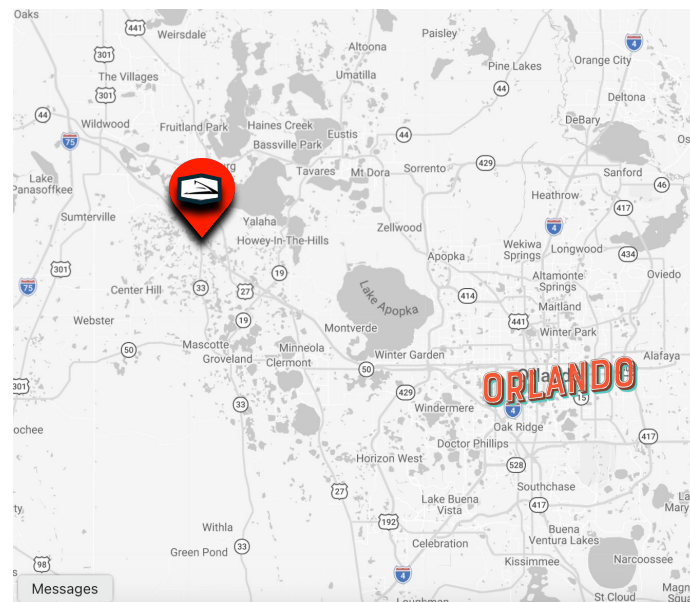




PROPERTY HIGHLIGHTS

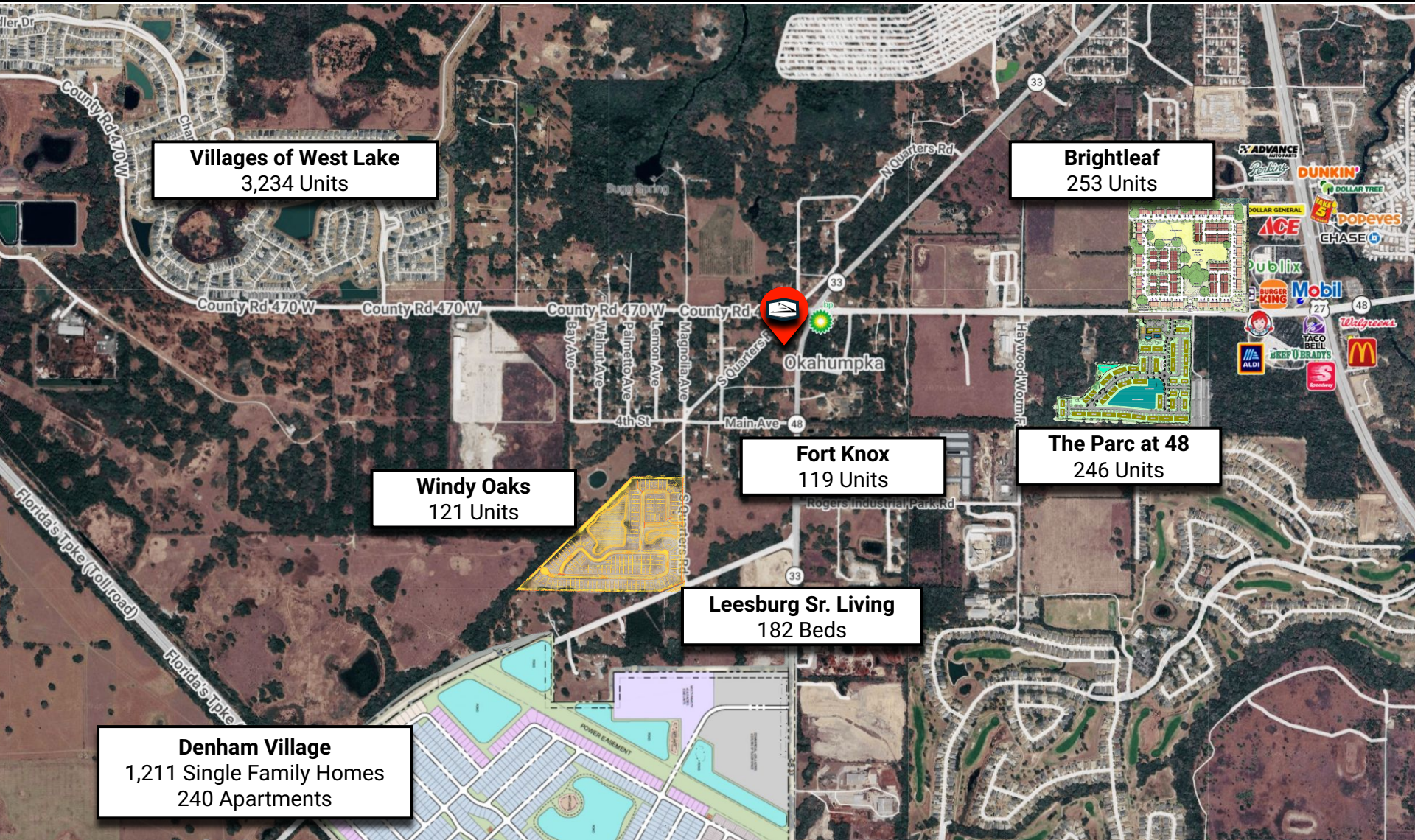
- **2.15 Acres for Sale or Lease**
- **Located in the path of The Villages' continued expansion**
- **Surrounded by thousands of existing and planned residential units**
- **Direct access to Florida Turnpike and US-27 growth corridors**
- **Strong demand drivers from active-adult, healthcare, and retail growth**
- **Positioned within one of Central Florida's fastest-growing trade areas**
- **Minutes from The Villages, home to 150,000+ residents**
- **Growing daytime population fueled by healthcare and service employment**
- **Significant commercial and residential development activity along CR 470**
- **Strategically located between Orlando and The Villages growth markets**

SITE MAP



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile	10 Min
Population	20,591	43,341	59,876	47,757
Med. HH Income:	\$72,786	\$72,055	\$69,168	\$69,262
Households	5,668	14,885	22,529	16,358
Average HH Income	\$99,169	\$103,195	\$99,877	\$98,053





SITE DATA TABLE		
APPLICANT/OWNER	7 ELEVEN	
ENGINEER	COLLIERS ENGINEERING & DESIGN 4190 BELFORT ROAD, SUITE 250, JACKSONVILLE, FL 32216	
PROPERTY ADDRESS	27427 COUNTY ROAD 33 OKAHUMPKA, FL 34762	
ALTERNATE KEY:	1370168, 1370668, 1370668, 1370163	
DESCRIPTION	REQUIRED/EXIST	PROPOSED
ZONE	CP-PLANNED COMMERCIAL	CP-PLANNED COMMERCIAL
USE	RETAIL/CONVENIENCE	RETAIL/CONVENIENCE
OVERALL LOT AREA	5.38 AC	5.38
LAND DEVELOPMENT STANDARDS		
MIN. ROAD FRONTAGE (FEET)	50	50
MIN. PROPERTY ADJACENT SETBACK	25	25
MAX. BUILDING HEIGHT	35	35
LANDSCAPE BUFFER	TYPE 'A' ON ROAD FRONTAGE - 20 FT	TYPE 'A' ON ROAD FRONTAGE - 20 FT
TOTAL PARKING SPACES (SP)	1 SPACE PER 1,000 SF OF CONVENIENCE STORE + 400 SF OF 2,000 SF + 24 SPACES	28 SPACES
ADA PARKING (SP)	2	2
COMPACT PARKING (SP)	20% OF PARKING AREA	4

NOTES:

- BOUNDARY BASED ON AVAILABLE ONLINE GIS MAPPING
- THIS SKETCH PLAN FOR CONCEPTUAL PURPOSES ONLY NOT FOR CONSTRUCTION

EXISTING	LEGEND	PROPOSED
TRANSITION LINE (DOTTED LINE)	TRANSITION LINE (DOTTED LINE) OR BASELINE (SOLID AS SHOWN)	TRANSITION LINE (DOTTED LINE)
PROPERTY LINE	NIGHT OF BAY LINE	PROPERTY LINE
EDGE OF PAVEMENT	PROPERTY LINE	EDGE OF PAVEMENT
CLUB	EDGE OF PAVEMENT	CLUB
DEPRESSED CURB	CLUB	FACE
SIDEWALK	DEPRESSED CURB	BACK
FENCE	SIDEWALK	
TREELINE	FENCE	
ROADWAY SIGN	TREELINE	
NETLAND LINE	ROADWAY SIGN	
MANHOLE/BOGGS/COMPARTMENT LINE	NETLAND LINE	
STALL COUNT	MANHOLE/BOGGS/COMPARTMENT LINE	
ADA ACCESSIBLE STALL	STALL COUNT	
COMPACT CAR STALL	ADA ACCESSIBLE STALL	
DEPRESSED CURB AND ADA RAMP	COMPACT CAR STALL	
DIRECTION OF TRAFFIC FLOW	DEPRESSED CURB AND ADA RAMP	
	DIRECTION OF TRAFFIC FLOW	



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REV	DATE	DESCRIPTION
1	05/13/2026	ISSUED FOR PERMIT

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7 ELEVEN

CONCEPT PLAN

7 ELEVEN

OKAHUMPKA

27427 COUNTY ROAD 33
OKAHUMPKA, FL 34762
LAKE COUNTY

JACKSONVILLE
Colliers
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Jacksonville, FL 32216
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COLLIERS ENGINEERING & DESIGN, INC.
SCALE: AS SHOWN
DRAWN BY: JAT
DESIGNED BY: JAT
REVIEWED BY: CR
DATE: 05/13/2026
PROJECT NUMBER: 26008287P
SHEET NUMBER:

DRAWING NUMBER: of 1

