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Little Everglades

800+ Residential Units
and Commercial Buildout

Phillips Landing

153 Residential Units

1.02 AC
IN NEGOTIATIONS

0.93 AC
IN NEGOTIATIONS

1.73 AC
AVAILABLE

Wawa
coming soon

coming soon

RaceTrac

AutoZone
coming soon

27

Mobil

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



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

**Builders
FirstSource**

SR-19 (±12,500 AADT)



For sale or lease

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



Property Highlights

- One remaining parcel available for sale or lease (Parcel E: 1.73 a.c.) along US-27, adjacent to Wawa, AutoZone, Big Dan's Car Wash and Sherwin-Williams Paint Store all coming soon
- Rough-graded pads with utilities stubbed and shared retention. Proposed right-in/right-out access on US-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 US-27; it will transform the Turnpike Mainline from four to eight lanes to positively impact Groveland's economic development
- Average three-mile household income of \$124,750, demonstrating a well-educated workforce employed in healthcare, scientific and technology fields in the three-mile radius

Demographics

(ESRI 2026)

POPULATION		
	1 MI.	711
	3 MI.	9,128
	5 MI.	30,406
HOUSEHOLDS		
	1 MI.	339
	3 MI.	4,102
	5 MI.	11,791
AVERAGE HH INCOME		
	1 MI.	\$105,965
	3 MI.	\$124,750
	5 MI.	\$119,543
MEDIAN AGE		
	1 MI.	56.1
	3 MI.	54.8
	5 MI.	50.0



Contact



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



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