



±5.0 Acres

Available

US Hwy 27 & O'Brien Rd
Groveland, Florida 34736







Click to See Site
on Google Maps

Property Highlights

- 5± acre parcel available along US Highway 27, adjacent to Wawa Gas Station coming soon
- Rough-graded pad with utilities stubbed and shared retention. Proposed right-in/right-out access point on U.S. Hwy 27, along with a proposed three-quarter access point to the rear of the site via O'Brien Road
- Adjacent to Phillips Landing, a neighborhood anticipated to have 153 single-family homes upon completion
- Across the street from the newly-completed, 569,400 s.f. Lake County Logistics Center
- The U.S. Hwy 27 / O'Brien Road intersection features the 117.6 a.c. Groveland Square, a proposed mixed-use community that will have 640 multifamily units, 218 build-to-rent units and 90 single-family homes
- The Florida Turnpike is currently undergoing a widening project from Minneola to the north ramp of U.S. 27; it will transform the Turnpike Mainline from four to eight lanes to positively impact Groveland's economic development
- Average household income of \$120,782, demonstrating a well-educated workforce employed in healthcare, scientific and technology fields in the three-mile radius

Demographics

(ESRI 2024)

POPULATION		
	1 MI.	187
	3 MI.	7,499
	5 MI.	28,278
HOUSEHOLDS		
	1 MI.	95
	3 MI.	3,380
	5 MI.	10,773
AVERAGE HH INCOME		
	1 MI.	\$90,384
	3 MI.	\$120,782
	5 MI.	\$109,129
MEDIAN AGE		
	1 MI.	65.2
	3 MI.	56.1
	5 MI.	50.6



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