

FIRST CAPITAL Property Group
Commercial Real Estate Services

SMALL-BAY SUITES FOR LEASE

7835 American Way, Groveland, FL 34736

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PRE-LEASING PHASE I

±1,500 SF Units: $21.00 / SF, NNN*
±3,000 SF Units: $19.50 / SF, NNN*
±4,500 SF Units: $18.50 / SF, NNN*
Max Contiguous: ±9,000 SF

* Plus Operating Expenses

PHASE I READY FOR TENANTS JANUARY 2027

1ST AMERICAN WAY



Units available for pre-leasing from 1,500 to 4,500 SF, right-sized for contractors, service companies, and light industrial users

Highly functional space to support daily operations, position businesses for long-term success, and accommodate growth

Concrete tilt-wall construction with 20' clear heights, 12' x 14' grade-level roll-up doors, abundant parking, and drive aisles wide enough for full semi circulation

3-phase power, fire sprinklers,and finished air-conditioned office space in every unit, backed by onsite property management

Located in Christopher C. Ford Commerce Park with immediate access to US 27, SR 19, and the Florida Turnpike

Lake County is one of Florida's 5 fastest-growing counties: over 468,000 residents, growing 4.1% annually, with population projected to top 525,000 by 2035

Fenced outdoor storage yards coming soon for tenants. Phases 2 & 3 will include the development of (10) 1,500 SF yards and (1) 2,500 SF yard

615 E. Colonial Dr., Orlando, FL 32803 Phone: 407.872.0209 www.FCPG.com

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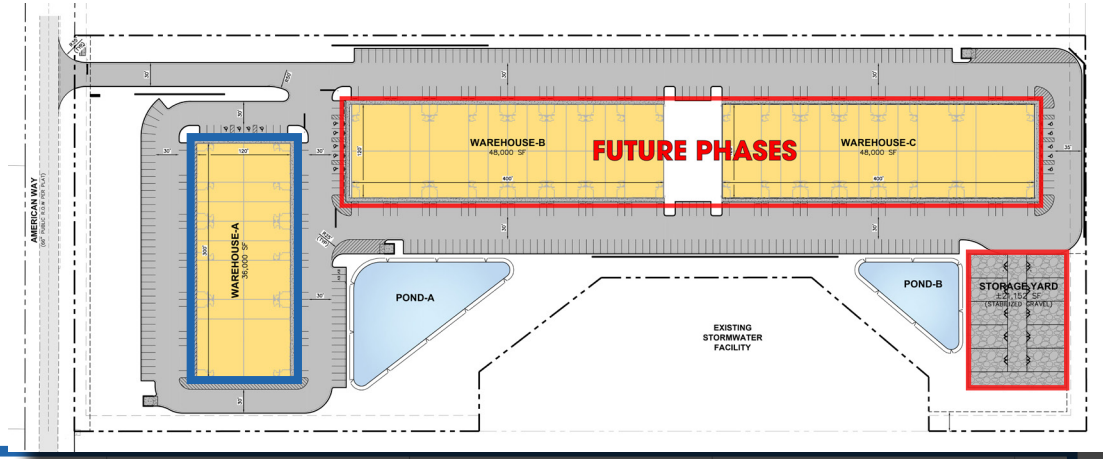
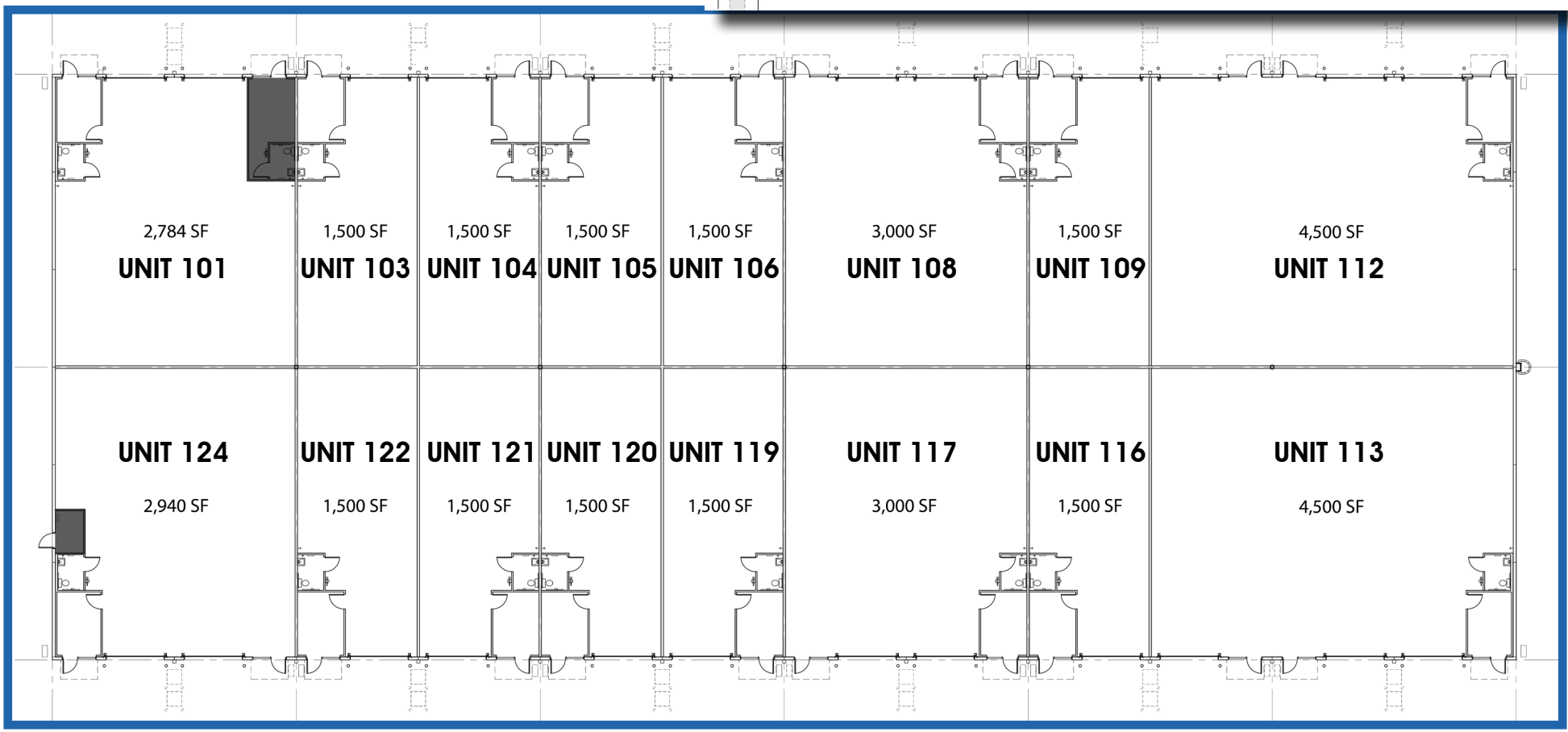
SITE PLAN



WAREHOUSE A



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AVAILABILITY

Phase One

Building	Suite	Size	$/SF Rate
A	124	2,940 SF	$19.50
A	122	1,500 SF	$21.00
A	121	1,500 SF	$21.00
A	120	1,500 SF	$21.00
A	119	1,500 SF	$21.00
A	117	3,000 SF	$19.50
A	116	1,500 SF	$21.00
A	113	4,500 SF	$18.50
A	112	4,500 SF	$18.50
A	109	1,500 SF	$21.00
A	108	3,000 SF	$19.50
A	106	1,500 SF	$21.00
A	105	1,500 SF	$21.00
A	104	1,500 SF	$21.00
A	103	1,500 SF	$21.00
A	101	2,784 SF	$19.50

Visit FCPG.com/1st-American-Way For More Information

PHASE I READY FOR TENANTS JANUARY 2027

12'X14' GRADE-LEVEL ROLL-UP DOORS

AMPLE PARKING

ONSITE PROPERTY MANAGEMENT

ZONING: LIGHT INDUSTRIAL

PHASE ONE:
- 1,500 - 4,500 SF suites
- Concrete tilt-wall construction
- (12' x 14') grade-level roll-up doors
- Abundant parking
- Air-conditioned, finished office space
- 3-phase electrical service to every unit
- Fire sprinkler system





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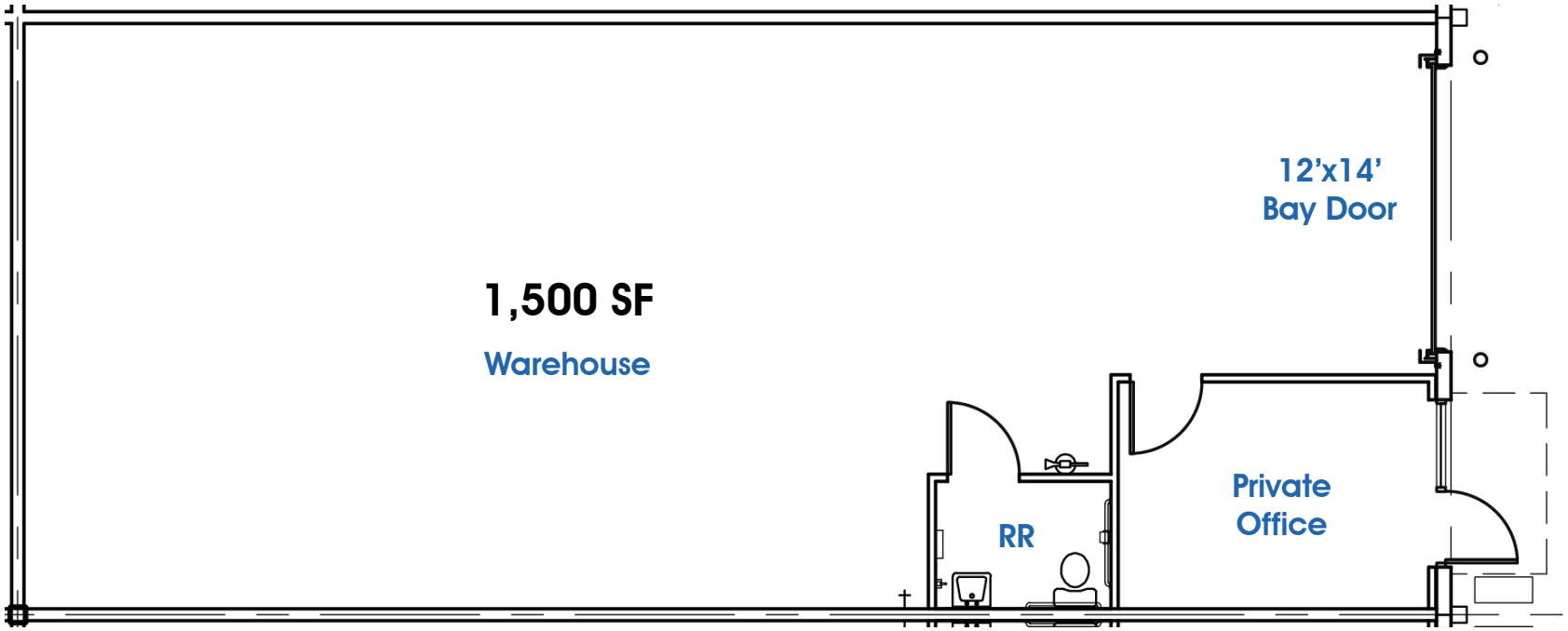
1,500 SF UNITS

UNIT FEATURES

- 1,500 SF warehouse with a private office
- A/C office space and fire sprinkler system
- (1) 12'x14' grade-level roll-up door
- (1) standard single door
- Private restroom
- Clear height: 20 feet
- 3-phase electrical service



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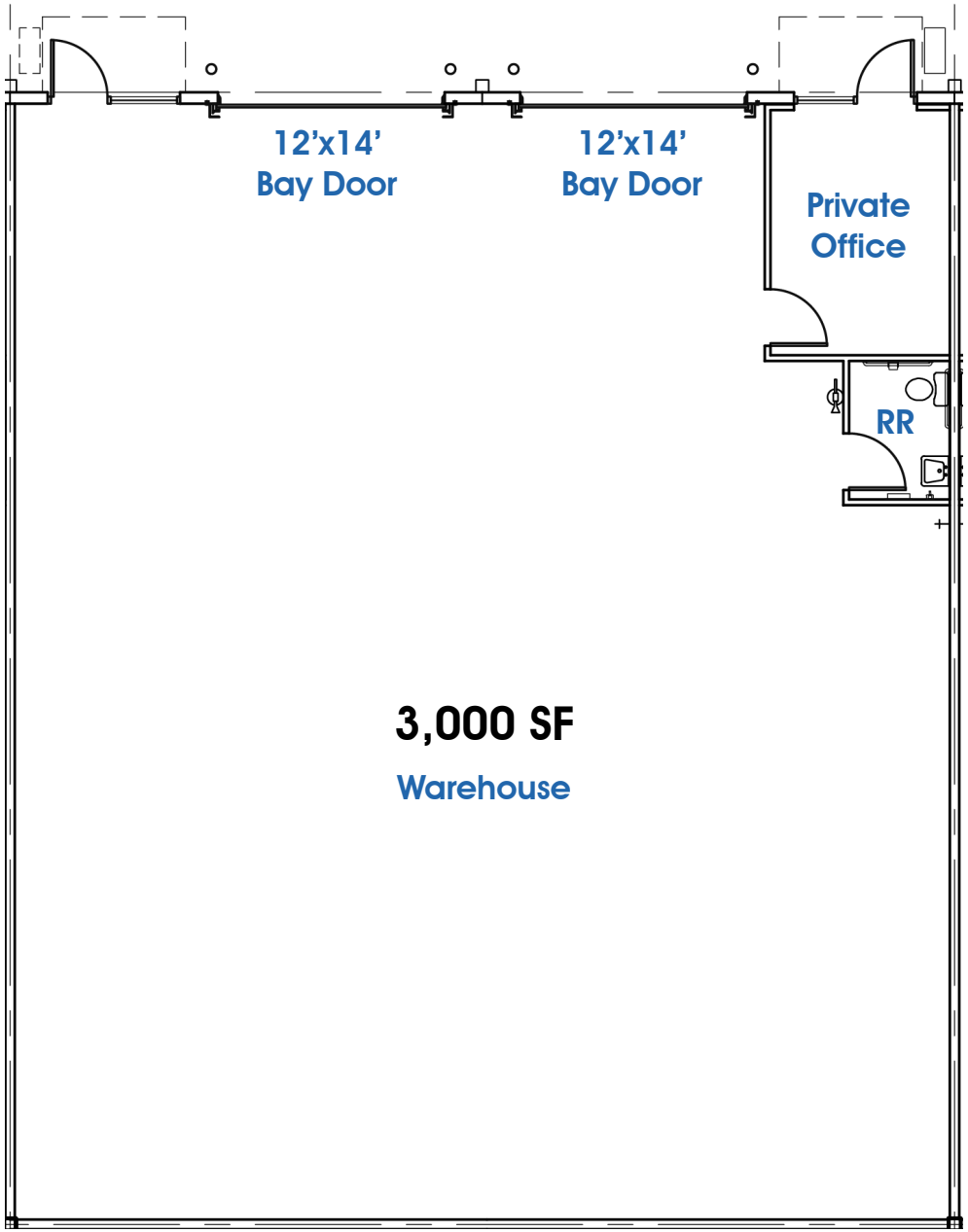
3,000 SF UNITS



UNIT FEATURES

- 3,000 SF warehouse with a private office
- A/C office space and fire sprinkler system
- (2) 12'x14' grade-level roll-up doors
- (2) standard single doors
- Private restroom
- Clear height: 20 feet
- 3-phase electrical service

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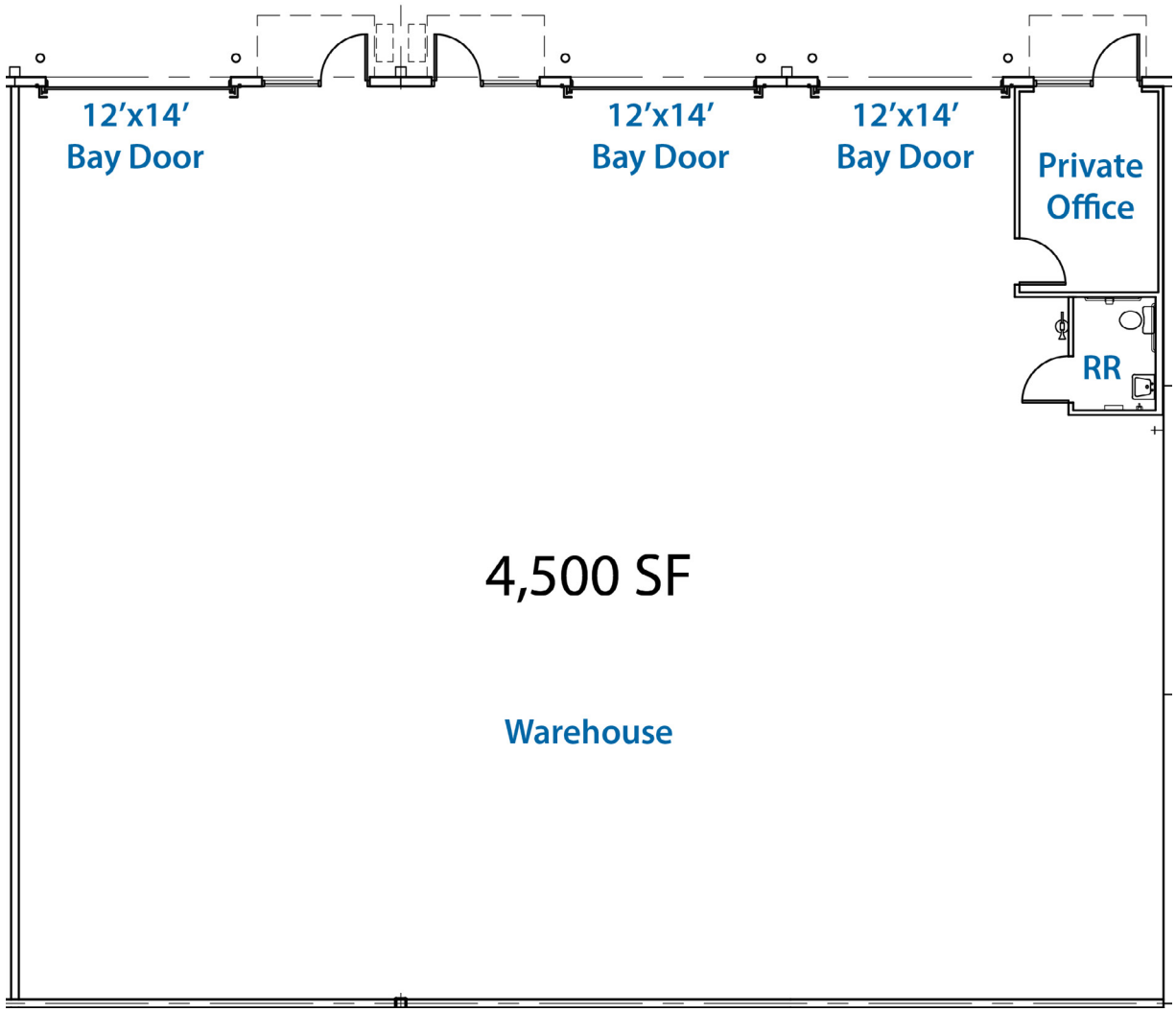
4,500 SF UNITS

UNIT FEATURES

- 4,500 SF warehouse with a private office
- A/C office space and fire sprinkler system
- (3) 12'x14' grade-level roll-up doors
- (3) standard single doors
- Private restroom
- Clear height: 20 feet
- 3-phase electrical service



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LOCATION ADVANTAGES

Recent Florida Turnpike improvements include a $233 million project to create a full interchange at U.S. Hwy 27 & S.R. 19 and widening the Turnpike from two lanes to four lanes in each direction from Minneola/Hancock Road to north of O'Brien Road.



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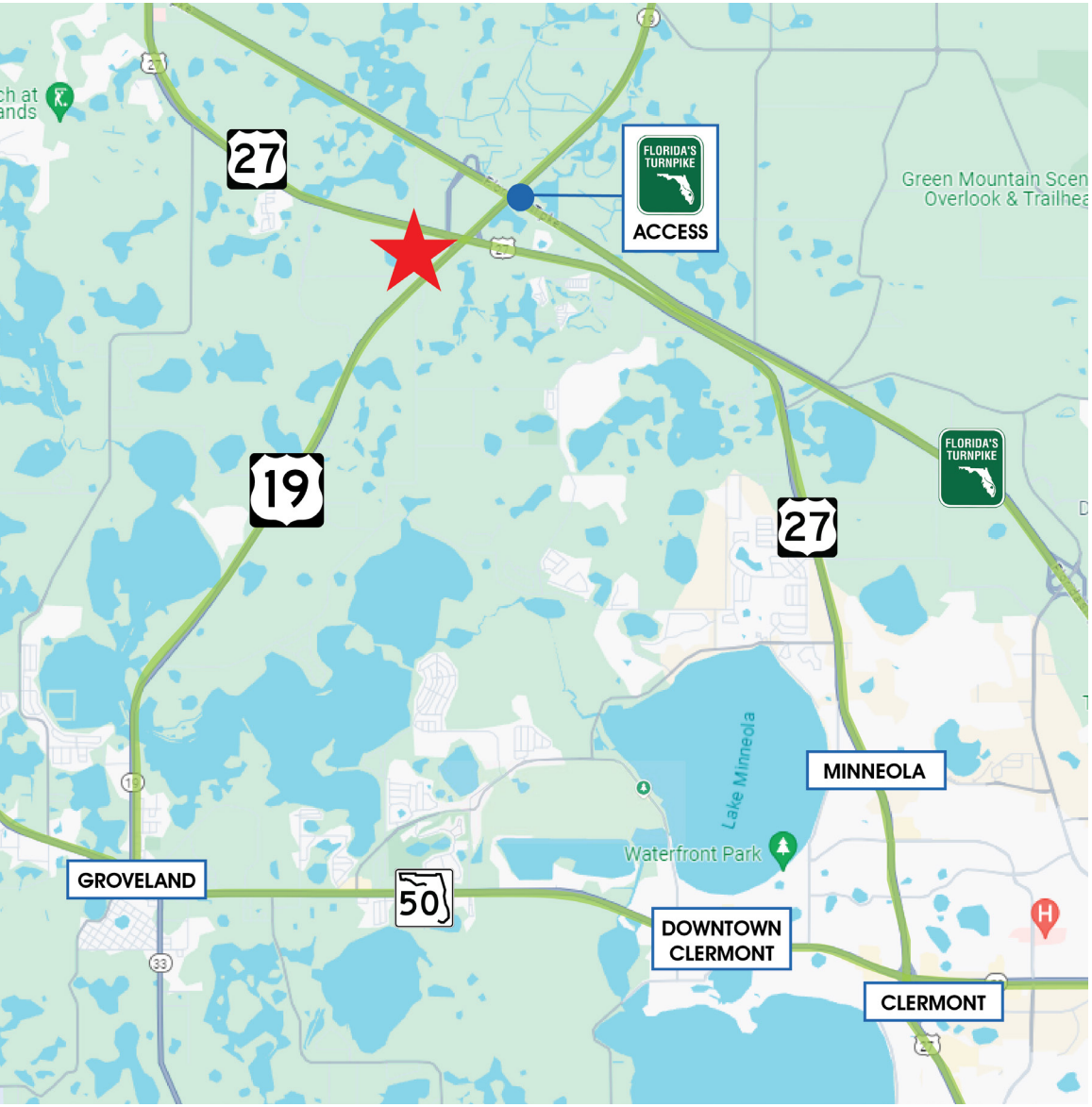
LOCATION



DEMOGRAPHICS

2026	Total Population	Total Households	Average HH Income
10 Mins	15,953	6,454	$118,183
30 Mins	509,336	199,605	$116,575
60 Mins	3,786,766	1,469,599	$111,739

Great logistics, wide coverage, & amenities nearby. Ideal for small business owners.

Drive Times & Traffic Counts

19	27	FLORIDA'S TURNPIKE	50
2 minutes (0.6 miles)	**3 minutes (1.1 mileS)**	**5 minutes (1.9 miles)**	**9 minutes (6.7 miles)**

Average Annual Daily Trips

2025	
US HWY 27	31,500
State Road 19	12,400

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