

Outparcel for Sale/Lease/Build-to-Suit

County Road 466A at Village Park Drive

Fruitland Park, Florida 34731 | Adjacent to The Villages



PROPERTY INFORMATION

- ±1-acre outparcel for sale/lease/build-to-suit
 - » Pad-ready with off-site retention and utilities stubbed to site
- Located at the intersection of County Road 466A (Miller Boulevard) and Village Park Drive with easy access to U.S. Highway 441
- CR 466A to be widened to 4 lanes and traffic signal installed at Village Park Drive
- Adjacent to owner's development:
 - » 14,625 SF Retail/Office strip center - Completion in Q4 2027

AREA INFORMATION

- Property is immediately adjacent to The Villages, the world's largest retirement community (>75,000 homes)
- The Villages/Leesburg has been one of the fastest-growing metro areas in the country in the past 3 years (U.S. Census Bureau)
- Average Household Income (2025):
 - » \$87,300 (3 mi)
 - » \$82,300 (5 mi)
- Population (est. 2025):
 - » 51,000 (3 mi)
 - » 107,000 (5 mi)



Website:

904.269.1377



Owner's adjacent development, completion Q4 2027

CONTACTS

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Outparcel For Sale/Lease/Build-to-Suit – Area Map

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