



For Sale

- 10 Acres
- Zoned C-2—City of Fruitland Park
- Parcels 06-19-24-0001-000-05100 & 06-19-24-0004-000-04900
- Close to new commercial developments
- Mobile Home does NOT convey



\$1,300,000

**803 County Road 466A
Fruitland Park, FL 34731**



Danny Smith, ALC, CCIM

Smith & Smith Realty, Inc.

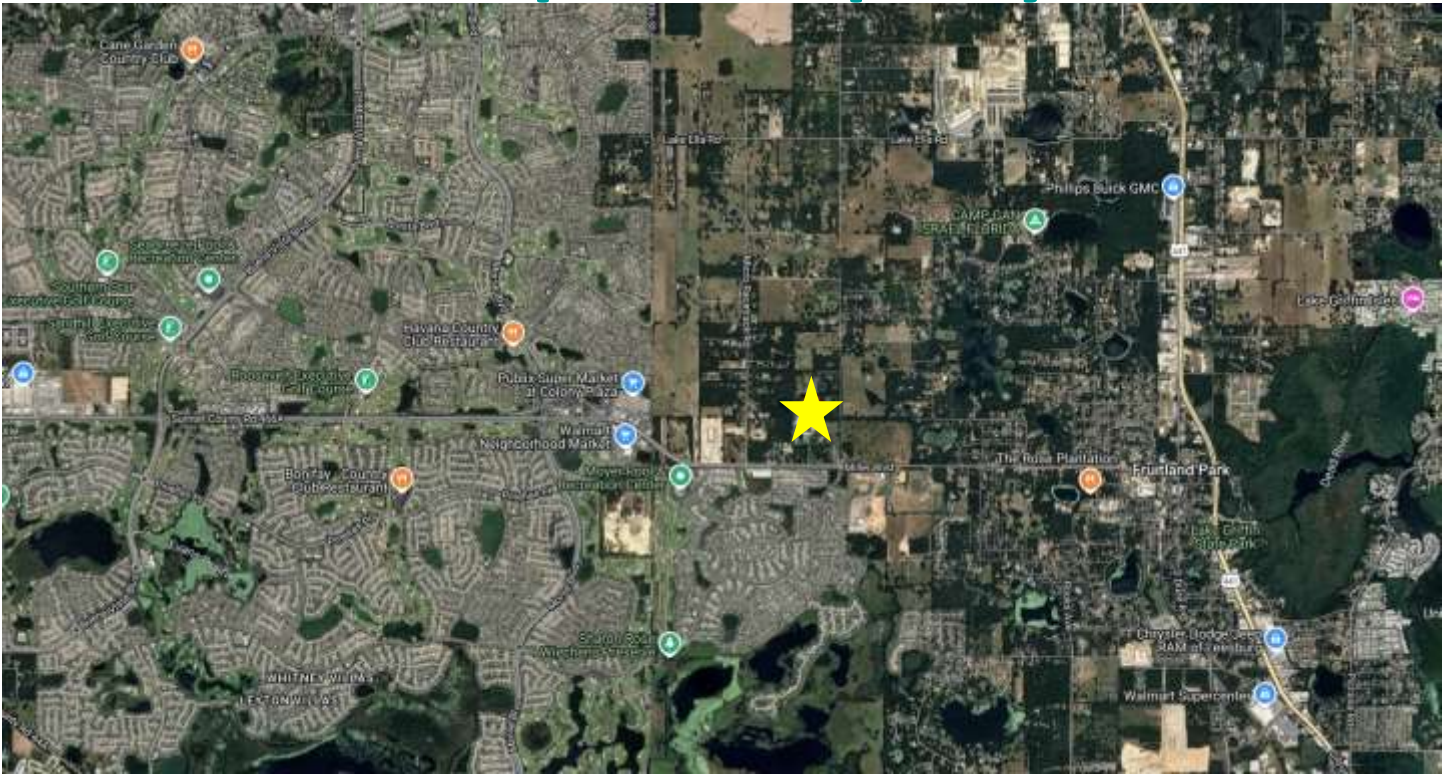
11804 CR 201

Oxford, FL 34484

352-748-5656

Dannysmith@ccim.net

Map of Property



Nearby Highways

- CR466A/Miller Blvd
- Morse Blvd
- US HWY 441
- Buena Vista Blvd
- Micro Racetrack Road
- Lake Ella Road

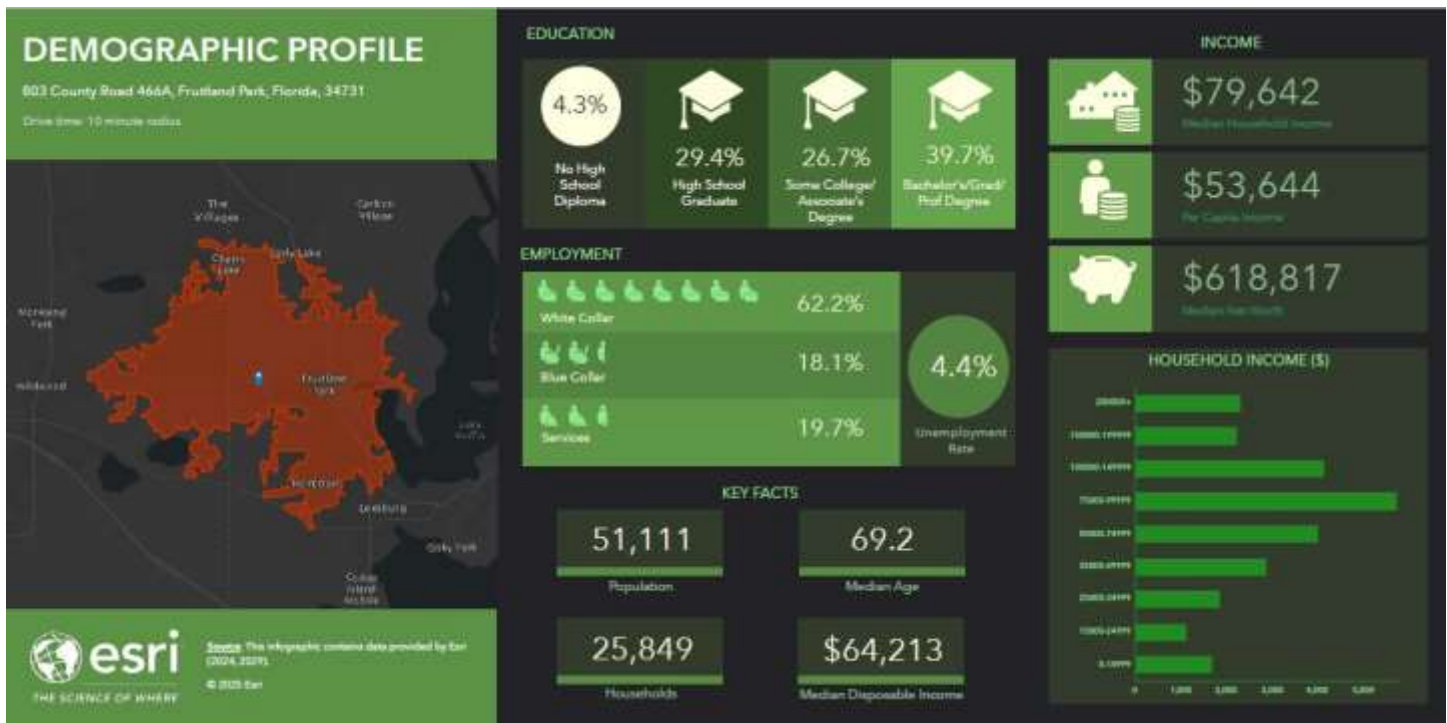
Additional Photos



Property Description

Commercial property for sale in Fruitland Park. This property is 10 acres and is zoned C-2 with the City of Fruitland Park. The property is currently being used for residential. The mobile home on the property does not convey. The owner would consider selling only the front 5 acres for \$650,000. Additional property listed for sale in front of this property. There is a lot of commercial development in the area including the new Evolve Grove Park Apartments opening Summer 2025, and an AdventHealth Freestanding ER which starts construction in April is just under a mile west of the property. Also, west of the property is The Villages, Walmart Neighborhood Market, Publix, 7-Eleven, and Colony Plaza. The major US Hwy 27/441 is about two miles to the east. Leesburg is about 10 minutes away and Orlando is about one hour away from property.

10 Minute Demographic Profile

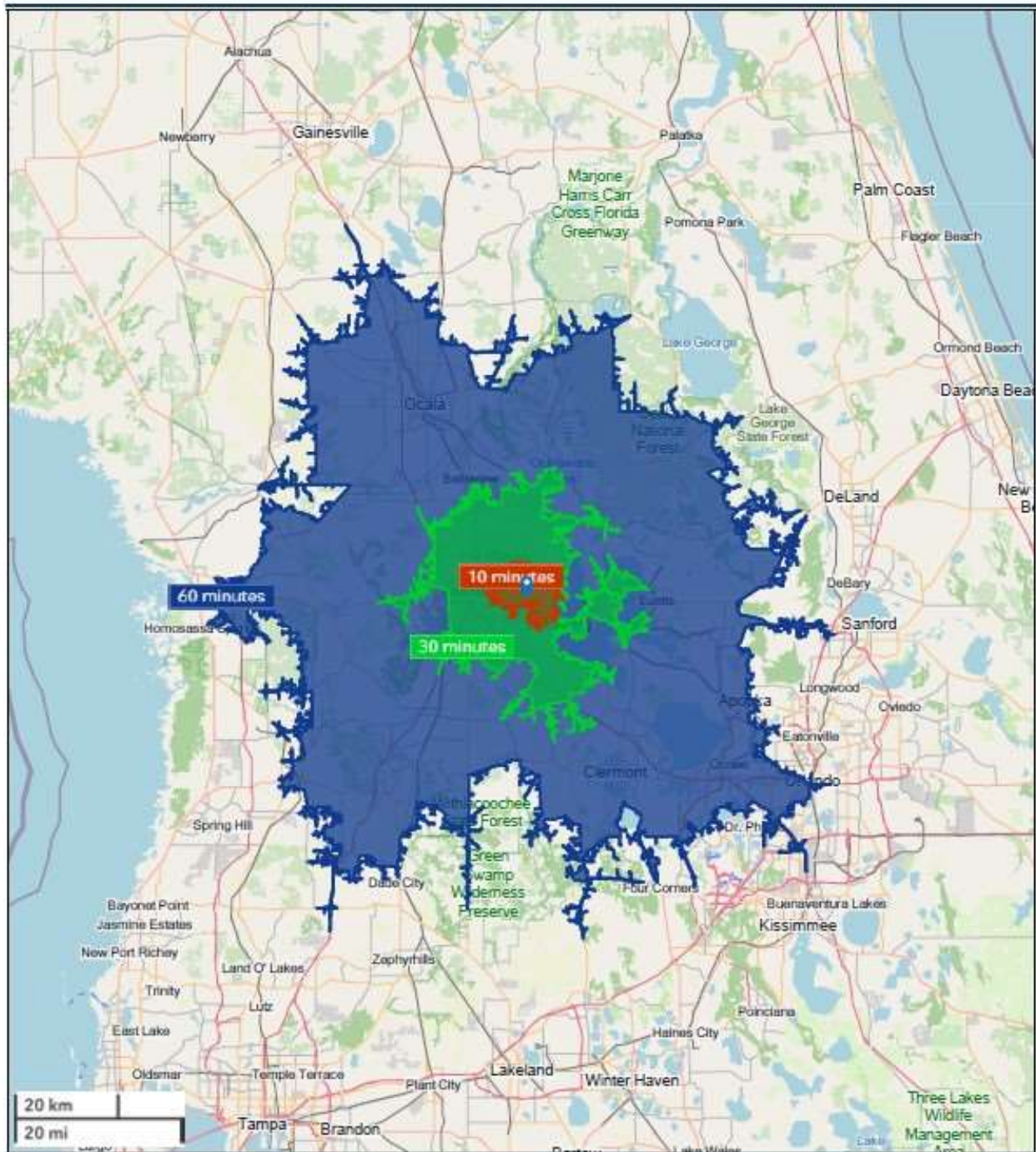


Drive Time Map



Drive Time Map

803 CR 466A, Fruitland Park, FL 34731

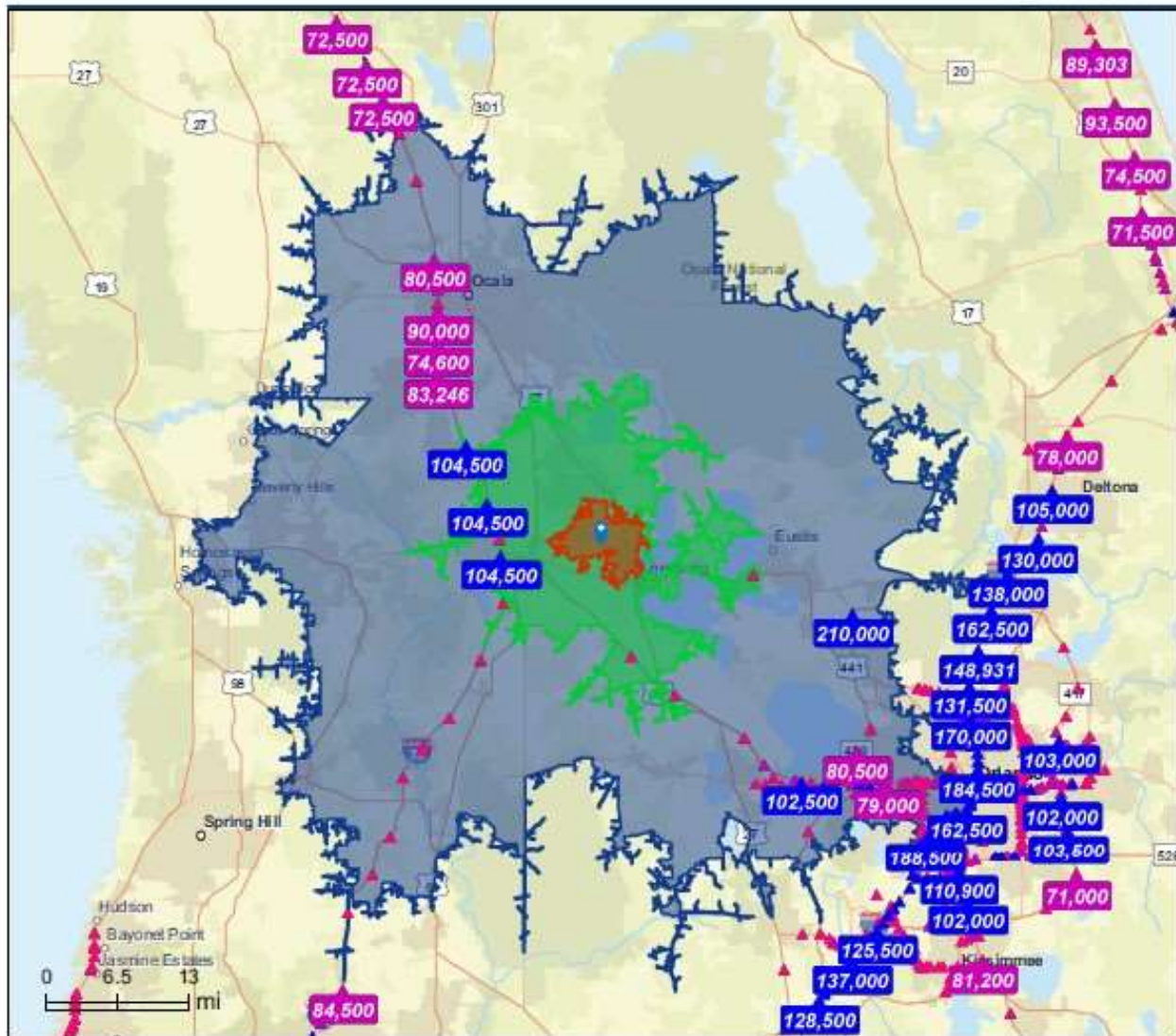


March 20, 2025



803 County Road 466A, Fruitland Park, Florida, 34731
Drive time: 10, 30, 60 minute radii

Prepared by Esri
Latitude: 28.86177
Longitude: -81.93977



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

March 20, 2025

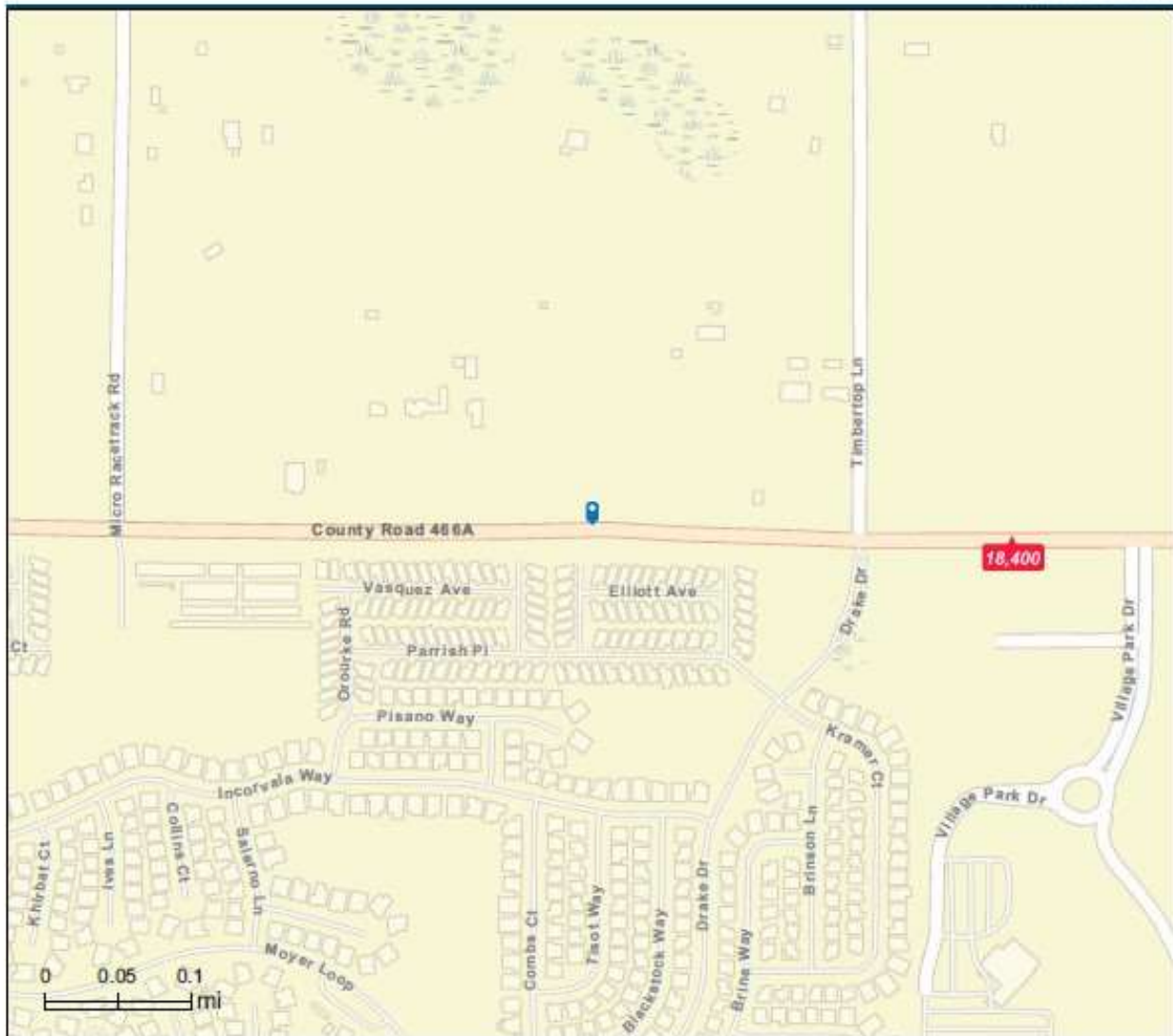
Traffic Count Map—Close Up



Traffic Count Map - Close Up

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