

Click to See Site on Google Maps



Little Everglades

800+ Residential Units and Commercial Buildout

Phillips Landing  
153 Residential Units

1.21 AC AVAILABLE

0.93 AC AVAILABLE

Wawa  
coming soon

coming soon

RaceTrac

0.91 AC  
IN NEGOTIATIONS

CAR WASH  
coming soon

1.73 AC AVAILABLE

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



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

O'Brien Rd

Builders  
FirstSource

SR-19 (SR-500 ADT)

27



# Available

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



Click to See Site on Google Maps

## Property Highlights

- 3 parcels available (Parcel A: 1.21 ac., Parcel D: 0.93 ac. and Parcel E: 1.73 ac.) along US Highway 27, adjacent to Wawa Gas Station and national car wash coming soon
- Rough-graded pads with utilities stubbed and shared retention. Proposed right-in/right-out access on U.S. Hwy 27, along with a proposed three-quarter access point along 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



## Contact



**Antonino Poma**  
 Vice President  
 +1 407 488 4794  
 antonino.poma@jll.com



**Kaylynn Kissenberth**  
 Senior Associate  
 +1 407 242 4211  
 kaylynn.kissenberth@jll.com



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle Brokerage, Inc. All rights reserved.