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FLORIDA'S
TURPKIE

Phillips Landing

153 Residential Units

Little Everglades

800+ Residential Units
and Commercial Buildout

U.S. Hwy 27 (30,500 AADT)

Wawa
coming soon

1.21 AC
AVAILABLE

1.03 AC
AVAILABLE

0.93 AC
AVAILABLE

coming soon

RaceTrac
now open

0.91 AC
AVAILABLE

1.73 AC
AVAILABLE

O'Brien Rd

FL Turnpike Off-Ramp

SR 19 (12,500 AADT)

19

27

Lake County
Logistics Center
New - 569,400 s.f.

Kroger

American Way
Facility
New - 425,000 s.f.

Available

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

Map Legend

Subject
Residential
Land
Mixed Use
Hospitality
Industrial
Retail

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Property Highlights

- 3 parcels available (Parcel A: 1.21 ac., Parcel B: 1.03 ac. and Parcel D: 0.93 ac.) 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 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 \$115,232, demonstrating a well-educated workforce employed in healthcare, scientific and technology fields in the three-mile radius

Demographics

(ESRI 2025)

POPULATION

1 MI.	542
3 MI.	8,128
5 MI.	28,687

HOUSEHOLDS

1 MI.	245
3 MI.	3,658
5 MI.	11,061

AVERAGE HH INCOME

1 MI.	\$84,967
3 MI.	\$115,232
5 MI.	\$107,781

MEDIAN AGE

1 MI.	54.2
3 MI.	55.1
5 MI.	50.4





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