

HILLS CITY CENTER

MINNEOLA, FL

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Architectural representation for design.
Subject to change.



A Development & Brokerage Co.
Lic. Real Estate Broker



LEGEND

BUILDINGS

| | | |
|--|---------|------------|
| ① COMMERCIAL | 1 STORY | 58,000 SF |
| ② MIXED-USE COMMERCIAL W/ RESIDENTIAL ABOVE | 5 STORY | |
| - GROUND FLOOR COMMERCIAL | | 165,000 SF |
| - UPPER STORY RESIDENTIAL 506 DU | | 600,000 SF |
| ③ GROCERY STORE | | 48,000 SF |
| ④ MEDICAL OFFICE | 5 STORY | 300,000 SF |
| ⑤ CROOKED CAN BREWERY & FOOD HALL | | 40,000 SF |
| ⑥ WELLNESS CENTER | 2 STORY | 50,000 SF |
| ⑦ LTAC HOSPITAL | 2 STORY | 50,000 SF |
| ⑧ HOTEL (155 KEYS) | 5 STORY | 75,000 SF |

PARKING

| | |
|-------------------|--------------|
| ⑨ PARKING DECK | 2,900 SPACES |
| SURFACE PARKING | 700 SPACES |
| ON-STREET PARKING | 315 SPACES |
| TOTAL | 3,915 SPACES |

SITE

| | |
|---|---|
| A SIGNALIZED INTERSECTION | E PUBLIC GREEN |
| B FULL MOVEMENT W/ PEDESTRIAN TUNNEL | F CROOKED CAN BEER GARDEN/OUTDOOR LAWN |
| C RIGHT-IN RIGHT-OUT | G POND |
| D ONE-WAY SLIP STREET | H POND W/ PUBLIC TRAIL |

* NO SINGLE GROUND FLOOR COMMERCIAL BUILDING FOOTPRINT TO EXCEED 60,000 SF

PARKING DATA

| | |
|---------------------|-----------------------|
| COMMERCIAL & OFFICE | 4 SPACES PER 1,000 SF |
| HOTEL | 171 SPACES |
| RESIDENTIAL | 1.75 SPACES PER DU |



LEGEND

BUILDINGS

| | | | |
|---|--|---------|------------|
| ① | COMMERCIAL | 1 STORY | 6,000 SF |
| ② | MIXED-USE COMMERCIAL W/ RESIDENTIAL ABOVE | 5 STORY | |
| | - GROUND FLOOR COMMERCIAL | | 130,000 SF |
| | - UPPER STORY RESIDENTIAL | 519 DU | 675,000 SF |
| ③ | JUNIOR ANCHOR | 1 STORY | 75,000 SF |
| ④ | OUTPARCEL | 1 STORY | 10,000 SF |
| ⑤ | SENIOR LIVING | 2 STORY | 50,000 SF |

PARKING

| | | |
|---|-------------------|--------------|
| ⑥ | PARKING DECK | 1,234 SPACES |
| | SURFACE PARKING | 1,238 SPACES |
| | ON-STREET PARKING | 300 SPACES |
| | TOTAL | 2,772 SPACES |

SITE

| | | | |
|---|-------------------------|---|----------------------|
| A | SIGNALIZED INTERSECTION | F | PRIVATE GREEN |
| C | RIGHT-IN RIGHT-OUT | G | POND |
| D | ONE-WAY SLIP STREET | H | POND W/ PUBLIC TRAIL |
| E | PUBLIC GREEN | | |

* NO SINGLE GROUND FLOOR COMMERCIAL BUILDING FOOTPRINT TO EXCEED 30,000 SF

PARKING DATA

| | |
|---------------------|-----------------------|
| COMMERCIAL & OFFICE | 4 SPACES PER 1,000 SF |
| RESIDENTIAL | 1.5 SPACES PER DU |



NEWLY CONSTRUCTED & OCCUPIED HOMES

CITY PARK

1.36 M SF INDUSTRIAL PARK UNDER DEVELOPMENT



DEMOGRAPHIC SUMMARY

DRIVE TIME OF 20 MINUTES



225,338
POPULATION

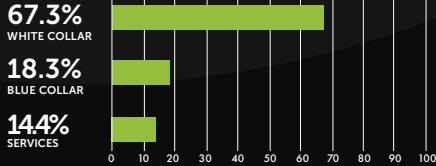


80,452
HOUSEHOLDS



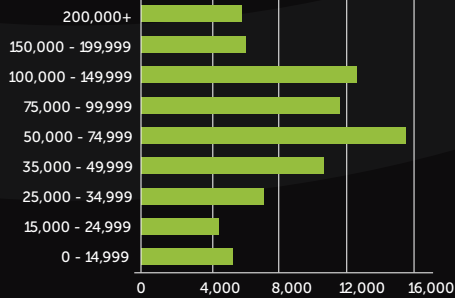
\$57,407
MEDIAN DISPOSABLE
INCOME

EMPLOYMENT



4.9% UNEMPLOYMENT RATE

HOUSEHOLD INCOME



INCOME

Median Household Income **\$93,257**

Per Capita Income **\$33,275**

Median Housing Price **\$408,079**

Estimated Avg. Net Worth **\$205,368**

Pop. Growth Annually /
35.2% Over Last Census **7%**

Unemployment Rate /
28% < National Average **3%**



126 ACRE MIXED USE DEVELOPMENT IN THE HEART OF MINNEOLA WITH OVER 1,000+ FT OF FRONTAGE ON THE FLORIDA TURNPIKE



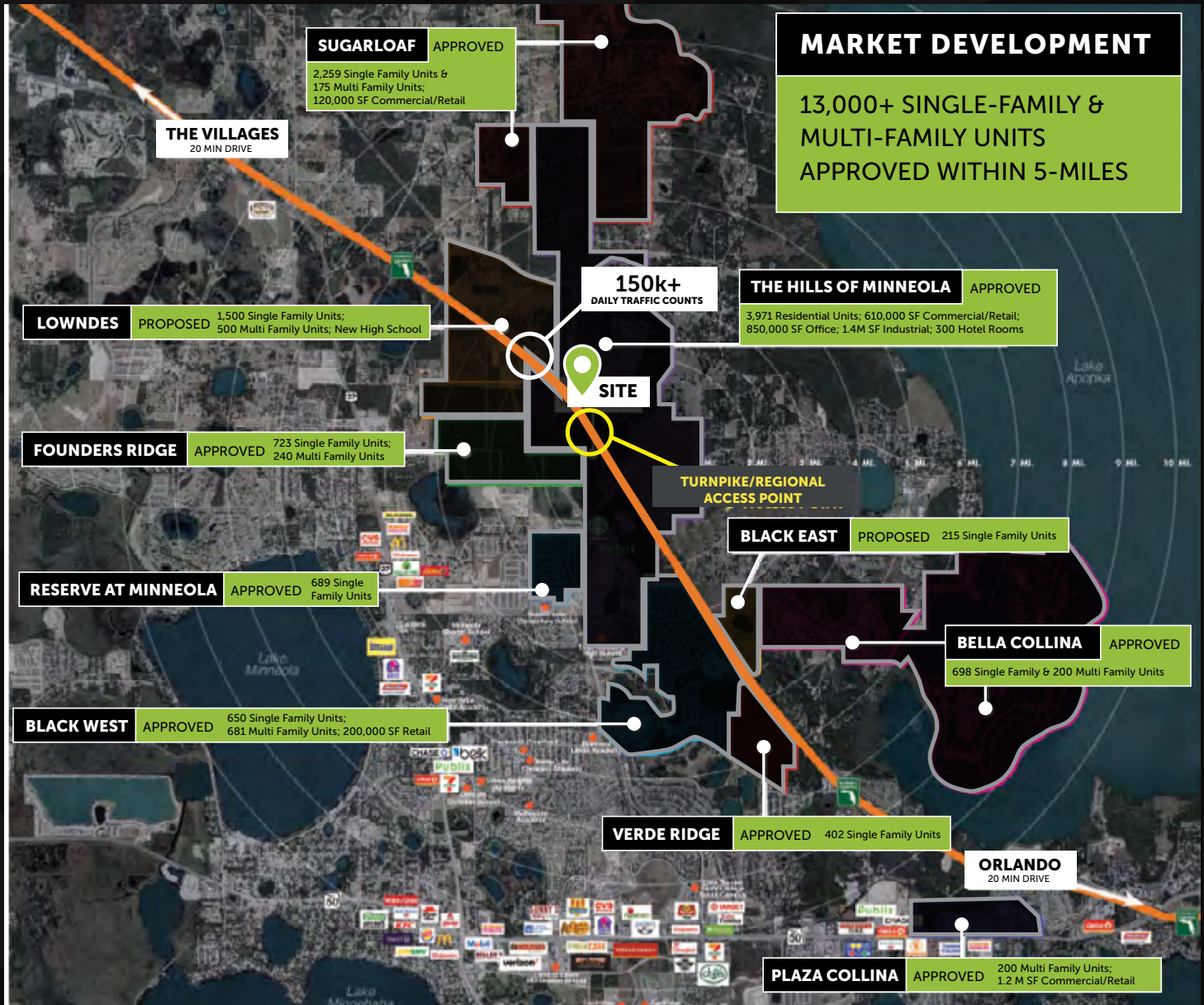
90,000+ VPD OFF OF THE FLORIDA TURNPIKE & HANCOCK RD WITH 3 BILLBOARDS ON THE FLORIDA TURNPIKE



+/- 600,000 SF (RETAIL)
+/- 500,000 SF (MEDICAL)
1,039 MULTIFAMILY UNITS



DIRECTLY NEXT TO NEW ADVENT HEALTH HOSPITAL



Source: NHRD



ARCHON
COMMERCIAL ADVISORS



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