

HILLS CITY CENTER

MINNEOLA, FL

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Architectural representation for design.
Subject to change.



A Development & Brokerage Co.
Lic. Real Estate Broker



LEGEND

BUILDINGS

① COMMERCIAL	1 STORY	58,000 SF
② MIXED-USE COMMERCIAL W/ RESIDENTIAL ABOVE	5 STORY	
- GROUND FLOOR COMMERCIAL		165,000 SF
- UPPER STORY RESIDENTIAL 506 DU		600,000 SF
③ GROCERY STORE		48,000 SF
④ MEDICAL OFFICE	5 STORY	300,000 SF
⑤ CROOKED CAN BREWERY & FOOD HALL		43,000 SF
⑥ WELLNESS CENTER	2 STORY	50,000 SF
⑦ LTAC HOSPITAL	2 STORY	50,000 SF
⑧ HOTEL (155 KEYS)	5 STORY	75,000 SF

PARKING

⑨ PARKING DECK	2,900 SPACES
SURFACE PARKING	700 SPACES
ON-STREET PARKING	315 SPACES
TOTAL	3,915 SPACES

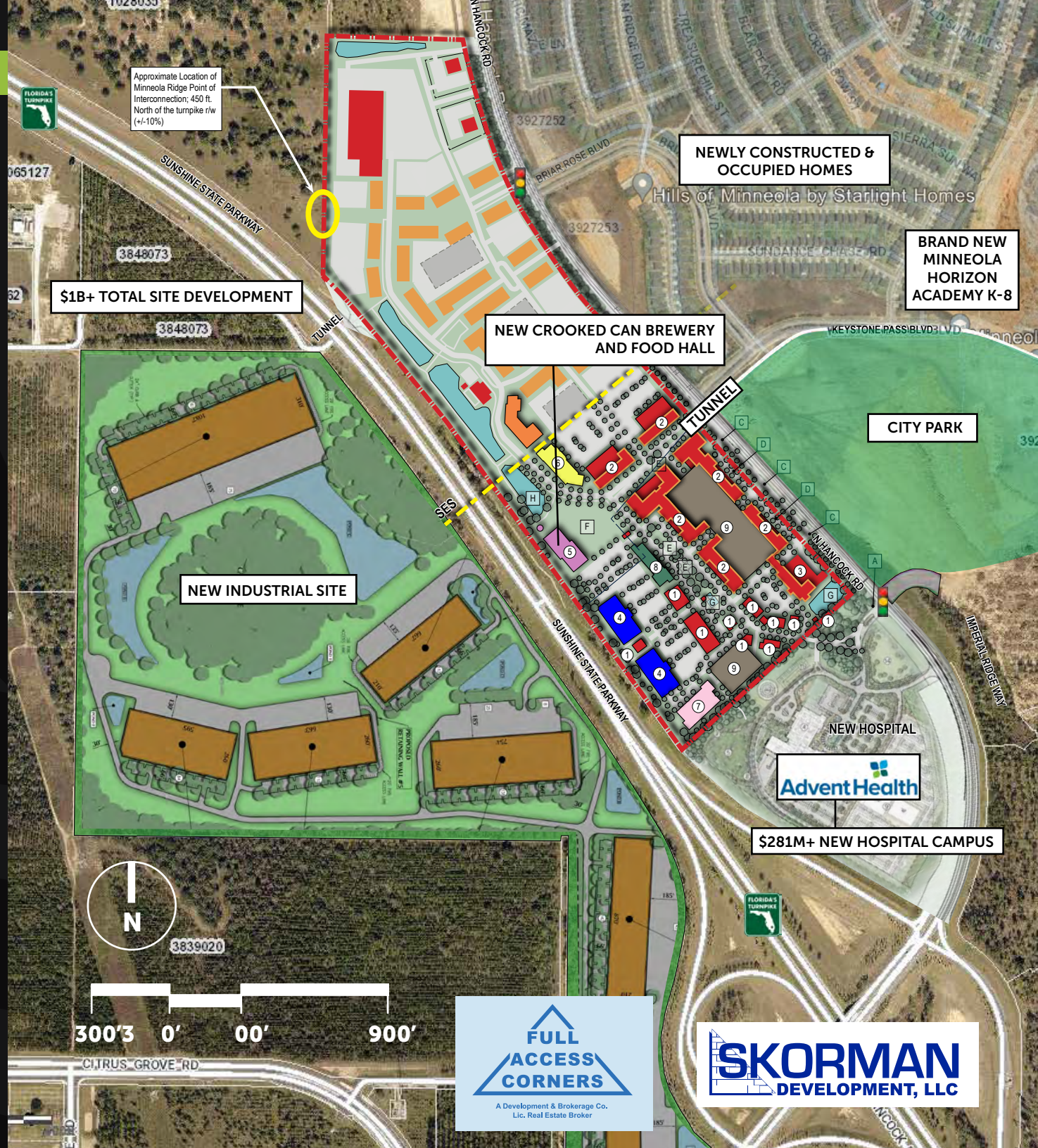
SITE

A SIGNALIZED INTERSECTION	E PUBLIC GREEN
B FULL MOVEMENT W/ PEDESTRIAN TUNNEL	F CROOKED CAN BEER GARDEN/OUTDOOR LAWN
C RIGHT-IN RIGHT-OUT	G POND
D ONE-WAY SLIP STREET	H POND W/ PUBLIC TRAIL

* NO SINGLE GROUND FLOOR COMMERCIAL BUILDING
FOOTPRINT TO EXCEED 60,000 SF

PARKING DATA

COMMERCIAL & OFFICE	4 SPACES PER 1,000 SF
HOTEL	171 SPACES
RESIDENTIAL	1.75 SPACES PER DU



LEGEND

BUILDINGS

①	COMMERCIAL	1 STORY	6,000 SF
②	MIXED-USE COMMERCIAL W/ RESIDENTIAL ABOVE	5 STORY	
	- GROUND FLOOR COMMERCIAL		130,000 SF
	- UPPER STORY RESIDENTIAL	519 DU	675,000 SF
③	JUNIOR ANCHOR	1 STORY	75,000 SF
④	OUTPARCEL	1 STORY	10,000 SF
⑤	SENIOR LIVING	2 STORY	50,000 SF

PARKING

⑥	PARKING DECK	1,234 SPACES
	SURFACE PARKING	1,238 SPACES
	ON-STREET PARKING	300 SPACES
	TOTAL	2,772 SPACES

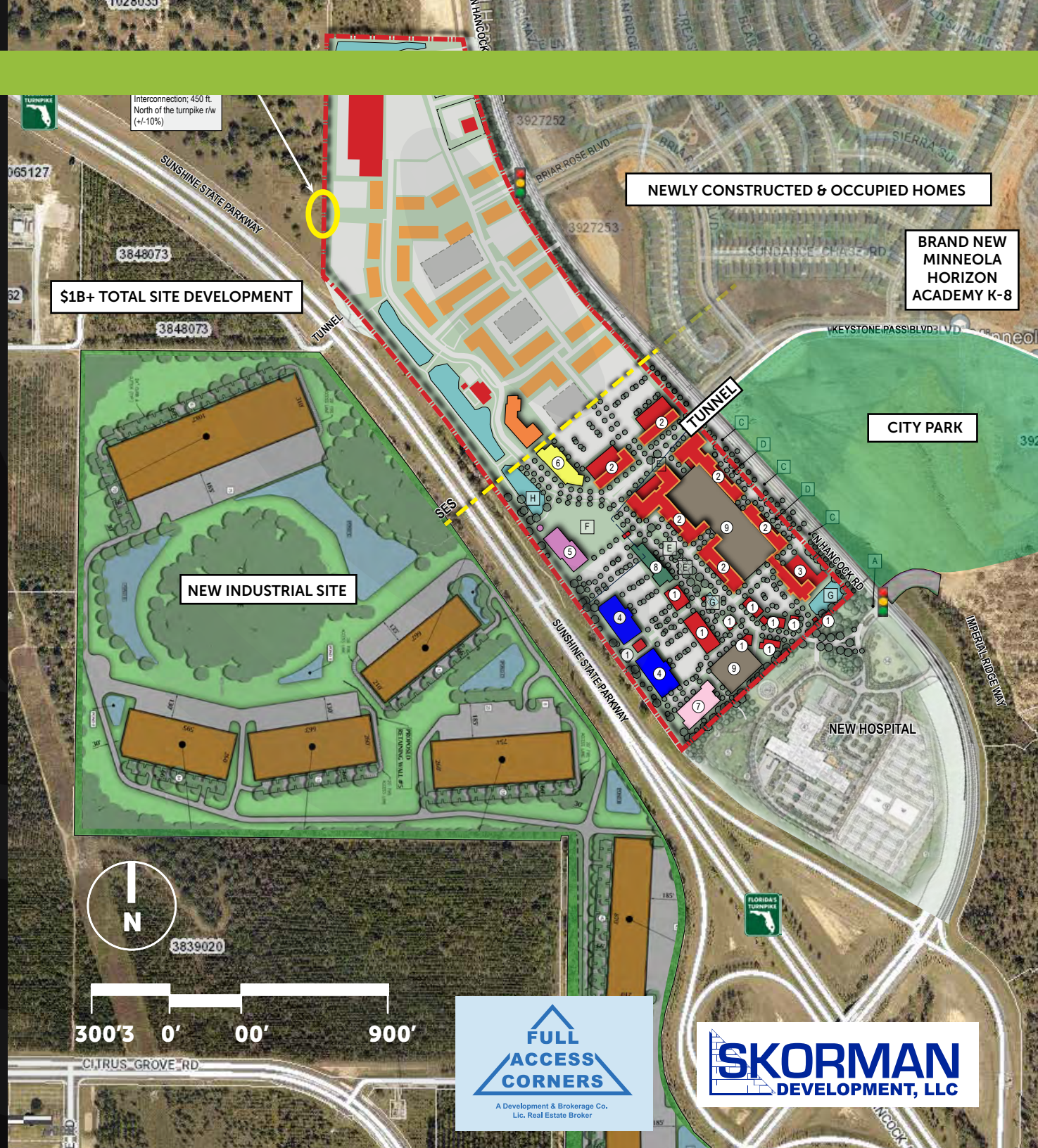
SITE

A	SIGNALIZED INTERSECTION	F	PRIVATE GREEN
C	RIGHT-IN RIGHT-OUT	G	POND
D	ONE-WAY SLIP STREET	H	POND W/ PUBLIC TRAIL
E	PUBLIC GREEN		

* NO SINGLE GROUND FLOOR COMMERCIAL BUILDING FOOTPRINT TO EXCEED 30,000 SF

PARKING DATA

COMMERCIAL & OFFICE	4 SPACES PER 1,000 SF
RESIDENTIAL	1.5 SPACES PER DU



DEMOGRAPHIC SUMMARY

DRIVE TIME OF 20 MINUTES



225,338
POPULATION

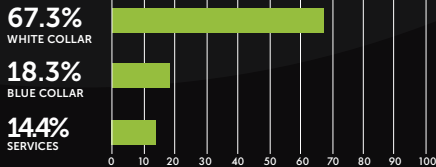


80,452
HOUSEHOLDS



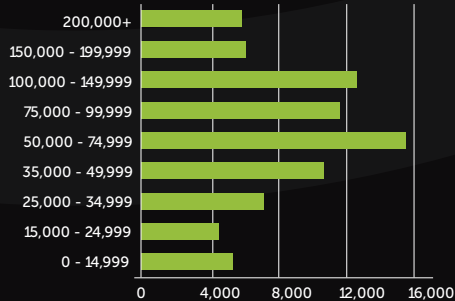
\$57,407
MEDIAN DISPOSABLE
INCOME

EMPLOYMENT



4.9% UNEMPLOYMENT RATE

HOUSEHOLD INCOME



INCOME

Median Household Income **\$93,257**

Per Capita Income **\$33,275**

Median Housing Price **\$408,079**

Estimated Avg. Net Worth **\$205,368**

Pop. Growth Annually /
35.2% Over Last Census **7%**

Unemployment Rate /
28% < National Average **3%**



126 ACRE MIXED USE
DEVELOPMENT IN THE
HEART OF MINNEOLA
WITH OVER 1,000+ FT
OF FRONTAGE ON THE
FLORIDA TURNPIKE



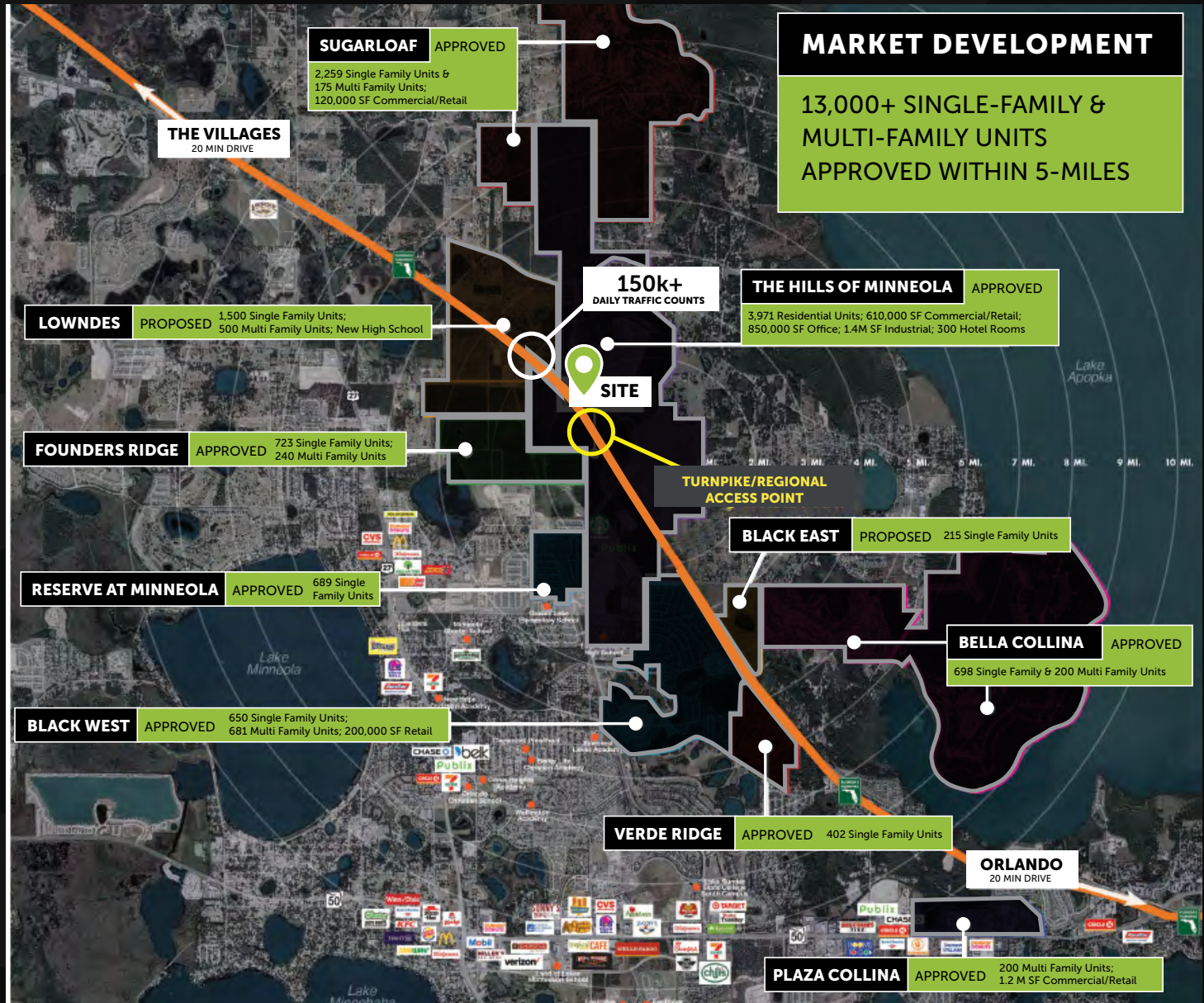
90,000+ VPD OFF OF
THE FLORIDA TURNPIKE
& HANCOCK RD WITH
3 BILLBOARDS ON THE
FLORIDA TURNPIKE



+/- 600,000 SF (RETAIL)
+/- 500,000 SF (MEDICAL)
1,039 MULTIFAMILY UNITS



DIRECTLY NEXT TO
NEW ADVENT HEALTH
HOSPITAL



ARCHON
COMMERCIAL ADVISORS



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