

# Fruitland Park Land Development

Shadow Hill Dr, Fruitland Park, FL 34731

**Palkiper**  
Commercial Real Estate Services  
Licensed Real Estate Broker



**Sale Price: \$1,600,000**

## LOCATION DETAILS

Situated on US-441/US-27 with a high average traffic count of 29,000 VPD. **Across from the new 7-Eleven and the future Enclave at Lake Geneva residential development**, which will feature over 390 dwelling units. Less than a 15-minute drive from The Villages, recognized as America's top master-planned community for retirees. Surrounded by a variety of professional services and single-family residential homes, with the Fruitland Park City Hall and Recreation/Community Center in close proximity.

## LISTING DETAILS

- **±5.42 Acres** total
- Frontage: **±396 ft on US-441/US-27**
- C-2 Zoning with the City of Fruitland Park
- Commercial FLU



2024 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	2,368	84,007	183,248
Average HH Income	\$119,888	\$115,941	\$103,980
Median HH Income	\$100,430	\$89,013	\$79,082

CONTACT FOR MORE INFORMATION

**Marie Shorey, CCIM**  
(407) 383-8142  
[marie@palkiper.com](mailto:marie@palkiper.com)



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Palkiper has made every effort to obtain the information regarding this property from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing or withdrawal without notice.  
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## C-2 PERMITTED USES

- Adult/Vocational Education
- Appliance/Electronic Repair Shops
- Athletic/Sports Facility
- Auction Houses
- Banks
- Bars, Lounges and Night Clubs
- Boat Sales and Services
- Business Services
- Commercial/Industrial Equipment and Supplies
- Convenience Stores with or without Fuel Operations
- Day Care Centers
- Equipment Rental
- Financial Services
- Furniture and Appliance Stores
- Game/Recreational Facilities
- Health/Exercise Clubs
- Hotels/Motels
- Kennels
- Maintenance Contractors
- Medical Office/Clinic
- Mini-warehouses
- Motor Vehicle Service Centers
- Motor Vehicle Service Stations
- Offices
- Office Complex
- Office Supplies
- Pawn Shops
- Personal Services
- Restaurants
- Retail Home Building Materials
- Retail Sales and Services
- Shopping Center
- Theaters
- Transportation Service
- Wholesales and Distributors
- Veterinary Clinic
- Licensed Community residential homes, group homes and foster care facilities with more than six residents
- One single family dwelling unit for owners/caretakers residence
- Motor Vehicle Repair Facility
- Xerographic and Offset Printing
- Commercial parking

### ***Uses permitted as a special exception use upon approval of the city commission:***

- Gun & Archery Range
- Trucking Terminal
- Farmers/Flea Markets
- RV Parks
- Mobile Home Sales
- Motor Vehicle/Boat Storage Facilities
- Motor Vehicle Dealer Sales
- Motor Vehicle Sales

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