



FOR SALE

- 4 Acres
- Zoned C-2 - City of Fruitland Park
- Parcel: 06-19-24-0004-000-04900
- Close to new commercial developments

\$550,000

**747 CR 466A,
Fruitland Park, FL
34731**

**Smith & Smith
REALTY**



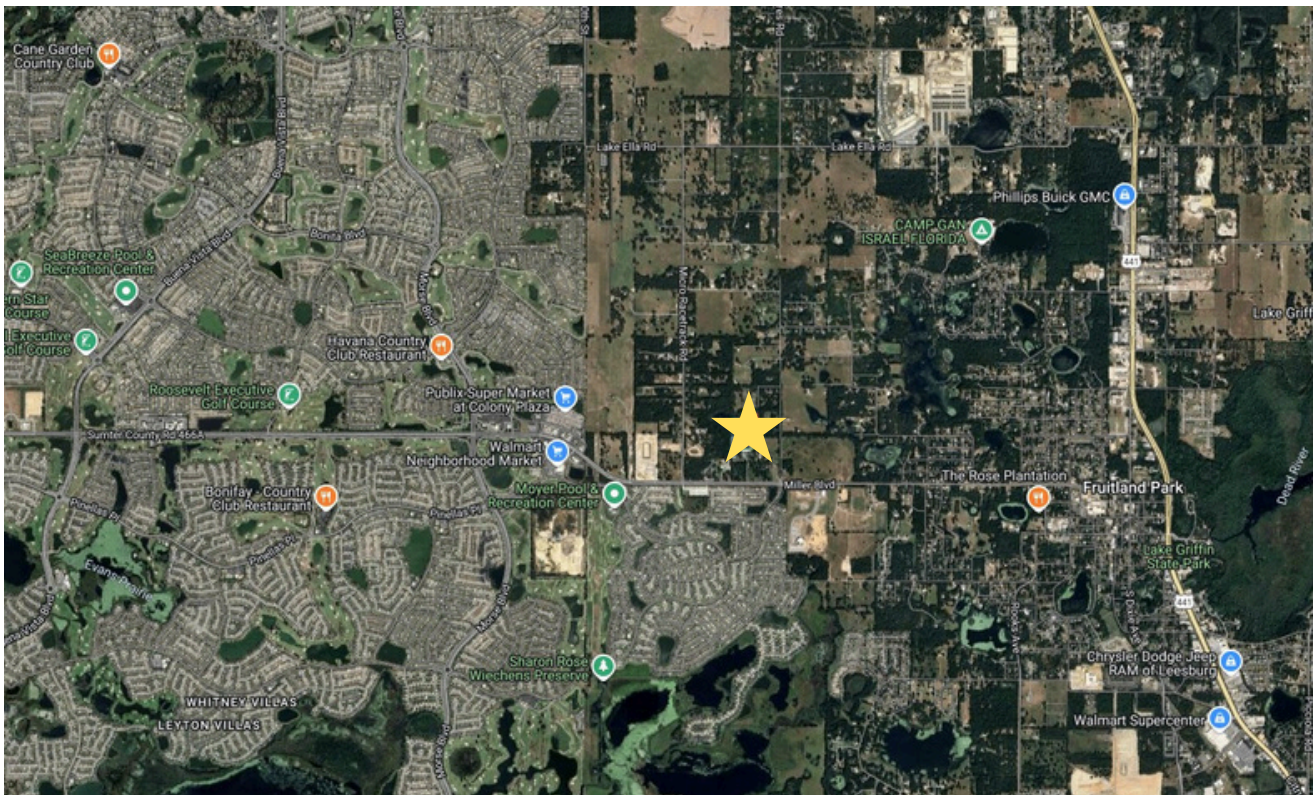
Contact Us:

Danny Smith, ALC, CCIM
Smith & Smith Realty, Inc.
352-748-5656
DannySmith@ccim.net

PROPERTY DESCRIPTION

Discover 4 ± acres of C-2 zoned commercial land in the heart of the rapidly growing City of Fruitland Park, located along the bustling 466A corridor and not far from Micro Track Rd. This strategically positioned property offers exceptional potential for retail, office, or mixed-use development in one of Central Florida's most active commercial areas. The owner is willing to sell the back 6 acres as well, providing flexibility to tailor the parcel to your project needs. The area is experiencing significant commercial growth, highlighted by the newly opened Evolve Grove Park Apartments (early 2026) and an AdventHealth Freestanding ER under construction less than a mile away. Nearby amenities and national retailers—including The Villages, Walmart Neighborhood Market, Publix, 7-Eleven, and Colony Plaza—drive strong traffic and visibility, making this location highly desirable. Excellent accessibility ensures ease of travel: US Hwy 27/441 is just 2 miles east, Downtown Leesburg is a 10-minute drive, and Orlando is within an hour. This is a rare opportunity to secure a prime, well-positioned parcel in a thriving commercial corridor along growing 466A.

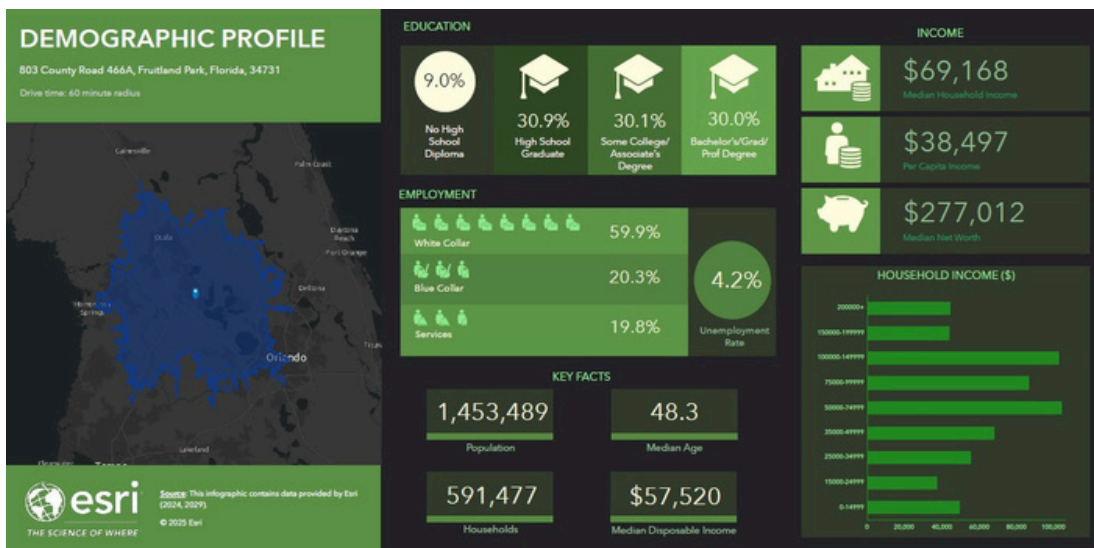
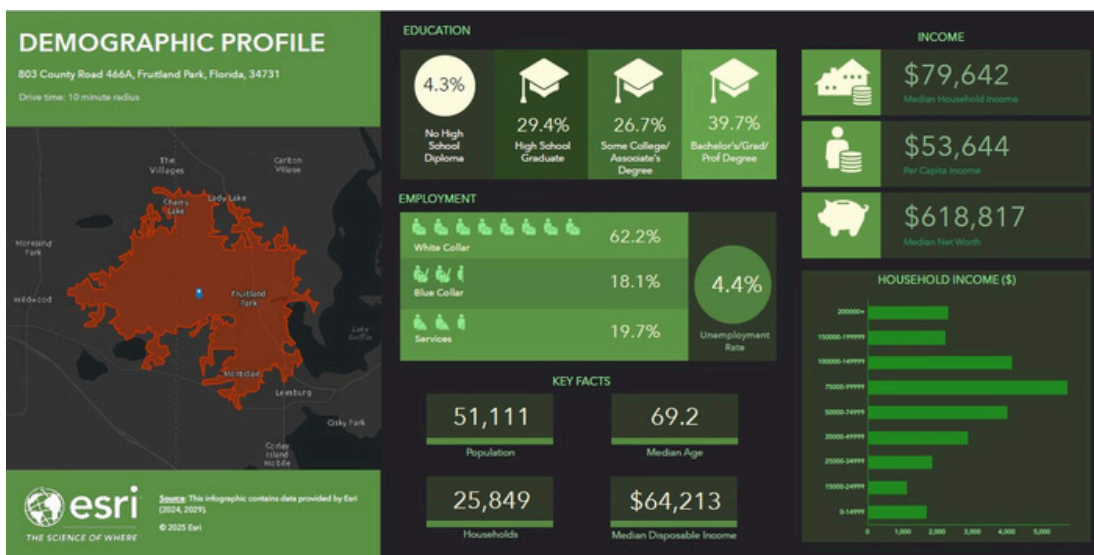
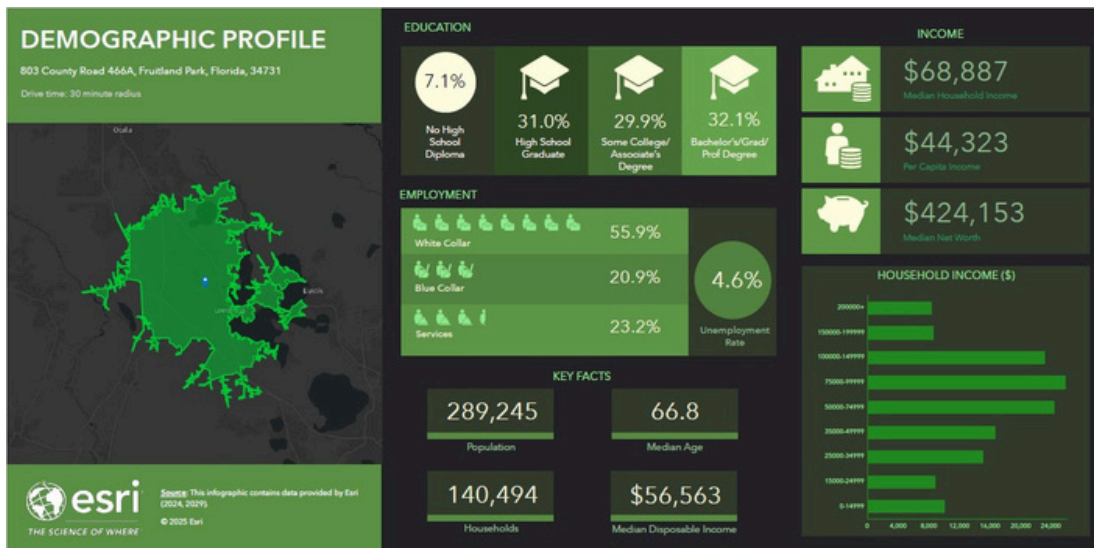
MAP OF PROPERTY



ADDITIONAL PHOTOS



DEMOGRAPHIC PROFILE



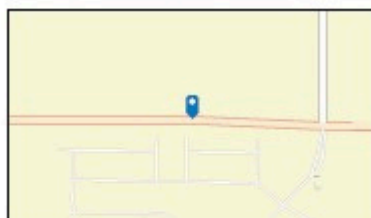
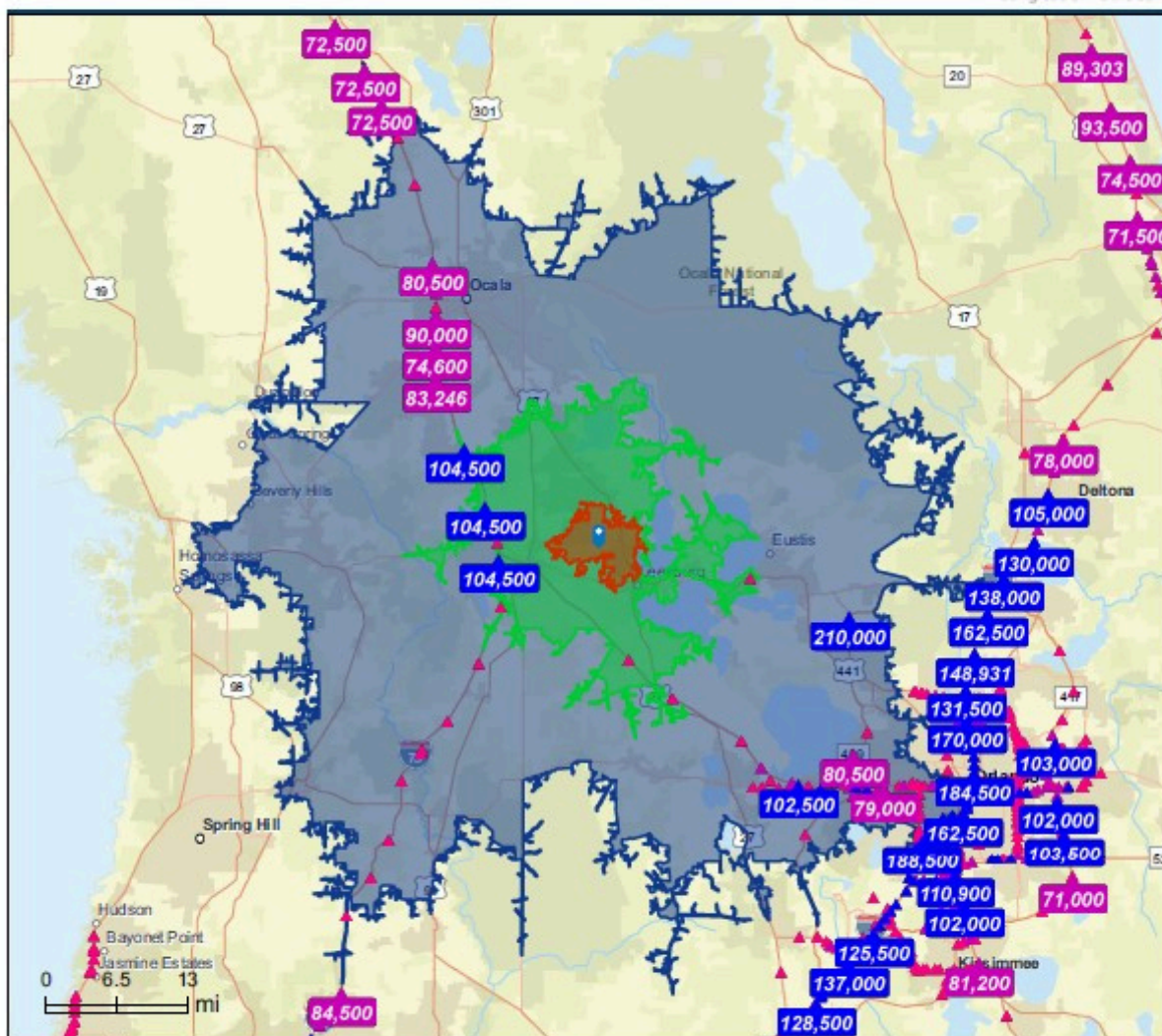
TRAFFIC COUNT MAP



Traffic Count Map

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



Sources: ©2024 Kallbrate Technologies (Q4 2024).

March 20, 2025

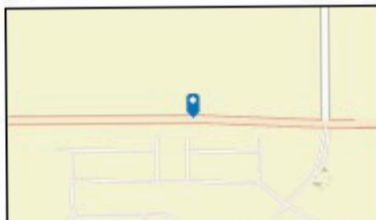
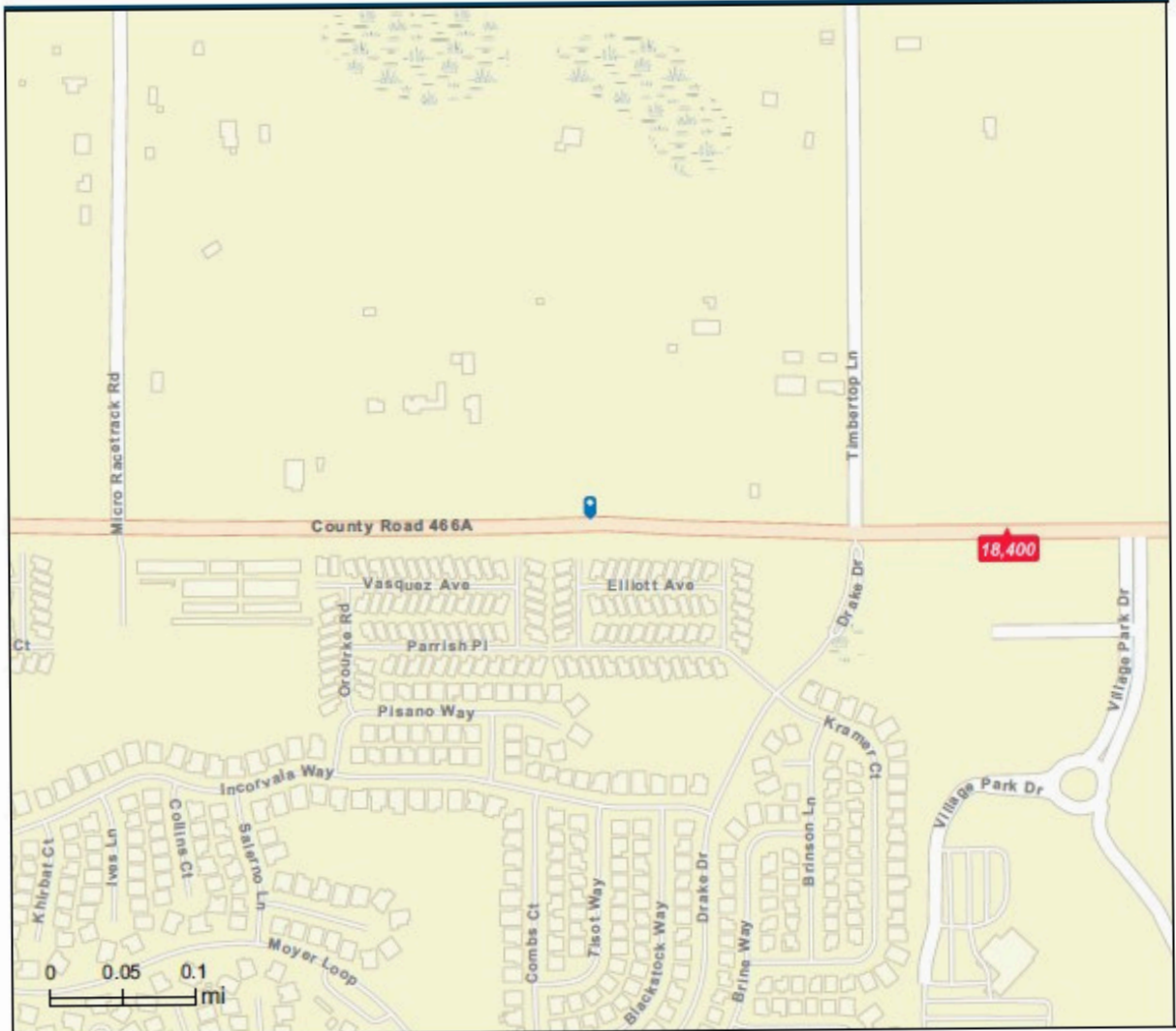
TRAFFIC COUNT MAP UP-CLOSE



Traffic Count Map - Close Up

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

Prepared by Esri
Latitude: 28.86177
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