

Fruitland Park Retail & Medical Office

Shadow Hill Dr, Fruitland Park, FL 34731

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



LOCATION HIGHLIGHTS

Situated on US-441/US-27 with a high average traffic count of 30,000 CPD. **Across from the new 7-Eleven and the future Enclave at Lake Geneva residential development**, which will feature over 420 dwelling units. **Less than a 15-minute drive from The Villages**, recognized as America's top master-planned community for retirees. Surrounded by a variety of professional services and single-family residential homes, with the Fruitland Park City Hall and Recreation / Community Center in close proximity.



LISTING HIGHLIGHTS

- **Lot 1 – ±1.510 Acres – Ground Lease**
 - 4,546± SF Freestanding Restaurant with drive-thru and outdoor patio
- **Lot 2 – ±1.423 Acres – Ground Lease**
 - 3,800± SF Freestanding Restaurant
- **Lot 3 – Retail & Medical/Office Spaces**
 - 14,037± SF Multi-Tenant Building
 - 1,908-2,190± SF spaces (65' deep)

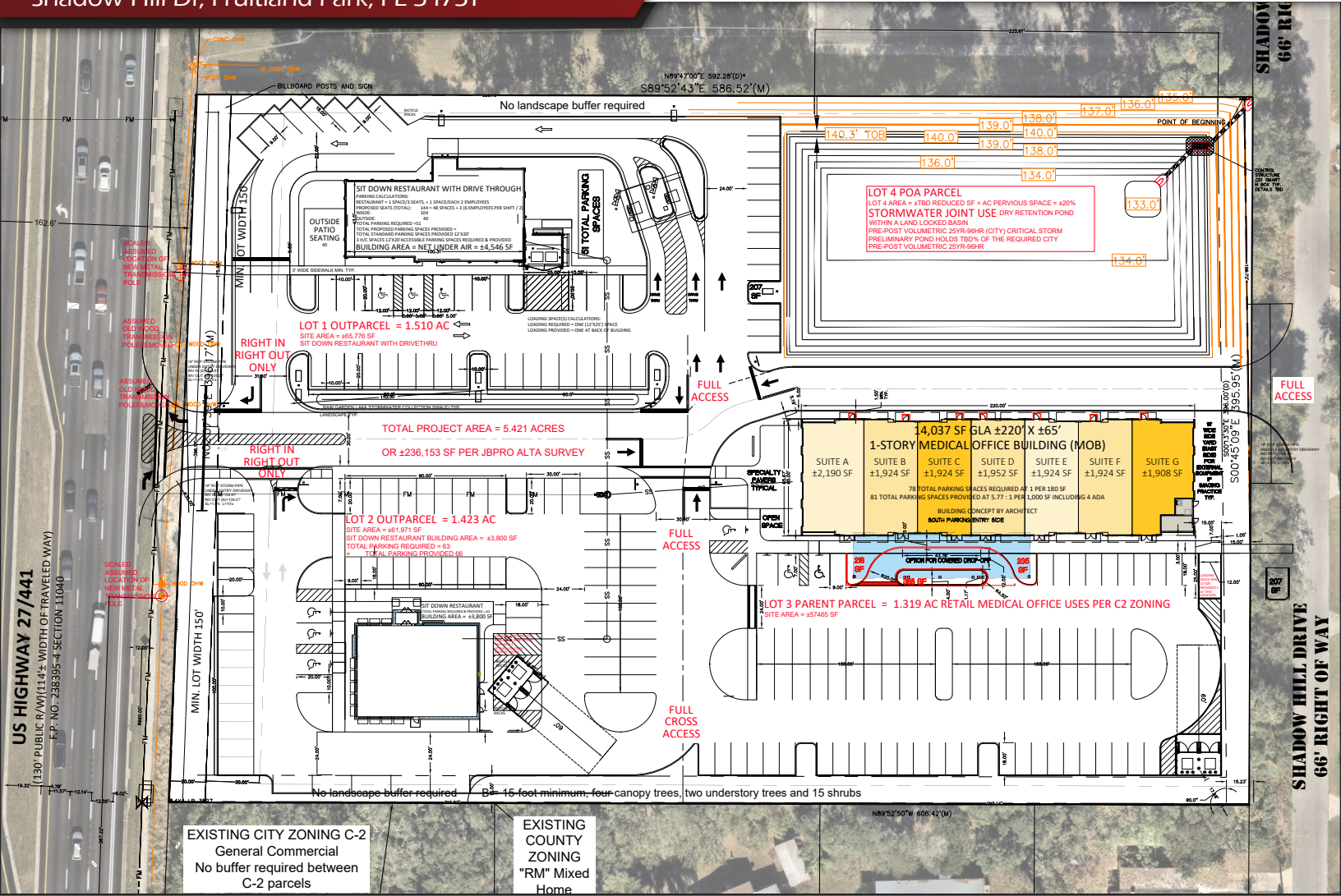
2026 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	2,251	22,602	77,459
Median HH Income	\$58,476	\$64,568	\$74,801
Average HH Income	\$85,643	\$87,107	\$100,896

CONTACT FOR MORE INFORMATION

Marie Shorey, CCIM
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Marie@palkiper.com

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LOT #	ACREAGE	BLDG. AREA	BUILDING USE	FEATURES	PARKING	LEASE TYPE
1	1.510 AC	4,546 SF	Restaurant	Drive-thru; outdoor patio	51 spaces	Ground Lease
2	1.423 AC	3,800 SF	Restaurant	-	63 spaces	Ground Lease
3	1.319 AC	14,037 SF	Retail & Medical/Office	1,908 SF minimum (65' deep)	78 spaces	TBD

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LOT 4 POA PARCEL
LOT 4 AREA = ±TBD REDUCED SF = AC PERVIOUS SPACE = ±20%
STORMWATER JOINT USE DRY RETENTION POND
WITHIN A LAND LOCKED BASIN
PRE-POST VOLUMETRIC 25YR-96HR (CITY) CRITICAL STORM
PRELIMINARY POND HOLDS TBD% OF THE REQUIRED CITY
PRE-POST VOLUMETRIC 25YR-96HR

- CONCEPTUAL SAFETY FENCE 4' WIDE TYP. BLACK POWDER COAT ALUMINUM OR =

**FULL
ACCESS**

SUITE A
+/- 2190 S

SUITE B
+/-1924 SF

SUITE C
+/-1924 SF

SUITE D
#/-1952 SF

SUITE E
+/-1.924 SF

SUITE F
+/-1924 SF

SUITE G
±/-1908 SH

78 TOTAL PARKING SPACES REQUIRED AT 1 PER 180 SF
81 TOTAL PARKING SPACES PROVIDED AT 5.77 : 1 PER 1,000 SF INCLUDING 4 ADA

BUILDING CONCEPT BY ARCHITECT

SOUTH PARKING | ENTRY SIDE

218
SF

388 S

235
SF

LOT 3 PARENT PARCEL = 1.319 AC RETAIL MEDICAL OFFICE USES PER C2 ZONING
SITE AREA = ±57465 SF

FULL
CROSS
ACCESS

SHADOW HILL DRIVE 66' RIGHT OF WAY

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09/02/26 10:40

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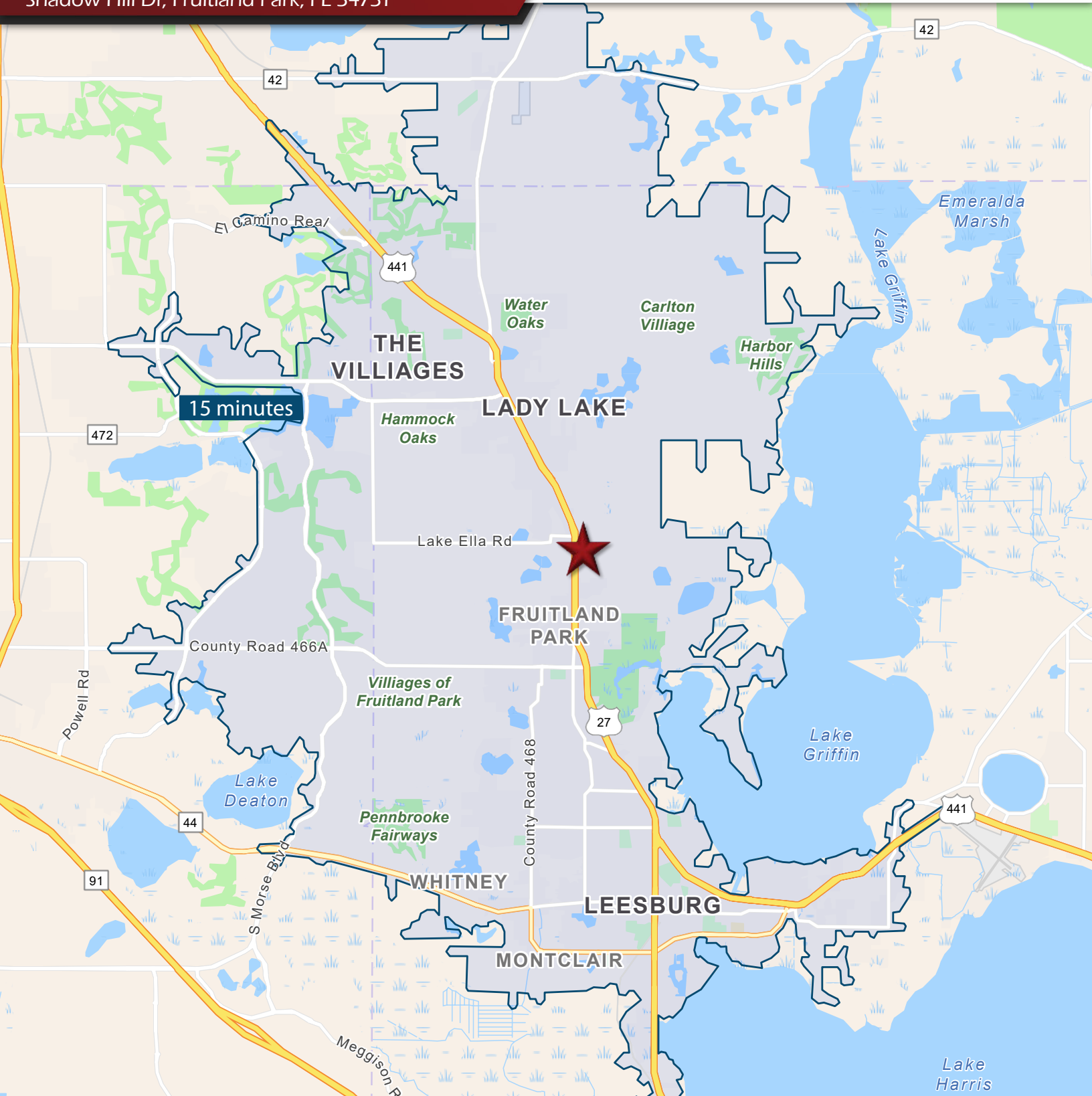
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