7925 American Way,
Groveland, FL 34736



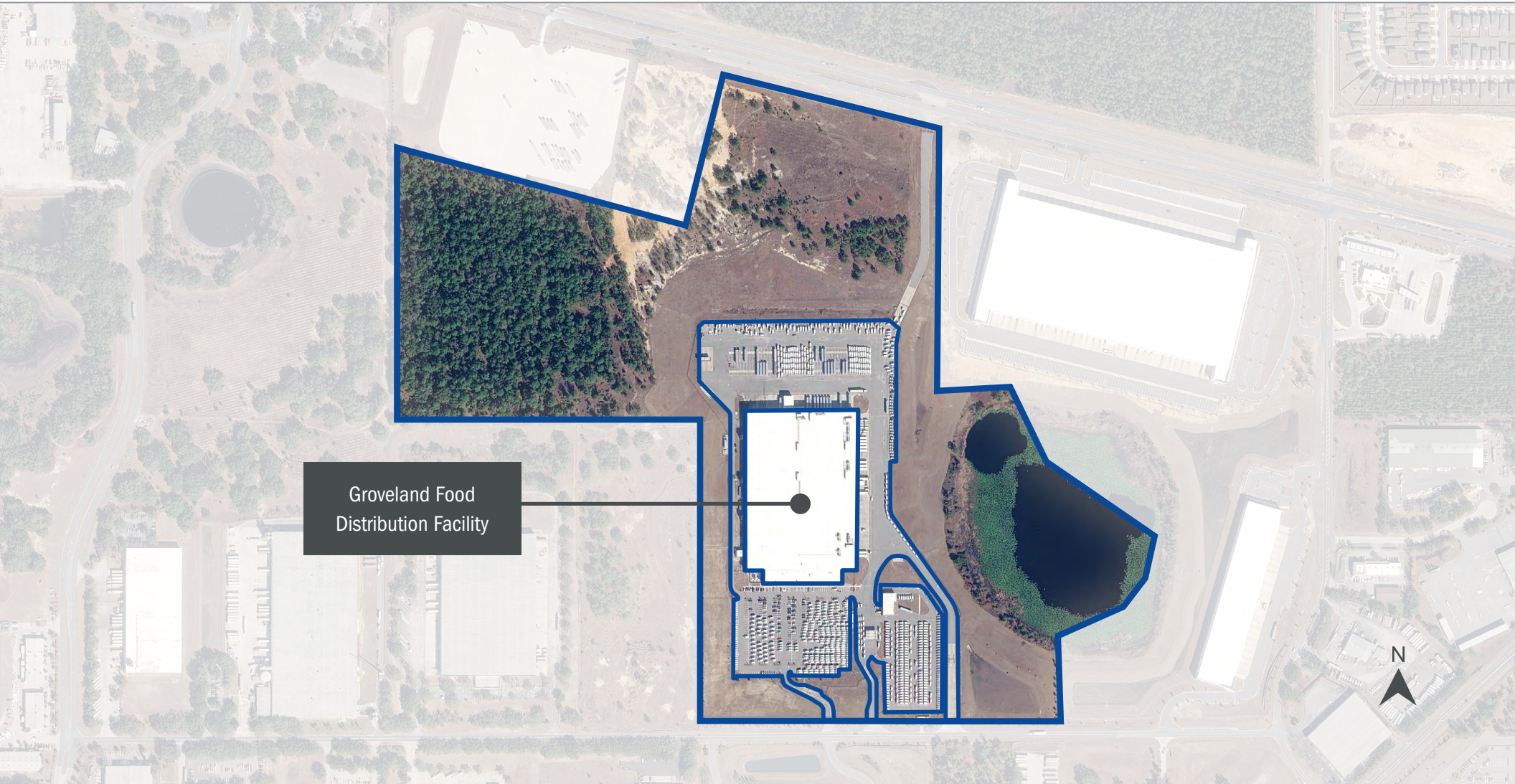
347,000± SF FOOD DISTRIBUTION FACILITY FOR SALE

GROVELAND FOOD DISTRIBUTION FACILITY

JLL

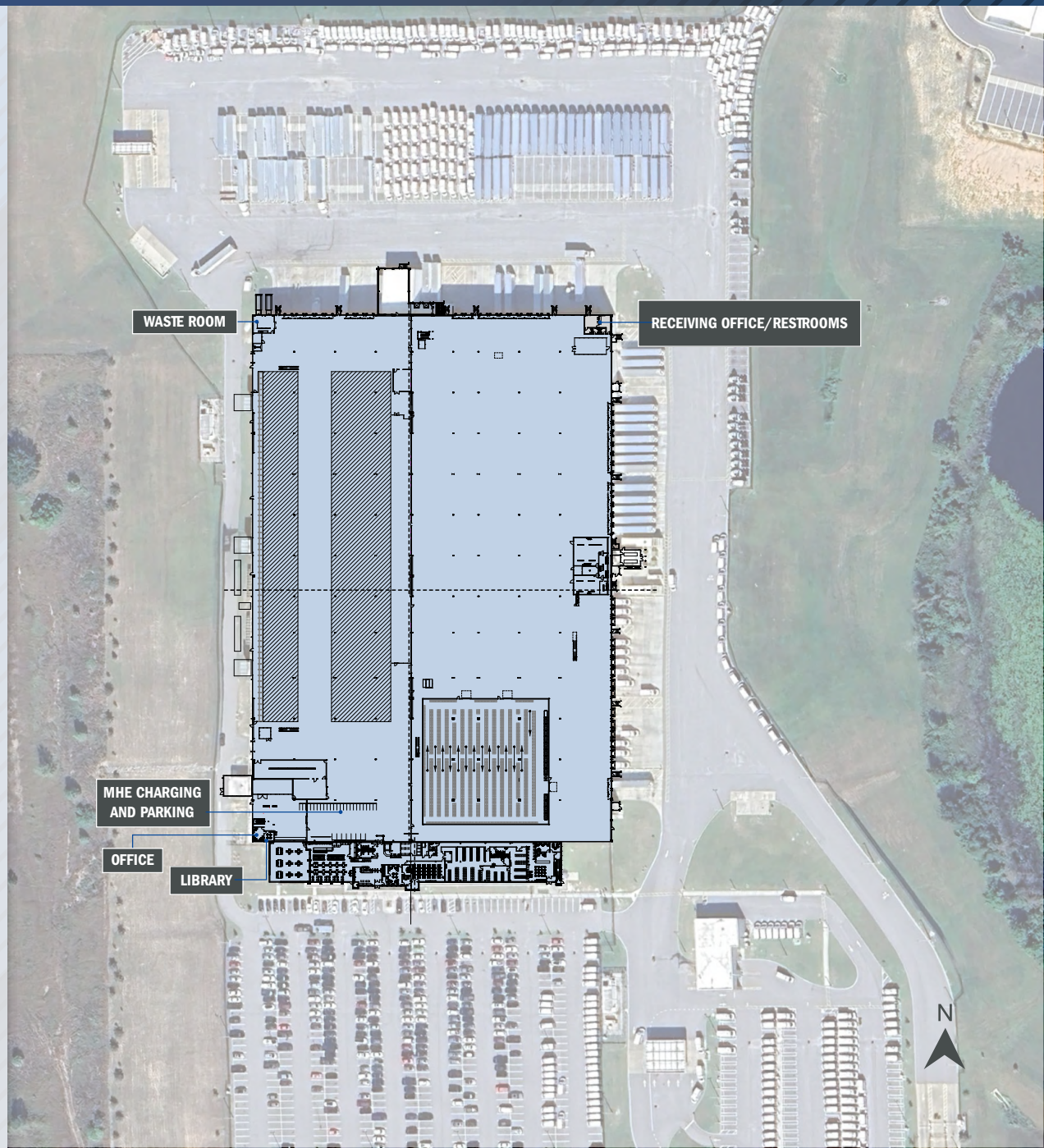
BUILDING OVERVIEW

- 330,000± SF footprint
- 347,000± SF facility, includes:
  - 33,000± SF of office on two floors
  - 26,000 SF box-in-box freezer
  - 172,000± of cooled warehouse
- 29 dock doors and 15 van doors
- 678.479' x 462.828'



PROPERTY SPECIFICATIONS

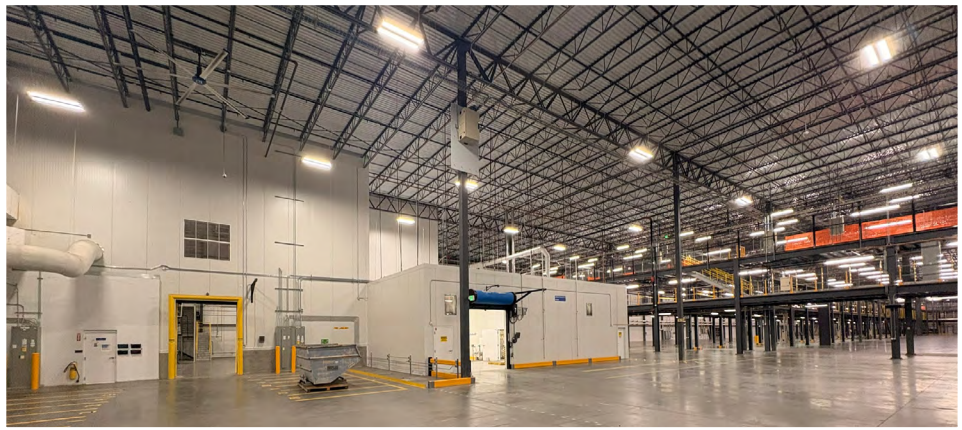
- Includes 4,741 SF auto repair shop building
- Fully fenced and gated
- 567 auto parking spaces
- 1.63/1,000 SF parking ratio
- 196 van parking spaces
- 101 tractor stalls
- 96 trailer stalls
- 100.61 acres
- 12.57 acres
- Zoned Light Industrial, City of Groveland



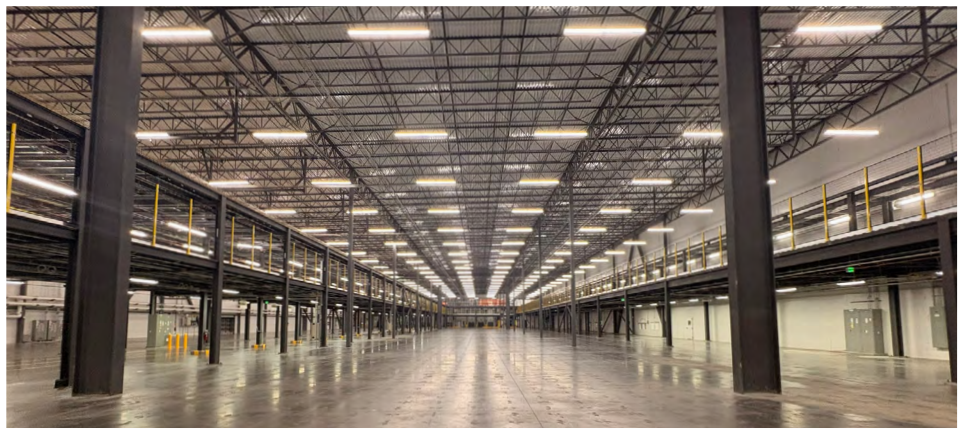
A CLOSER LOOK





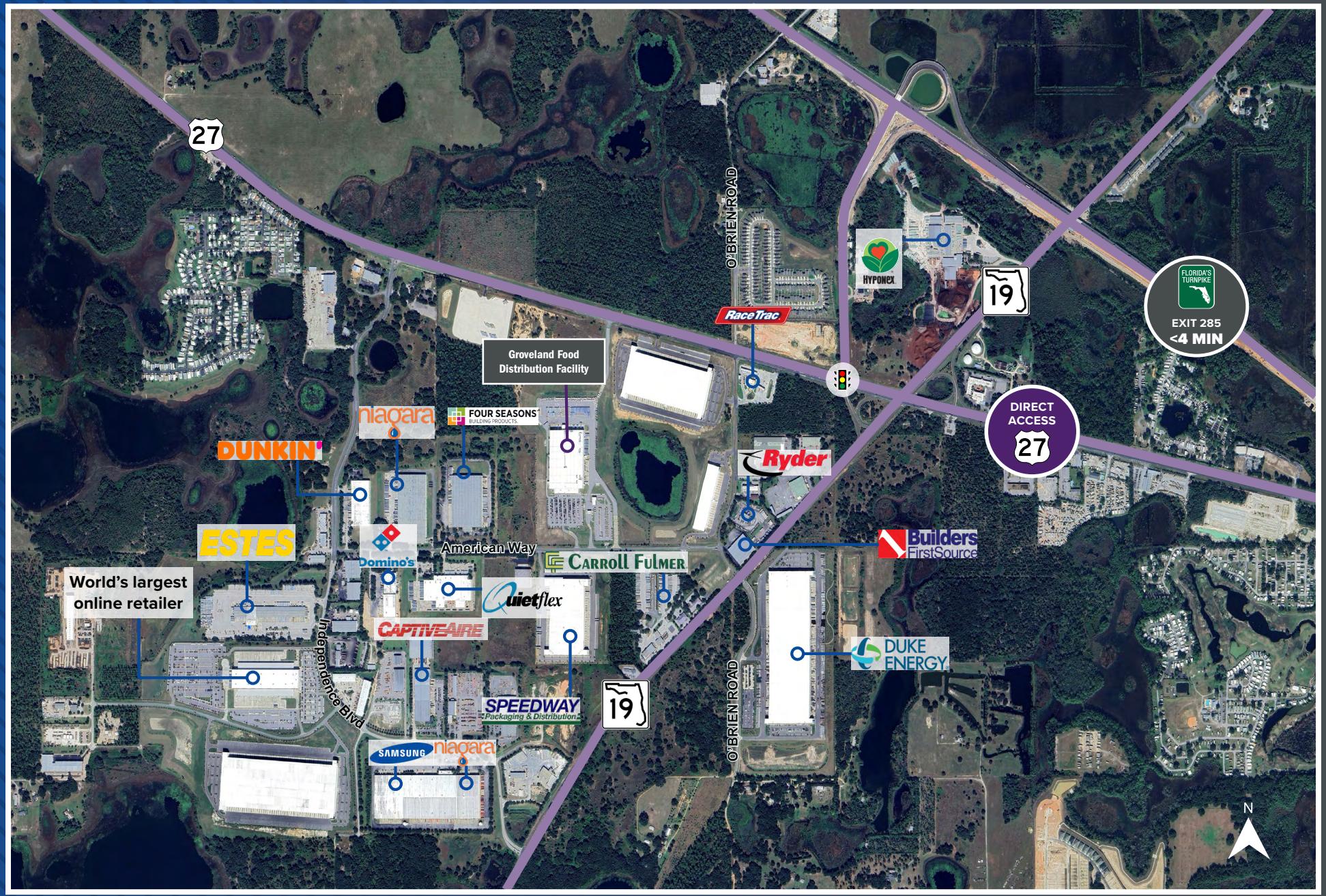








CORPORATE NEIGHBORS



LABOR SUPPLY AND WORKFORCE

WITHIN A 45-MINUTE RADIUS

2024 LABOR FORCE

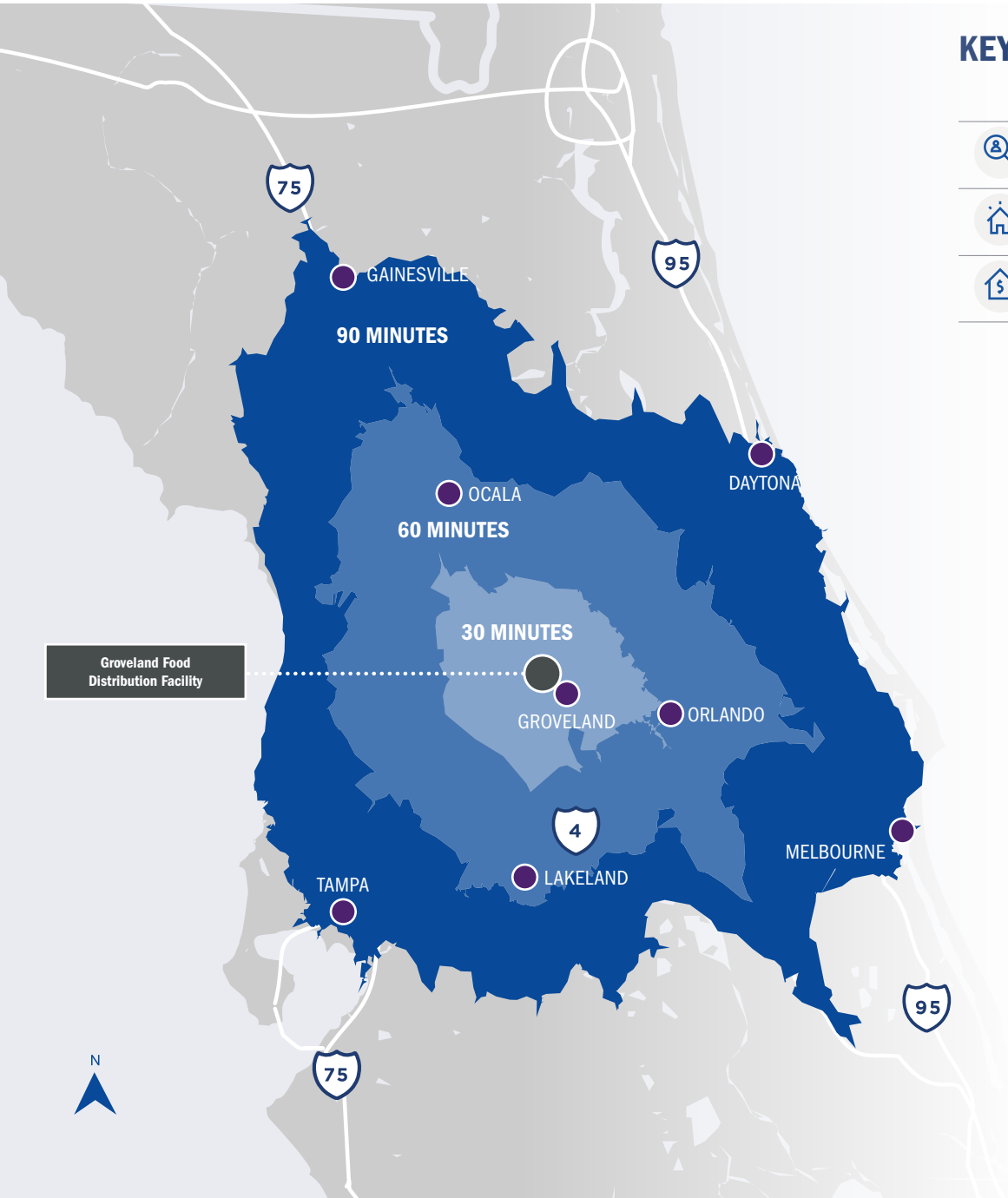
	25-54	55-64	65+	MALE AGE 16+	FEMALE AGE 16+
POPULATION	900,928	271,167	472,728	925,902	925,902
EMPLOYED	750,300	179,121	83,431	614,914	540,460
UNEMPLOYED	24,263	4,845	2,420	21,066	21,424
UNEMPLOYMENT RATE	3.1%	2.6%	2.8%	1.76%	1.79%
LABOR FORCE PARTICIPATION RATE	64.66%	15.36%	7.17%	53.09%	46.91%
EMPLOYMENT POPULATION RATIO	62.64%	14.95%	6.96%	51.33%	45.12%

OCCUPATION

	EMPLOYED	PERCENT	US PERCENT
WHITE COLLAR	720,942	62.4%	62.6%
BLUE COLLAR	217,587	18.9%	21.0%
SERVICES	216,845	19.0%	16.0%



A STRATEGIC LOCATION

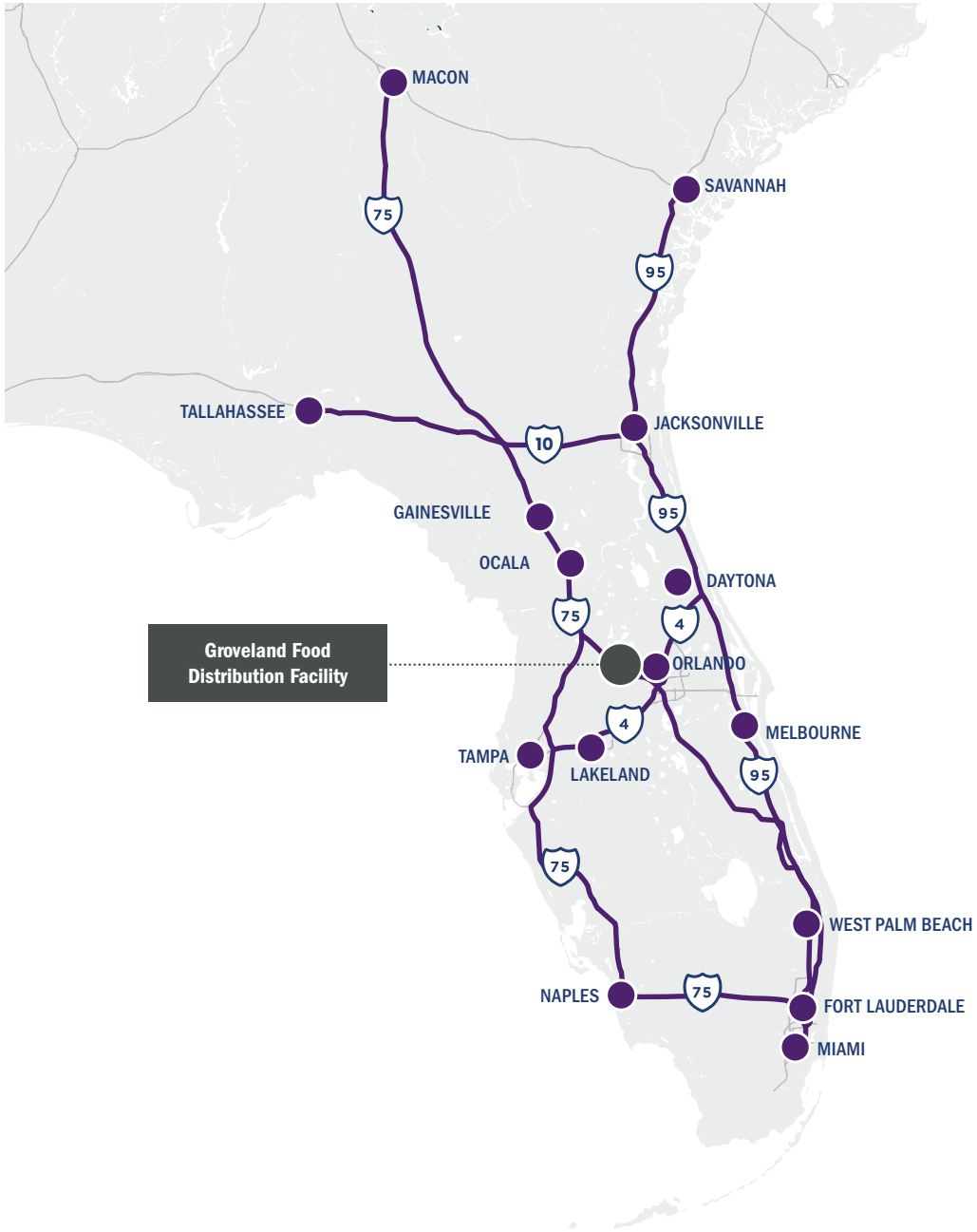


KEY DEMOGRAPHICS

	1 hour	2 hours	4 hours
Population	3,595,810	9,476,740	19,845,571
Households	1,366,853	3,738,704	7,811,339
Household income	$77,389	$77,148	$80,306



KEY DISTANCES



Major cities

Orlando	→	36 min / 34.6 miles
Tampa	→	1 hr 25 min / 77.5 miles
Jacksonville	→	2 hrs 33 min / 171 miles
Miami	→	3 hrs 50 min / 256 miles
Atlanta	→	6 hrs 22 min / 409 miles

Major transportation hubs

Orlando Int'l Airport	→	41 min / 39.9 miles
Tampa Int'l Airport	→	1 hr 32 min / 84.3 miles
Port Canaveral	→	1 hr 19 min / 83.1 miles
Port of to Tampa	→	1 hr 31 min / 80.3 miles
Port of Jacksonville	→	2 hrs 38 min / 174 miles
Port of Savannah	→	4 hrs 28 min / 288 miles

Major highways

Florida's Turnpike	→	5 min / 2 miles
Interstate 4	→	29 min / 28.9 miles
Interstate 75	→	35 min / 29.9 miles
Interstate 95	→	1 hr 6 min / 70.4 miles



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