

Shoppes of Spruce Creek

Summerfield, Marion County, Florida

Retail & Outparcel Space Available!



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- Location:** Southeast corner of US Highway 27/44 and SE 140th Lane Road. (Signalized Intersection)
- Description:** Proposed 120,000 sq. ft. shopping center to be built on 15.45 acres with 800 feet of highway frontage. Outparcels are available.
- Zoning:** PUD Commercial, Development of Regional Impact
- Community:** Spruce Creek is an active adult community built with 5,250 homes developed by Del Webb, a Pulte Homes company. The community includes 36 holes of golf & a 14,000 sq. ft. recreation center. Recent single family home re-sales have exceeded \$400,000, 90% of the residents are full-time, and the property is sold out. The site is seven miles north of The Villages of Lady Lake, a master-planned community with over 65,000 people.
- Traffic Counts:** US Highway 27/44 is a divided 4-lane highway with a traffic count of 33,500 vehicles per day.

Demographics (2006):	1 Mile	3 Mile	5 Mile
Route Active Population	4,170	28,784	74,651
Average HH Income	\$45,372	\$46,504	\$47,166

