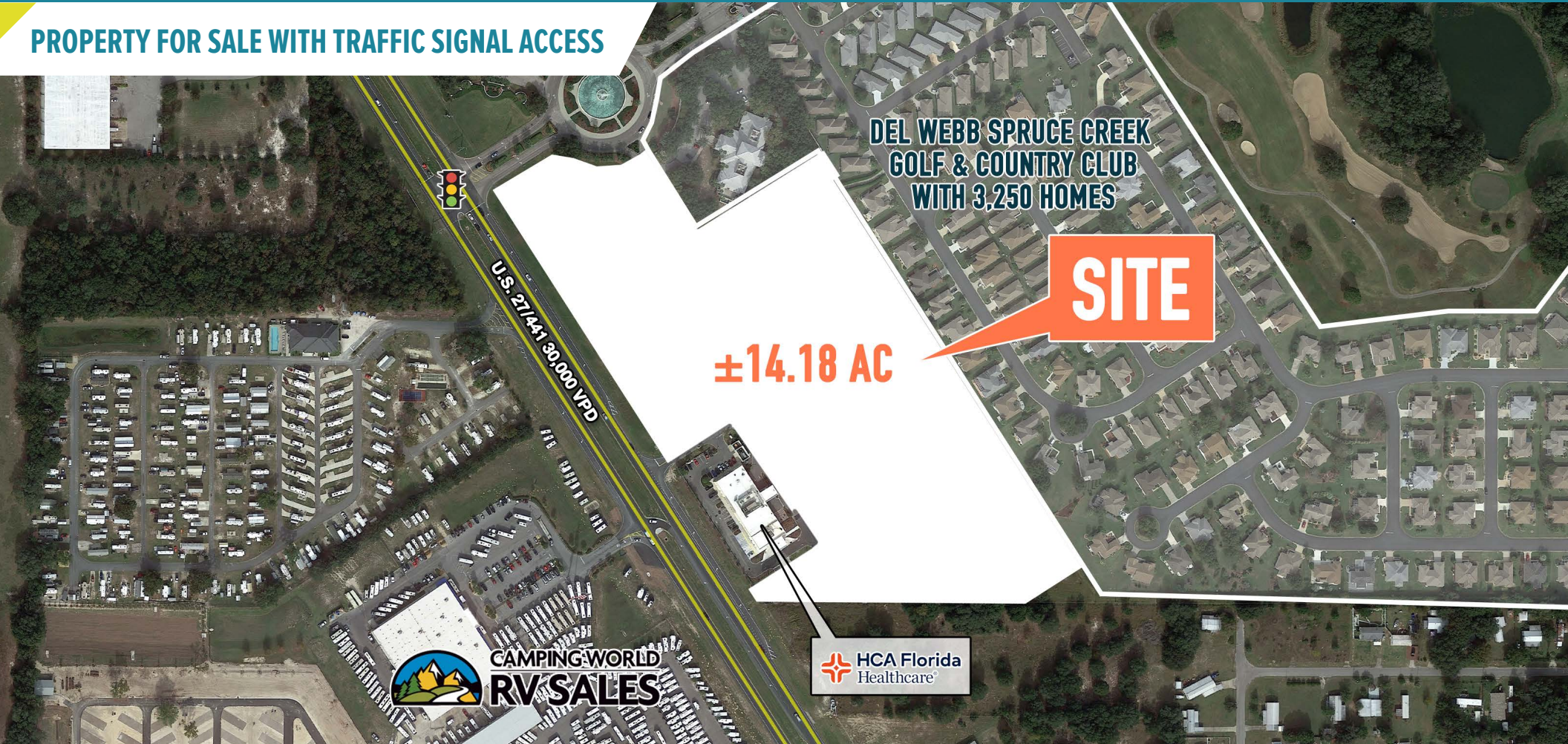


SHOPPES AT SPRUCE CREEK
SUMMERFIELD, FL

14193 US HIGHWAY 441

POTENTIAL ±120,000 SF ON ±14.18 ACRES

PROPERTY FOR SALE WITH TRAFFIC SIGNAL ACCESS



DEL WEBB SPRUCE CREEK
GOLF & COUNTRY CLUB
WITH 3,250 HOMES

SITE

±14.18 AC



**CAMPING WORLD
RV SALES**



**HCA Florida
Healthcare**



METRO[®]
COMMERCIAL
REAL ESTATE, INC.

MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ | MIAMI, FL | PHILADELPHIA, PA

get in touch.

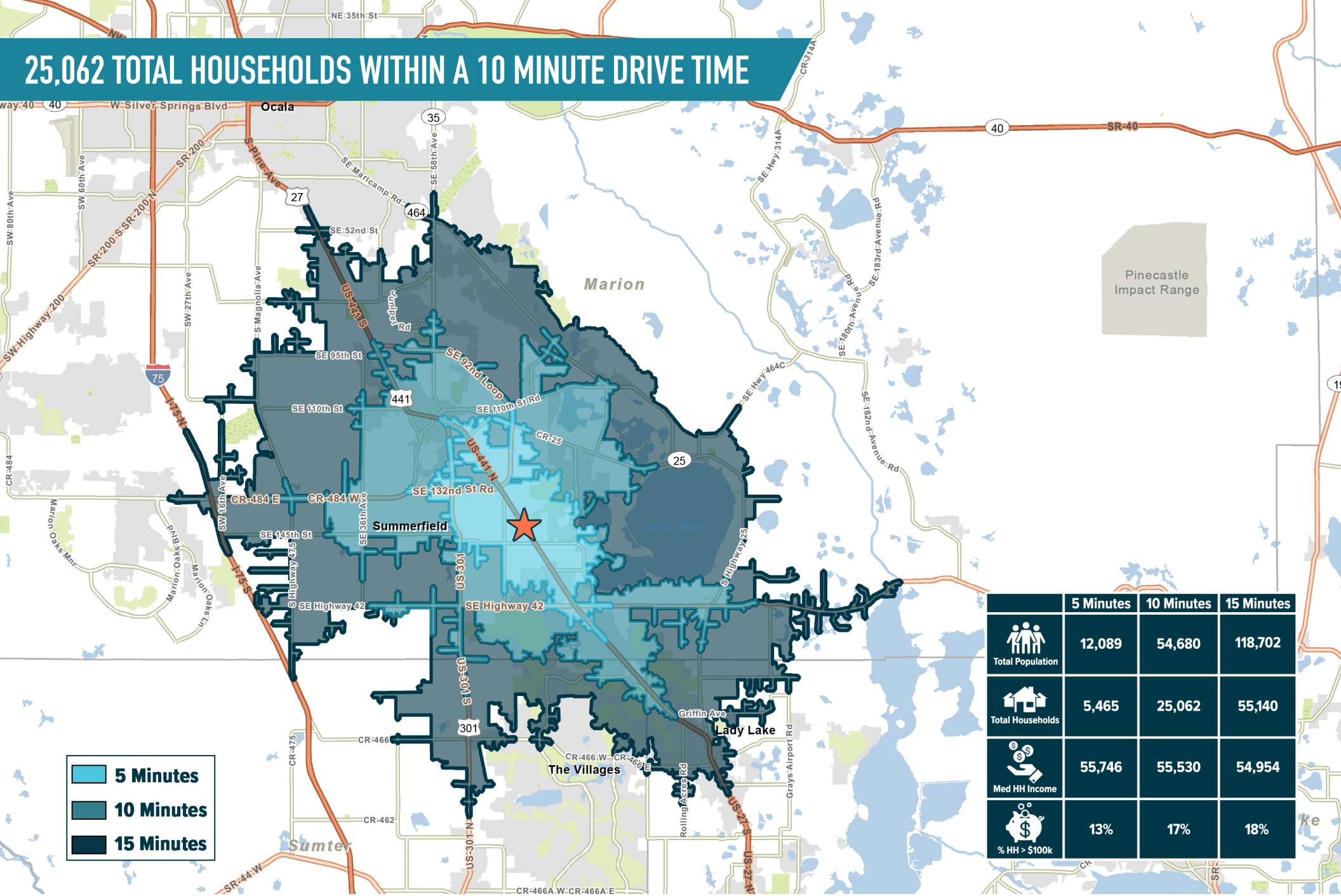
COOPER JONES

office 786.671.4020
direct 786.671.4025
cjones@metrocommercial.com

ROD CASTAN, CRRP

office 786.671.4020
direct 786.671.4022
rcastan@metrocommercial.com

25,062 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



	5 Minutes	10 Minutes	15 Minutes
Total Population	12,089	54,680	118,702
Total Households	5,465	25,062	55,140
Med HH Income	55,746	55,530	54,954
% HH > \$100k	13%	17%	18%

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 03.20.24

SHOPPES AT SPRUCE CREEK
SUMMERFIELD, FL
 14193 US HIGHWAY 441

GROCERY POTENTIAL

BELLEVUE REGIONAL SHOPPING CENTER

Publix

Roses

DOLLAR TREE

save a lot

DOLLAR GENERAL

Winn-Dixie

DEL WEBB SPRUCE CREEK GOLF & COUNTRY CLUB
3,250 HOMES

SITE

CAMPING WORLD
RV SALES

THE VILLAGES
80,000 PERSON COMMUNITY
WITHIN 10 MINUTE DRIVE

MULBERRY GROVE PLAZA

Publix

bealls
OUTLET

PEPBOYS
AUTO

3 MILES

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 03.20.24

SHOPPES AT SPRUCE CREEK
SUMMERFIELD, FL
14193 US HIGHWAY 441



MetroCommercial.com

MAJOR DISCOUNTERS



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 03.20.24

SHOPPES AT SPRUCE CREEK
SUMMERFIELD, FL
14193 US HIGHWAY 441



MetroCommercial.com

CONCEPTUAL RENDERING



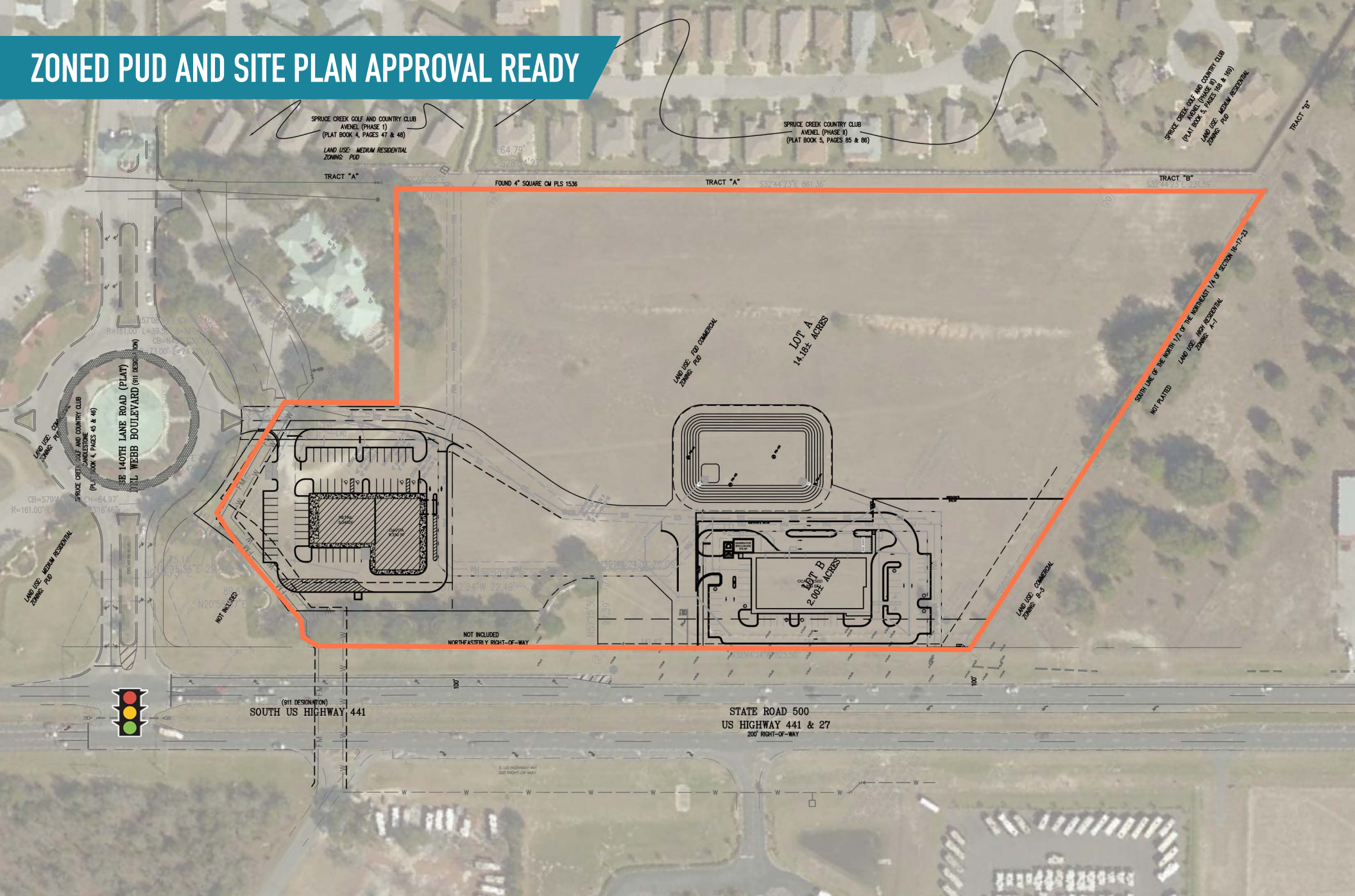
The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 03.20.24

SHOPPES AT SPRUCE CREEK
SUMMERFIELD, FL
14193 US HIGHWAY 441



MetroCommercial.com

ZONED PUD AND SITE PLAN APPROVAL READY



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 03.20.24

SHOPPES AT SPRUCE CREEK
SUMMERFIELD, FL
14193 US HIGHWAY 441



MetroCommercial.com