

The Markets at Village Park

Smith
& Young
Co.

County Road 466A at Village Park Drive
Fruitland Park, Florida 34731 | Adjacent to The Villages

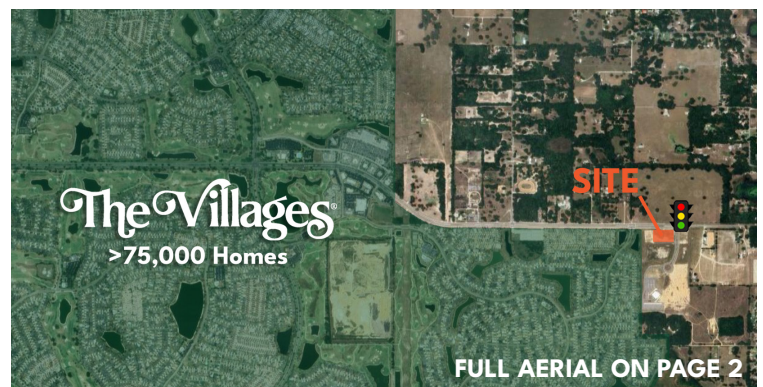
NEW RETAIL/OFFICE BUILDING FOR LEASE



PROPERTY INFORMATION

- Total 14,625 SF (225' x 65') with units starting at 1,170 SF
- End caps starting at 1,462 SF with outdoor dining and drive-thru capabilities
- Located at the intersection of CR 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
- No CDD or DRI fees
- Brokers protected
- Scheduled Completion Q4 2027
 - » ±1-acre outparcel for sale/lease/build-to-suit **available now!**

904.269.1377



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)

LEASING CONTACTS

Barney Smith

Cell: 904.673.6355

barney@smithyoungco.com

Gary Johnson

Cell: 904.463.3007

gary@smithyoungco.com

smithyoungco.com

3517 U.S. Highway 17, Suite B
Fleming Island, Florida 32003

Office: 904.269.1377

Website:



The Markets at Village Park – Area Map

County Road 466A at Village Park Drive, Fruitland Park, Florida 34731



LEASING CONTACTS

Gary Johnson

Cell: 904.463.3007

gary@smithyoungco.com

Barney Smith

Cell: 904.673.6355

barney@smithyoungco.com

smithyoungco.com

3517 U.S. Highway 17, Suite B

Fleming Island, Florida 32003

Office: 904.269.1377

**Smith
& Young**
Co.