

SHOPS AT LAKE RIDGE

SWC Hwy-27 & Sullivan Rd
Minneola, FL 34716

PROPERTY HIGHLIGHTS

- Total Project Size: ± 22 AC
- Access to fully signalized intersection
- Proposed national grocery anchor
- Ideal for: retail, restaurant, medical, automotive, and daycare
- Estimated delivery - Q3 2026

AREA TENANTS

Publix

**CALIBER
COLLISION**

**ANYTIME
FITNESS**



Walgreens

DUNKIN'

CVS

2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	3,574	27,273	68,119
Households	953	9,617	24,918
Median HH Income	\$100,430	\$102,770	\$90,373
Annual Growth Rate	0.43%	7.96%	4.46%

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RETAIL AERIAL



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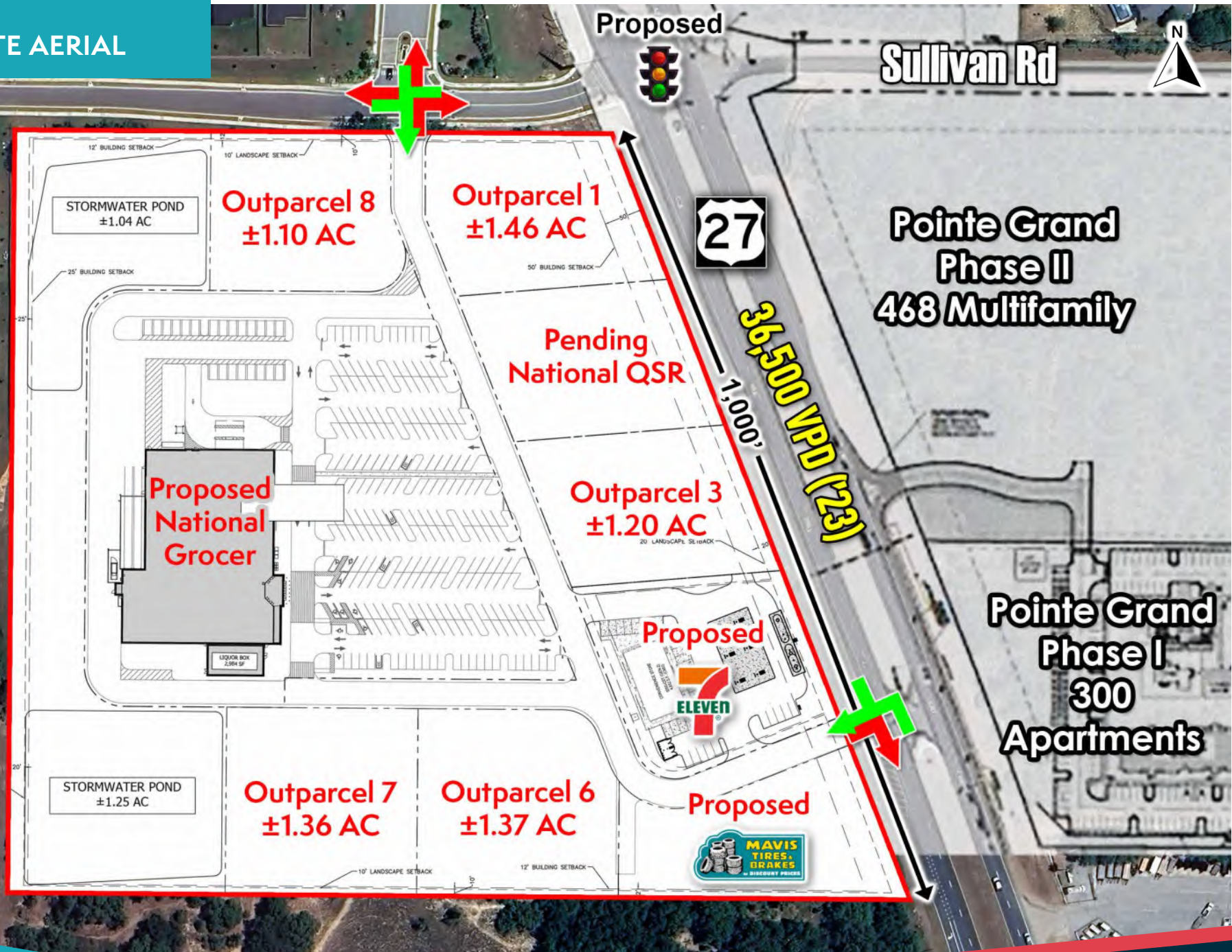


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SOUTH AERIAL



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EAST AERIAL



Sugarloaf
2,434 Homes

Minneola Ridge
2,000 Homes

Hills of Minneola
3,971 Homes

Advent Health
Minneola

Publix

Citrus Grove
Mixed-Use Development
1,915 Homes
458,000 SF Commercial



Scrub Jay Ln

Sullivan Rd

Pointe Grand
Phase I
300 Apartments

Pointe Grand
Phase II
468 Multifamily

Pointe Grand
Commercial
6 Acres

36,500 VPD (23)

SITE

CALIBER
COLLISION

Citrus Ridge Rd



Highland Oaks Blvd



The Reserve
at Lake Ridge
127 Homes

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WEST AERIAL



Cherry Lake Village
418 Homes

Estates at
Cherry Lake
975 Homes

Wilson Estates
187 Homes

Deacon Lake
132 Homes

Rainwood
437 Homes

Cascades of Groveland
1,499 Homes

Apshawa Rd

Highland Oaks
166 Homes

The Reserve
at Lake Ridge
127 Homes

Apshawa Rd

iStorage

SITE

Proposed



Sullivan Rd

Pointe Grand
Commercial
6 Acres

CALIBER
COLLISION

36,500 VPD ('23)

Pointe Grand
Phase I
300 Apartments

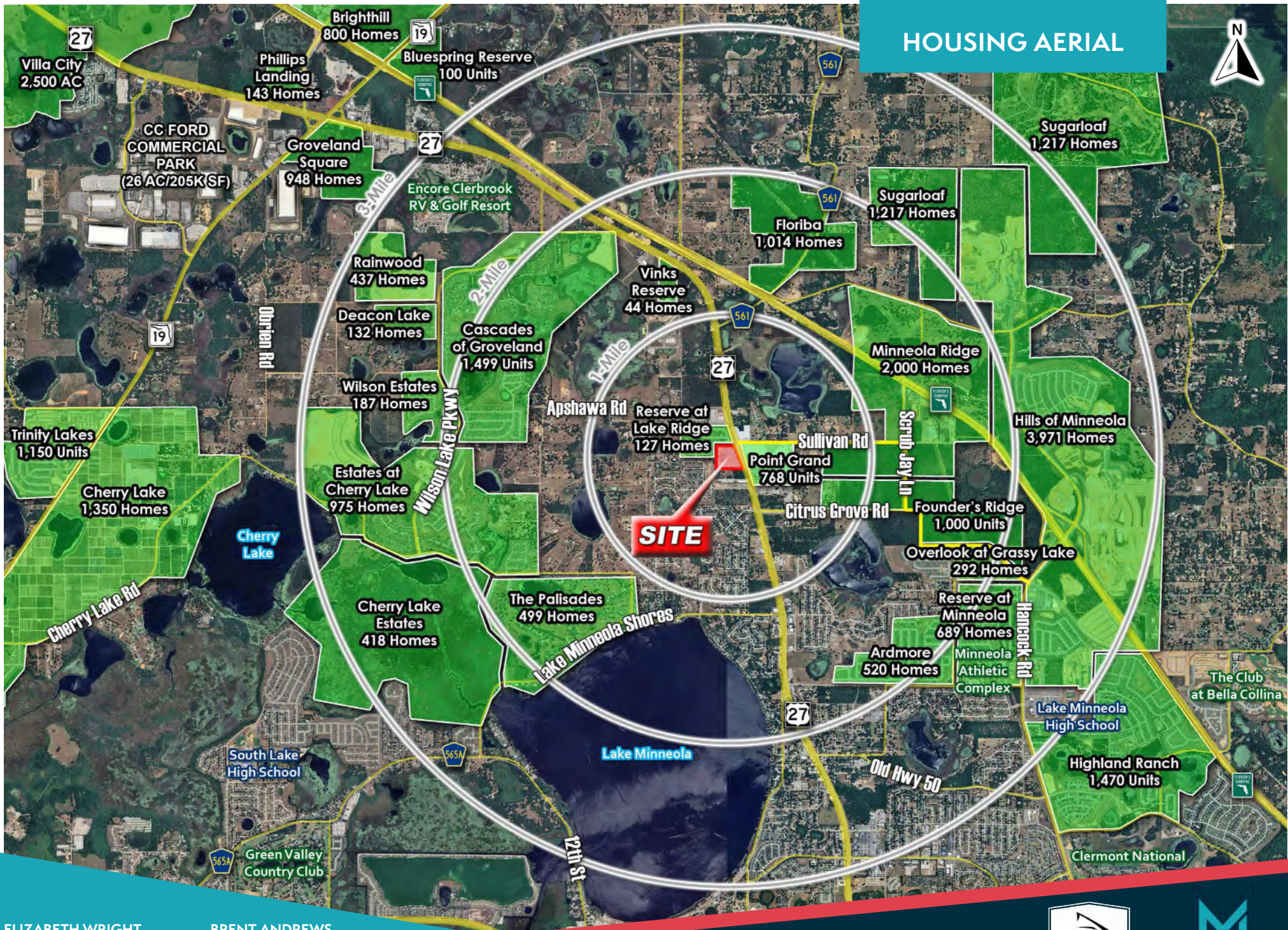
Pointe Grand
Phase II
468 Multifamily

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HOUSING AERIAL



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HOUSING DATA



NAME OF DEVELOPMENT	ESTIMATED UNITS	# OF UNITS UNDER CONSTRUCTION	APPROXIMATE PRICE	DEVELOPER
Sugarloaf	2,434	0	TBD	Richland Communities
The Hills of Minneola	3,971	846	\$378k-\$508k	Sun Terra Communities
Minneola Ridge (Lowndes)	2,000	0	TBD	Richland Communities
Founders Ridge	1,915	0	TBD	Founders Ridge Development, LLC
Rainwood	437	0	TBD	Mattamy Homes
Deacon Lake	132	0	TBD	Egybros LLC
Estates at Cherry Lake	975	0	\$300k-\$550k	Lennar Homes
The Reserve at Lake Ridge	127	0	\$400k-\$500k	KB Home
Point Grande	768	0	TBD	Hillpointe, Skorman Construction
Vinter Reserve	44	3	\$600k-\$700k	Beazer Homes
Cherry Lake	1,350	0	TBD	IMG Enterprises, Inc
Cherry Lake Estates	418	0	TBD	Knight Engineering
The Palisades	499	0	\$385k-\$569k	Richland Communities
Cascades of Groveland	1,499	0	\$312k-\$569k	Shea Homes
Groveland Square	948	0	TBD	Green Slate Land & Development
Floriba	1,014	0	TBD	BLR-561, LLC
Phillips Landing	143	140	\$350k-\$450k	Starlight Homes
Brighthill	800+ (Phase I: 5757 Units)	0	TBD	Eisenhower Property Group

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