

ADJACENT TO THE VILLAGES!

FOR  
LEASE



## BARCLAYS TOWN CENTER

439 COUNTY ROAD 466A | FRUITLAND PARK, FL | 47,986 SF AVAILABLE



CITE PARTNERS

## PROPERTY SPECIFICATIONS

### AVAILABILITIES

- Building 1 - Up to 12,000 SF Retail
- Building 2 - Up to 8,690 SF Retail
- Building 3 - Up to 11,096 SF Retail
- Building 4 - Up to 7,200 SF Office
- Building 5 - Up to 9,000 SF Office

### THE PROPERTY

- 47,986 SF planned development
- 10.7 acres
- 350 parking spaces
- 1.37:1000 SF parking ratio

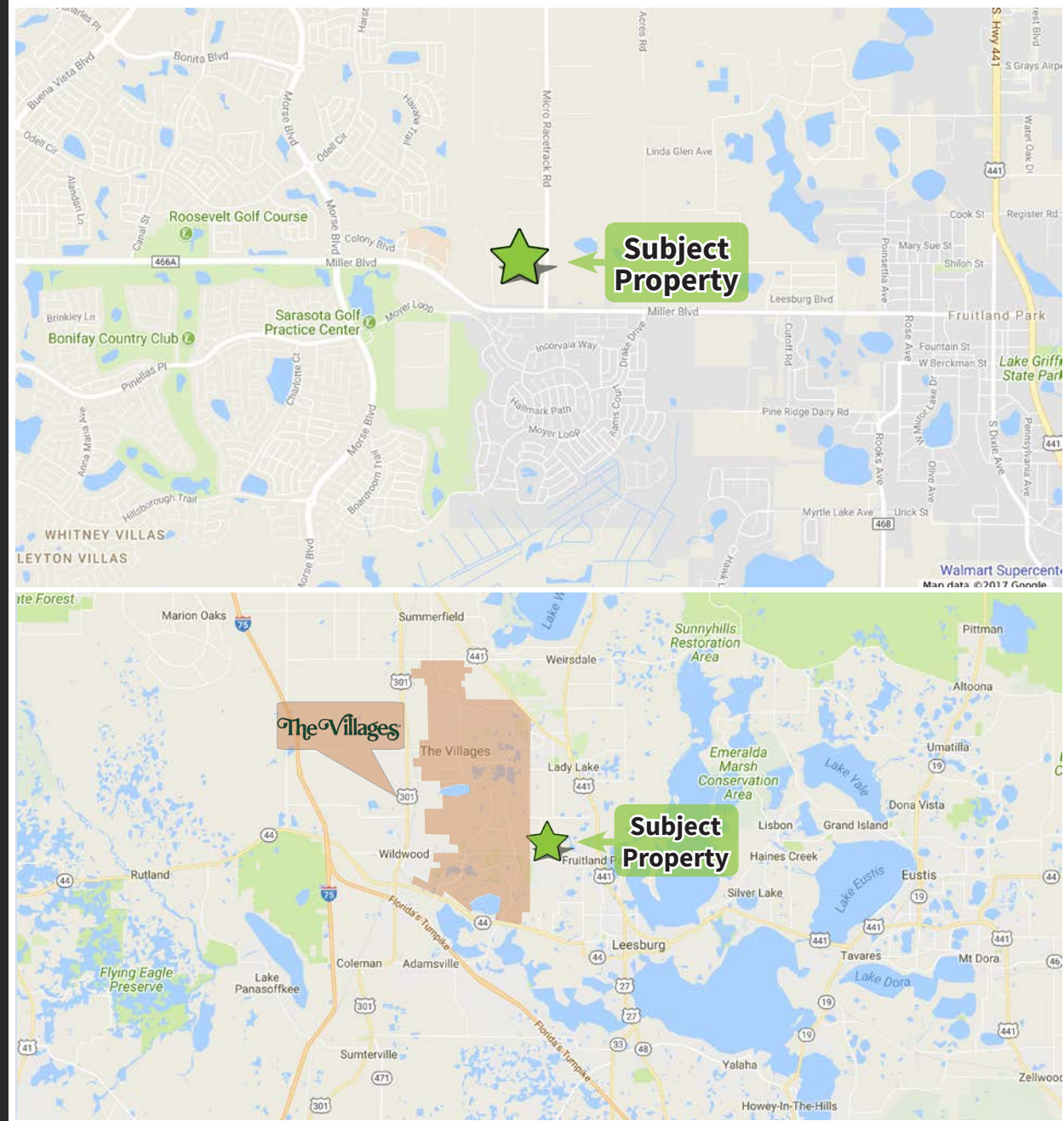
### LOCATION

- Located at the NWC lighted intersection of Miller Road and Micro Race Track Road
- 15,000 to 30,000 AADT
- Directly across from The Villages of Pine Ridge neighborhood of 2,000 new homes
- Ideal location for pharmacy retailer, medical-focused retail, quick service restaurant, mattress store, bicycle shop, dry goods

### THE PRICE

Call for more information

2017 Demographics	1 Mile	3 Miles	5 Miles
Total Population	2,117	42,723	94,457
Total Households	811	19,328	44,306
Avg. Household Income	\$75,012	\$64,754	\$62,552
Total Employees	106	4,232	20,789



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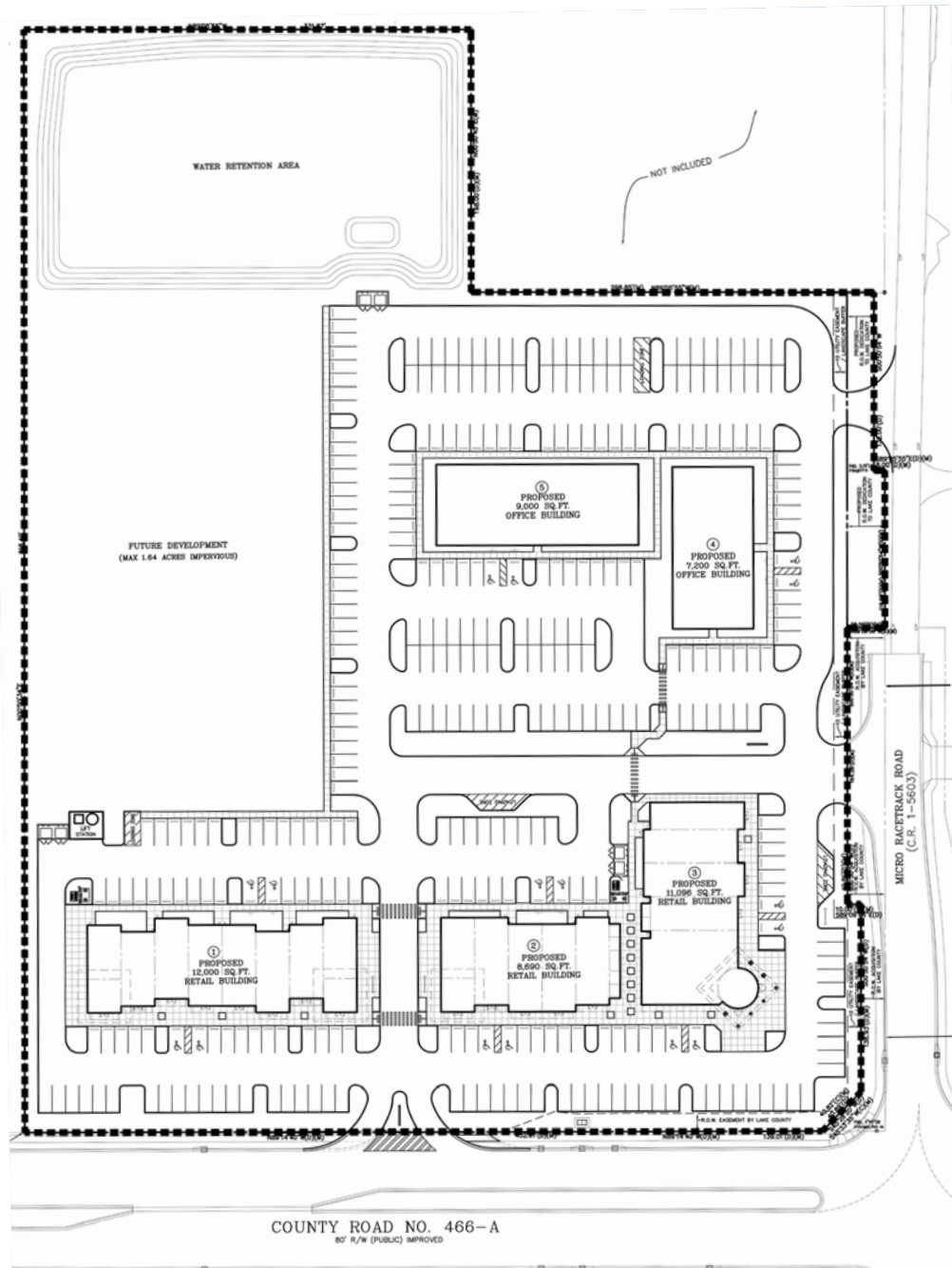
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## PROPOSED SITE PLAN



## SURROUNDING RETAILERS





## MARKET AERIAL

