

Available

MINNEOLA HIGH TRAFFIC PAD SITES AVAILABLE

Hancock Road & Citrus Grove Road – Adjacent to Turnpike



PROPERTY HIGHLIGHTS

- 🌿 1-3 Acre Pad Sites Available.
- 🌿 Gas Site Available (Hard Corner)
- 🌿 Car Wash Available (North Entrance)
- 🌿 Located just off the Turnpike in one of the most rapidly growing corridors in Central FL
- 🌿 The only east/west connection to Hwy 27 via Citrus Grove Road
- 🌿
- 🌿 **Traffic Counts:** Hancock Rd – 22,249 AADT

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	4,879	38,514	76,460
Avg. HH Income	\$116,657	\$108,146	\$116,401
Total Households	1,525	13,689	28,366



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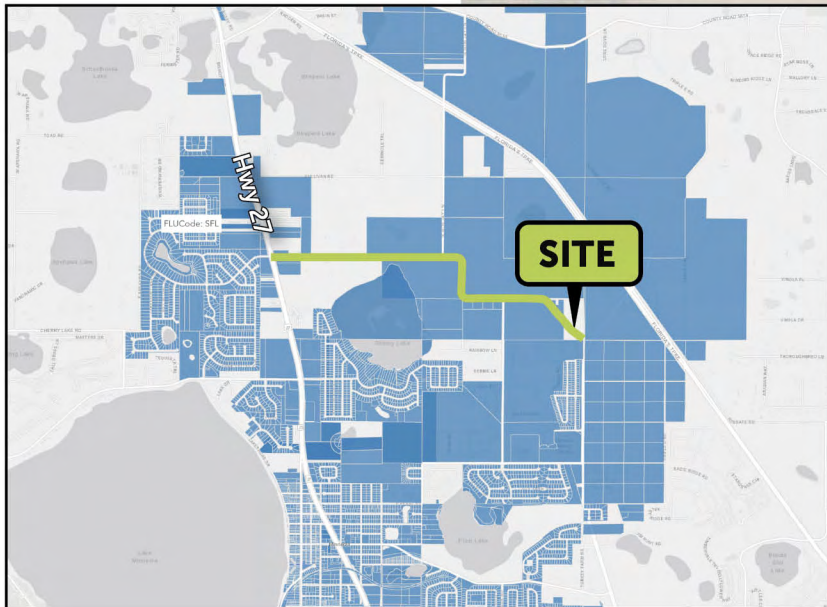
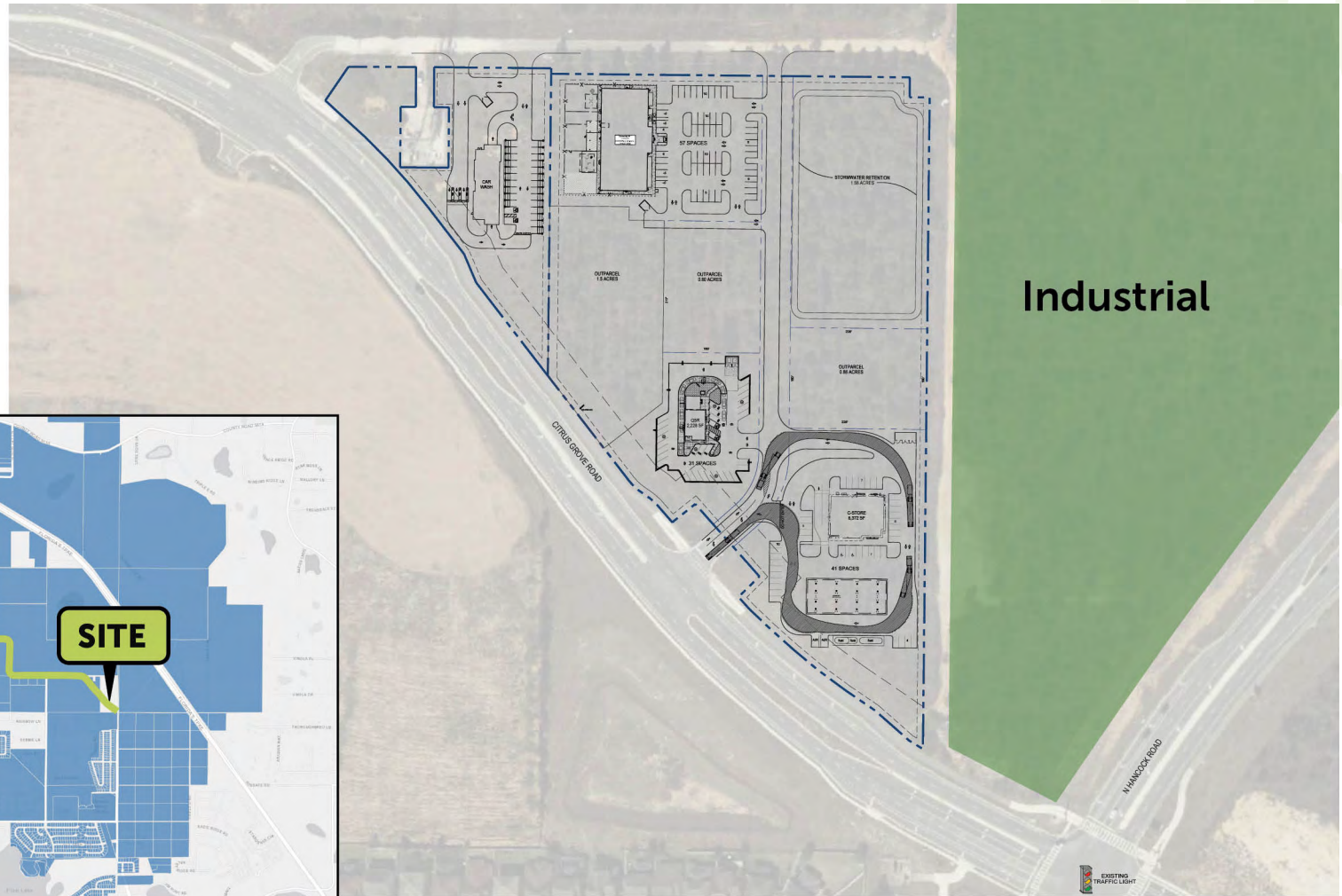
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Demographic Summary

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225,338
POPULATION

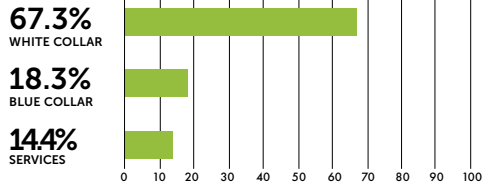


80,452
HOUSEHOLDS



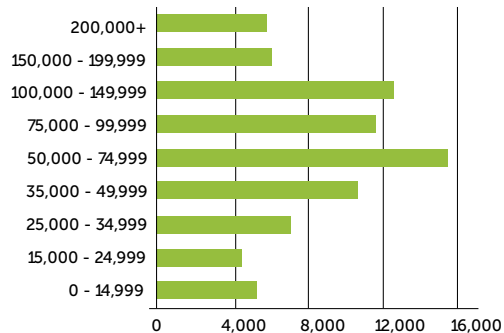
\$57,407
MÉDIAN DISPOSABLE
INCOME

EMPLOYMENT



4.9% UNEMPLOYMENT RATE

HOUSEHOLD INCOME



INCOME

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

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

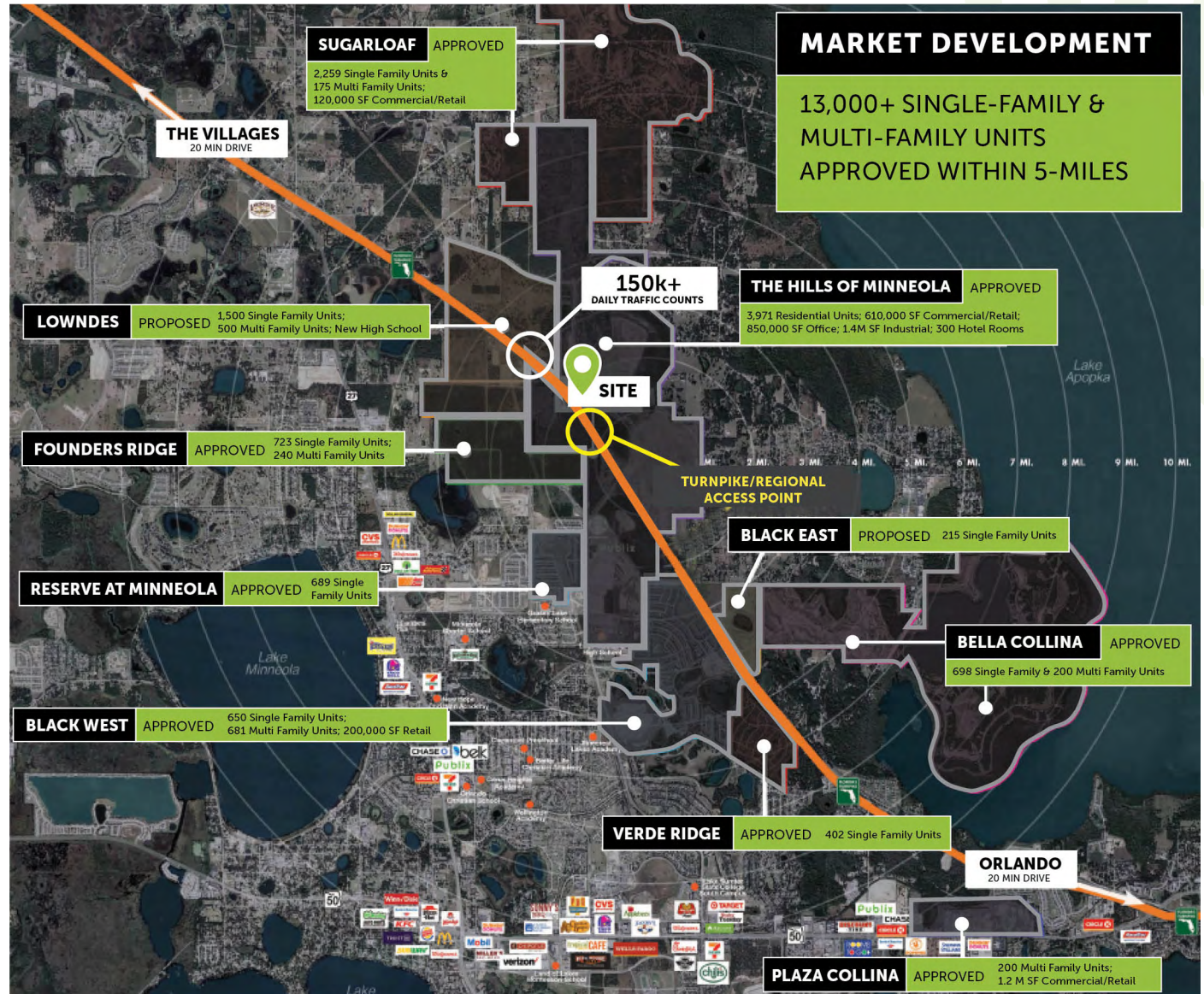
Median Housing Price **\$408,079**

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

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

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

Source: NHRD



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