

EAST OF THE VILLAGES - FRUITLAND PARK

AVAILABLE FOR LEASE

NEC OF MILLER RD (CR-466A) & TIMBERTOP LN

PROPERTY HIGHLIGHTS

- **68 Acre** mixed use “phased” project
- 19 Acres - dedicated to commercial use. Multiple restaurant parcels available at entry and waterfront
- 42 Acres - Multi-Family. Phase 1 includes multifamily planned for 453 garden style apartment & townhomes
- Shared signal with Villages at Pine Ridge Park (±2,100 homes) and 2 additional access points

AREA RETAILERS



STACY MILLER MENENDEZ

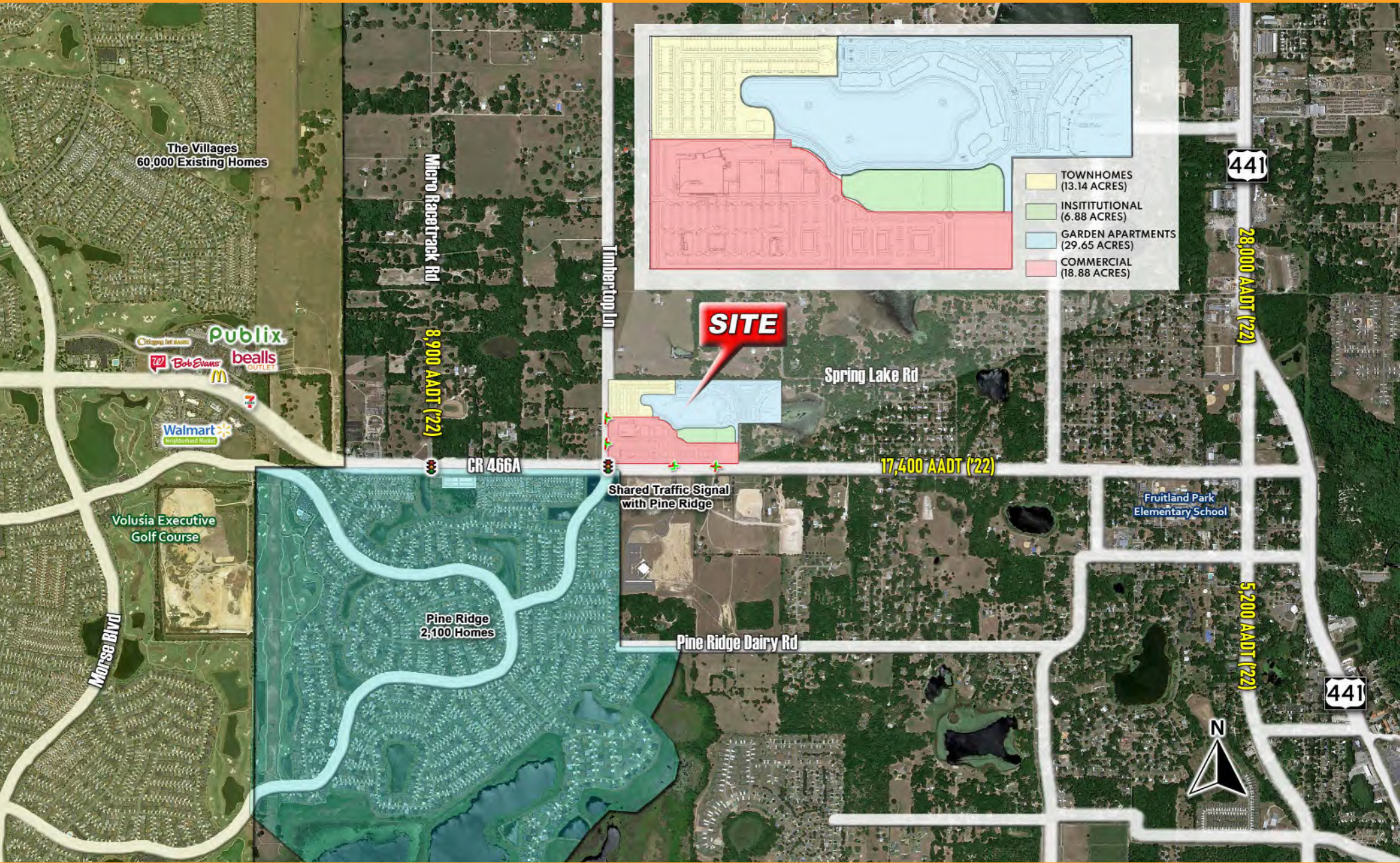
321.303.0884

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LAUNCH PAD

Advisors, LLC

MARKET AERIAL



165 Townhomes

288 Apartments

LAKE JOSEPHINE

LOTS FOR FUTURE DEVELOPMENT

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Townhomes
(11 Acres)



Garden Apartments
(19 Acres)



Commercial
(13.94 Acres)

LOWERTOP LANE

COUNTY ROAD 486A
(MILLER STREET PAVED - RURL)
(174' TOTAL R/W WIDTH)

MILLER ST.

PERMANENT GRAVE
& DRAINAGE DISTRICT
DNR 4231 00 10

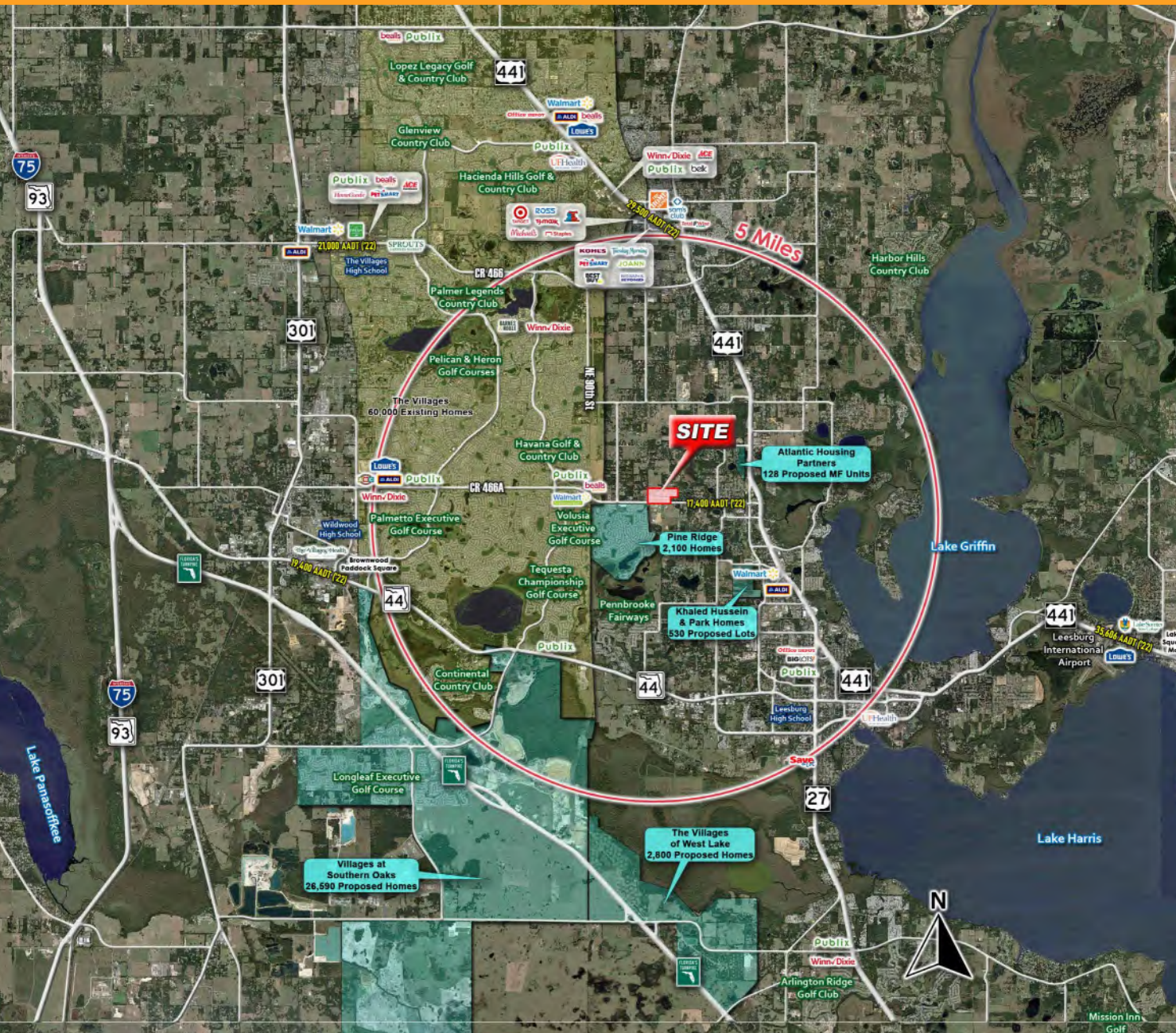
MILLER PARK SITE PLAN

SEPTEMBER 2022



PREPARED BY
Kimley»Horn

HIGH ALTITUDE MARKET AERIAL



2022 DEMOGRAPHICS

TOTAL POPULATION

1 Mile	6,531
3 Miles	35,759
5 Miles	96,781

2027 PROJ. POPULATION

1 Mile	7,750
3 Miles	43,074
5 Miles	113,871

AVERAGE HH INCOME

1 Mile	\$85,324
3 Miles	\$84,694
5 Miles	\$81,400