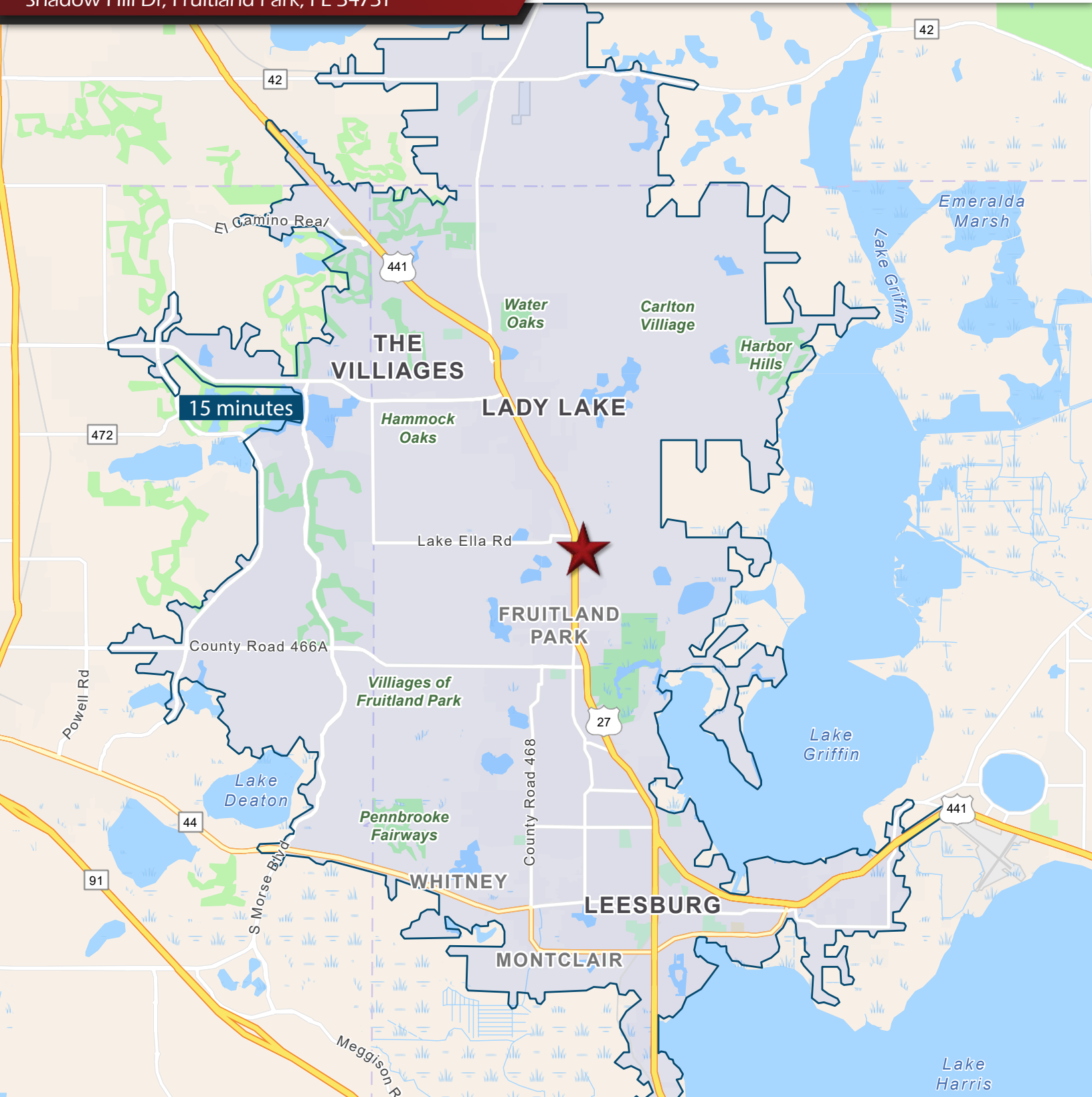
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