



PREMIER PADS AVAILABLE FOR GROUND LEASE/SALE



SANDI BARGFREDE

Managing Partner
sandi@acrefl.com
(407) 491-8149

SAMMY GABBAI

Leasing Associate
sammy@acrefl.com
(407) 402-9194

LICENSED REAL ESTATE BROKER
www.acrefl.com

FOLLOW US, WE'RE VERY SOCIAL!



SITE PLAN

AVAILABLE FOR GROUND LEASE/SALE



AVAILABLE GROUND LEASE/SALE	
PARCEL #	SIZE
PARCEL 1	1 ACRE
PARCEL 2	1 ACRE
PARCEL 3	1 ACRE
PARCEL 4	1 ACRE
PARCEL 5	1 ACRE
PARCEL 6	1.69 ACRES

PARCEL BOUNDARIES & SIZES ARE
CONCEPTUAL, AND SUBJECT TO CHANGE
BASED ON END USER

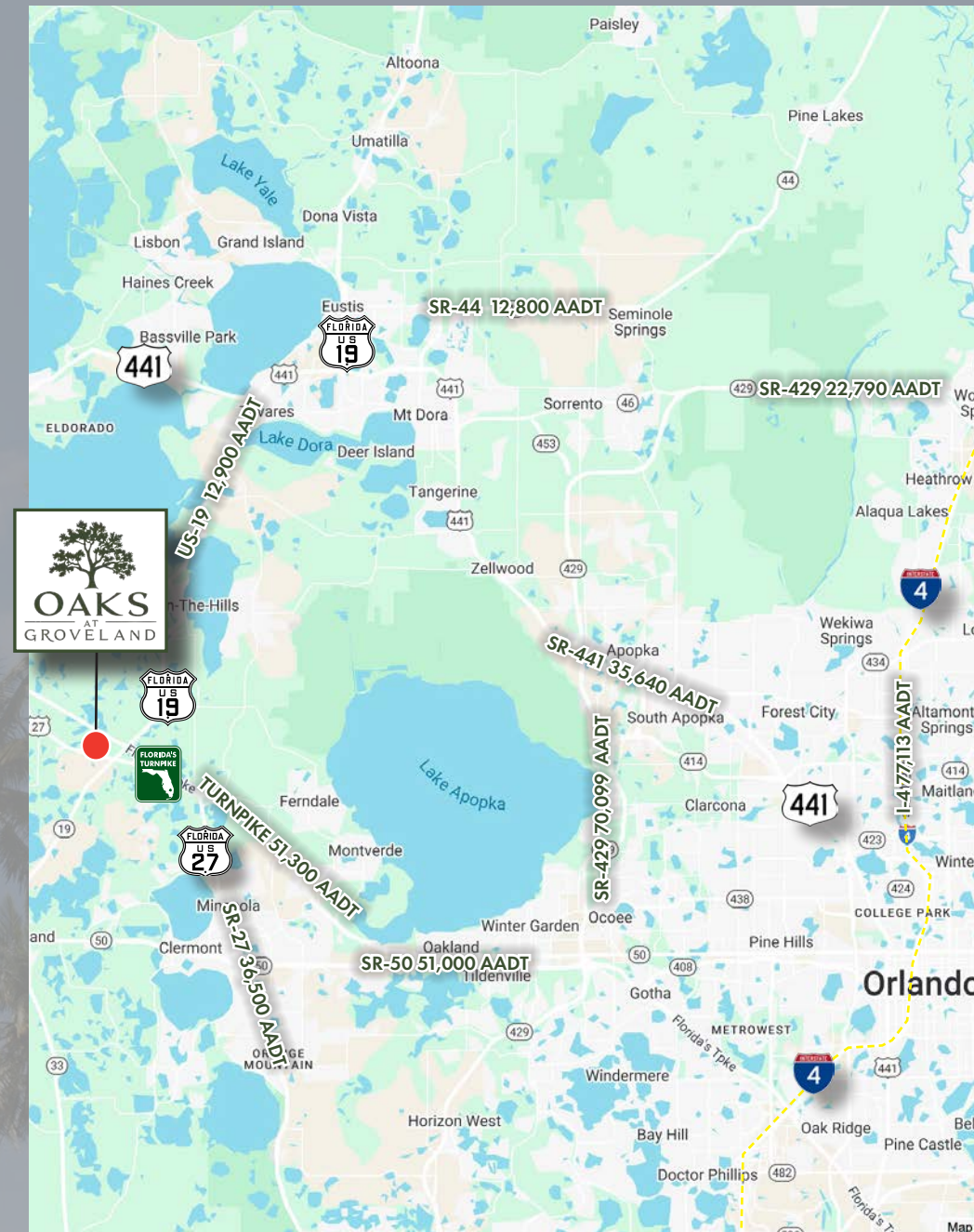
SITE SPECIFICATIONS

AVAILABLE FOR GROUND LEASE/SALE

- ◇ 1 AC - 1.69 AC Parcels Available
- ◇ On-Site Proposed MF: 360-400 Units
- ◇ On-Site Parking
- ◇ HIGH Visibility Signage
- ◇ Outdoor Space Available

CONNECTIVITY IS KEY!

Strategically positioned off US-27 near US-19 and just south of the Florida Turnpike, the commercial Retail at Oaks at Groveland offers unmatched regional connectivity and visibility. This high-growth corridor places retailers at the crossroads of major commuter and travel routes, ensuring consistent traffic and accessibility from surrounding communities. With over 16,000 residential units planned or existing in the immediate area, the site is ideally situated to serve a booming population.



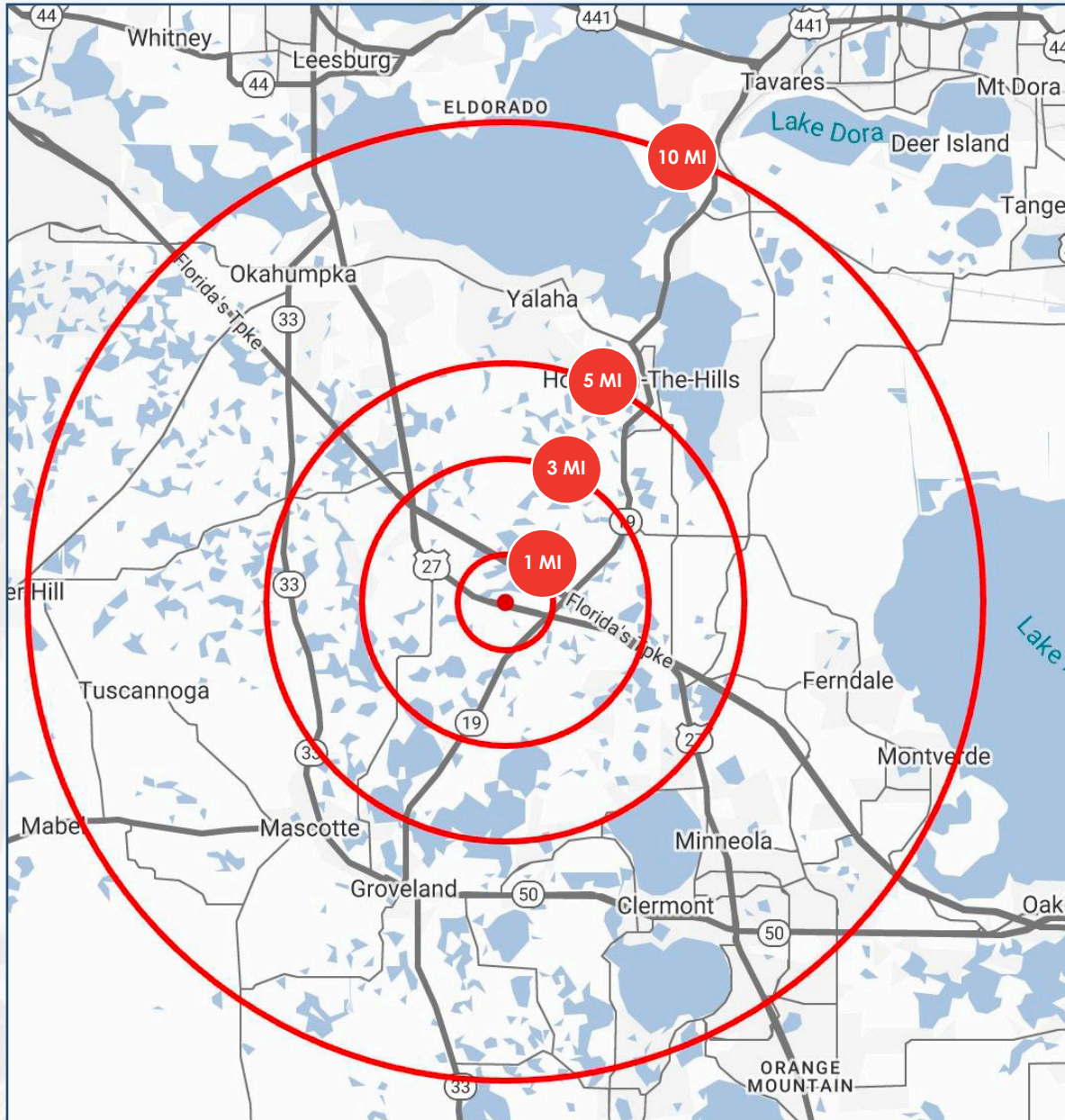
LOCAL MAP



LOCAL MAP



AREA DEMOGRAPHICS



POPULATION



1 MI	604
3 MI	8,993
5 MI	27,633
10 MI	134,622

AVG HH INCOME



1 MI	\$91,490
3 MI	\$105,711
5 MI	\$111,020
10 MI	\$106,062

MEDIAN AGE



1 MI	42.5
3 MI	55.9
5 MI	48.9
10 MI	45.4

DAYTIME POPULATION



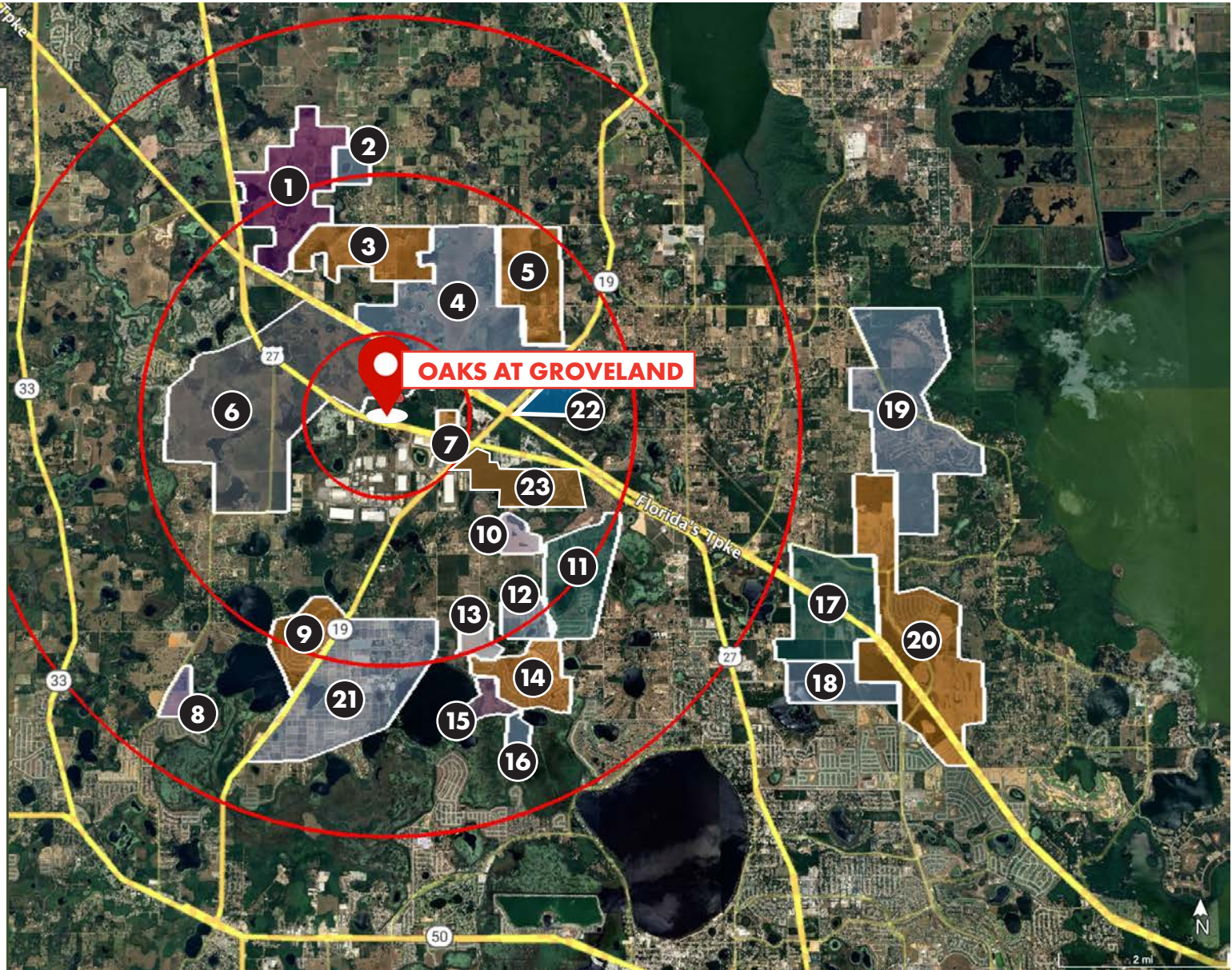
1 MI	1,290
3 MI	6,426
5 MI	15,226
10 MI	80,850

RESIDENTIAL GROWTH

HOUSING DEVELOPMENTS

	DEVELOPMENT	HOMES
	OAKS AT GROVELAND	360-400 MF
1	Hodges Reserve	449
2	Lakewood Reserve	132
3	Loma Linda	740
4	Little Everglades	800
5	Peachtree Hills	455 MF/SF
6	Villa City	7,000
7	Phillips Crossing	145
8	Cypress Bluff	386
9	Trinity Lakes	1,150 MF/SF
10	Rainwood Mattamy	430
11	Trilogy	1,100 MF
12	Wilson Estates	187
13	Hidden Ridge	199
14	Estates at Cherry Lake	400
15	Springs at Cherry Lake	105
16	Island at Cherry Lake	181
17	Lowndes	2,000 MF/SF
18	Founders Ridge	1,000 MF/SF
19	Sugarloaf	2,000 MF/SF
20	Hills of Minneola	3,000 MF/SF
21	Cherry Lake	TBD MF/SF
22	Blue Springs Reserve	100 SF
23	Groveland Square	858/MF/BTR

TOTAL: 22,817+



GROWTH ON THE HORIZON



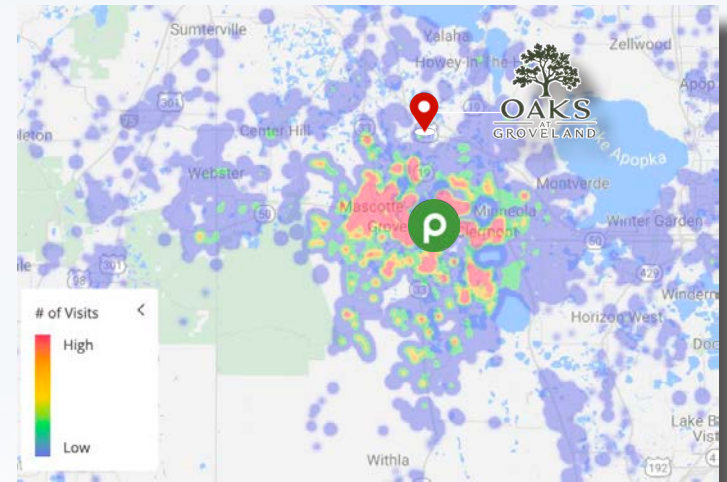
Over 22,000 +/- New Residential Units (Single/MF) Under Development | 8,400+ Units Under Development in **IMMEDIATE** Vicinity



City of Groveland has emerged as Lake County's fastest growing city, expanding nearly triple in population since 2010. The annual growth rate stands at over 6%, with recent years seeing growth rates of 7.2%. In just six years, there is a notable **386% increase** in housing units.



Significant investment is underway in regional road projects, including the SR 516 toll corridor, which will link US-27 with SR 429, further **boosting accessibility** near Oaks at Groveland



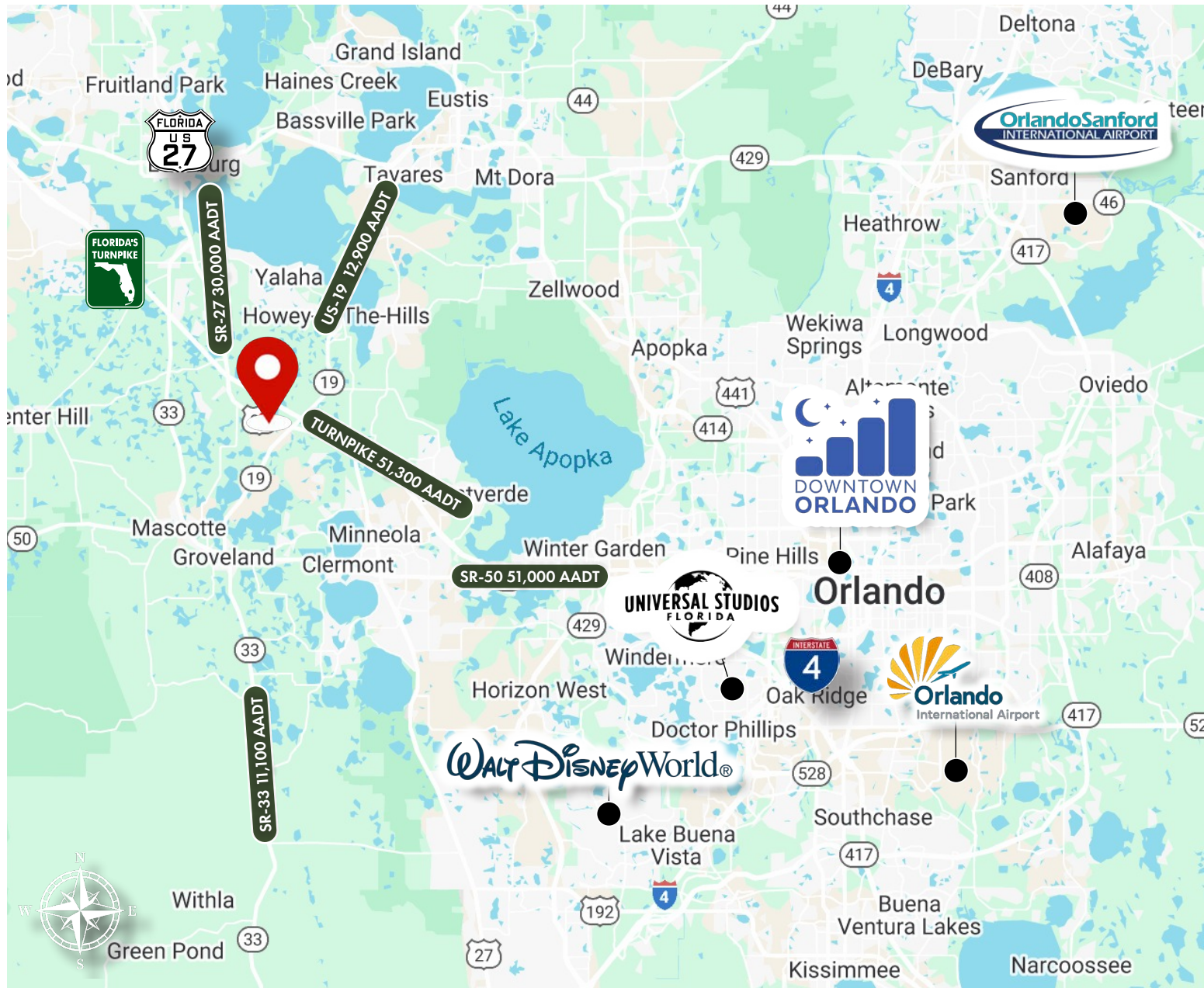
*Publix in Groveland, FL
1.3 Million Annual Visits (Placer.ai)
Top 95 Percentile Store in Florida*


Advent Health



*204,000 SF | 80 Bed Hospital
Opening December 2025*

REGIONAL MAP



STRATEGIC ACCESS TOP AREA DESTINATIONS



1 HR DRIVE
57 MILES



42 MIN DRIVE
41 MILES



39 MIN DRIVE
34 MILES



39 MIN DRIVE
33 MILES



37 MIN DRIVE
35 MILES

STRATEGIC ACCESS TO MAJOR TRANSPORTATION ROUTES

MAJOR MARKETS

ORLANDO	39 MINS 32 MILES
TAMPA	90 MINS 77 MILES
DAYTONA BEACH	90 MINS 76 MILES



LICENSED REAL ESTATE BROKER

SANDI BARGFREDE

Managing Partner

sandi@acrefl.com

(407) 491-8149

SAMMY GABBAI

Leasing Associate

sammy@acrefl.com

(407) 402-9194

This presentation is provided for informational purposes only and does not constitute legal, financial, or investment advice. It is intended solely to provide general information about the properties and services offered by ACRE Commercial, its affiliates, partners, and subsidiaries. All information contained herein is obtained from sources deemed reliable; however, we make no representations or warranties, express or implied, regarding the accuracy, completeness, or reliability of any information provided. Prospective buyers, sellers, landlords, tenants, investors, or other parties should conduct their own due diligence and consult with appropriate professionals (including legal, financial, and real estate advisors) before making any decisions or entering into any agreements. ©2025. All rights reserved.