

FOR LEASE

Shoppes ON BROAD STREET

1233 W Broad Street,
Groveland Florida, 34736

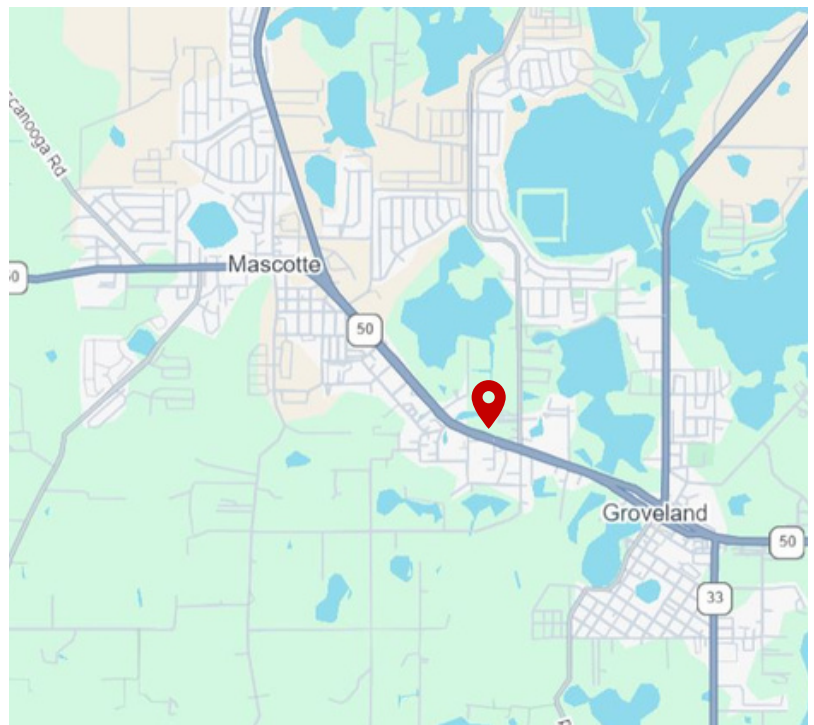
18,240 SF
\$22/SF/YR
NNN

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KELLERWILLIAMS
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KW COMMERCIAL

Delaying a walkthrough would be a missed opportunity that your business can't afford.





OVERVIEW

Picture your office or retail store thriving in a brand-new commercial space, perfectly positioned for success! Located on State Road 50, one of the city's busiest roads, this prime location guarantees maximum visibility averaging **25,500** Average Daily Traffic Count. Whether you're looking to launch, expand, or relocate, this dynamic space offers the exposure and growth opportunities your business needs to flourish.

SUMMARY

SPACE	9,120
CITY	Groveland
COUNTY	LAKE
TYPE	OFFICE RETAIL



MARKET

As of Q4 2024, Lake County, FL, remains a highly competitive retail market, offering 21 million square feet of space with a low 5.9% vacancy rate, making it one of the most occupied in Central Florida. Retail demand continues to surpass supply, as businesses seek space faster than new developments can be completed. In Groveland, approximately 180,000 square feet of retail space is available, with most properties for sale rather than lease. While the area is primarily industrial, interest in retail space is increasing. Given Lake County's strong retail growth, Groveland is expected to attract more businesses looking to establish a presence in this expanding market. Follow this link to Groveland's Development Activity Map [HERE](#)

USES	EDGE	CENTER	CORE	EDGE	CENTER	CORE	EDGE	CENTER	CORE
		Town		Village			Hamlet		
RESIDENTIAL & HOSPITALITY									
Multifamily Residential	P	P	P	P	P	P	P	P	P
Single Family Attached (Townhomes)		P	P			P			P
Single Family Detached	P	P		P	P	P	P	P	P
Live/Work Units		P	P		S	P			P
Accessory Dwelling Unit	P	P		P	P		P	P	P
Short Term Rental	P	P	P	P	P	P	P	P	P
Hotel, Resort & Inn		P	P		P	P	P	P	P
Residential Care	P	P	P		P	P		P	P
CIVIC/INSTITUTIONAL									
Assembly		P	P		P	P	P	P	P
Hospital & Clinic		P	P			P			P
Library/Museum		P	P		P	P			P
Law Enforcement & Fire	P	P	P	P	P	P		P	P
School	P	P	P	P	P	P		P	P
Post Office			P			P			P
RETAIL & SERVICE									
Neighborhood Retail		P	P			P			P
General Retail			P			P			
Craftsman Retail		P	P			P			P
Neighborhood Service		P	P			P			P
General Service			P			P			
OFFICE									
Office	S	P	P		S	P		P	P
Home Occupation	P	P	P	P	P	P	P	P	P
AMUSEMENT									
Recreation Indoor		P	P			P			P
Recreation Outdoor									
INDUSTRIAL									
Light Industrial			P						
Heavy Industrial									
Utilities									
Key: P Permitted S Special Exception									