



# HILLS

CITY CENTER

# *At the center of it all*

## VISION

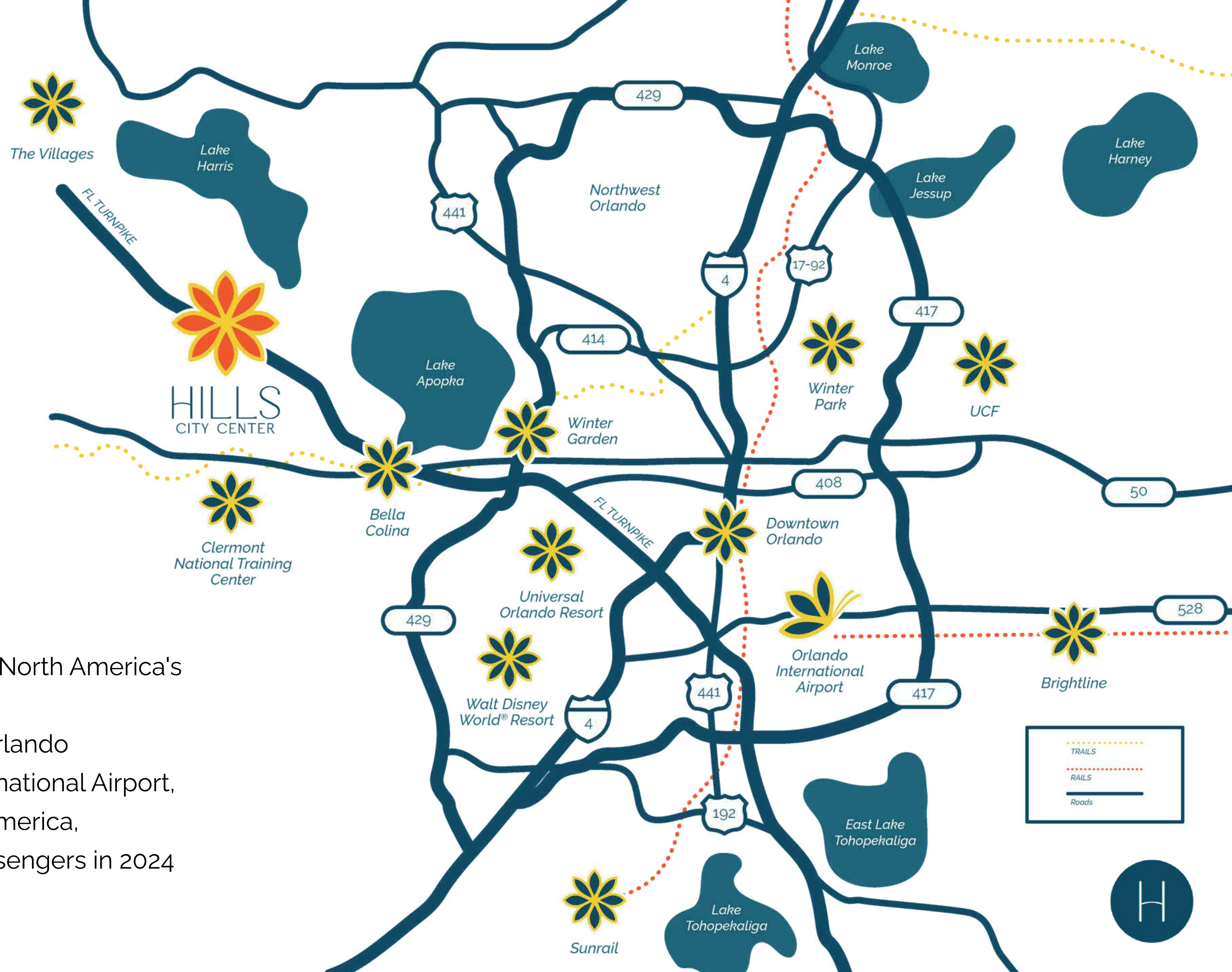
**Hills City Center** is where you live, play, discover, stay, thrive, and find your fun. This vibrant **96-acre mixed-use destination** in Minneola, part of Lake County—**the fastest-growing county in Florida**—is at the heart of a thriving community of 225,338 residents and over 80,452 households, rich in natural beauty.

Immediate access on the Florida Turnpike, with **over 2 million weekly passing vehicles**, Hills City Center is designed to be a true Central Florida hub — a place for all seasons of life with stunning scenery, community events, shopping, healthcare, and more. It's where every visit feels like coming home, and opportunities grow with the community.





- **20 minutes** from The Villages, North America's #1 Master Planned Community
- **20 minutes** from Downtown Orlando
- **35 minutes** from Orlando International Airport, one of the busiest airports in America, welcoming over 57 million passengers in 2024



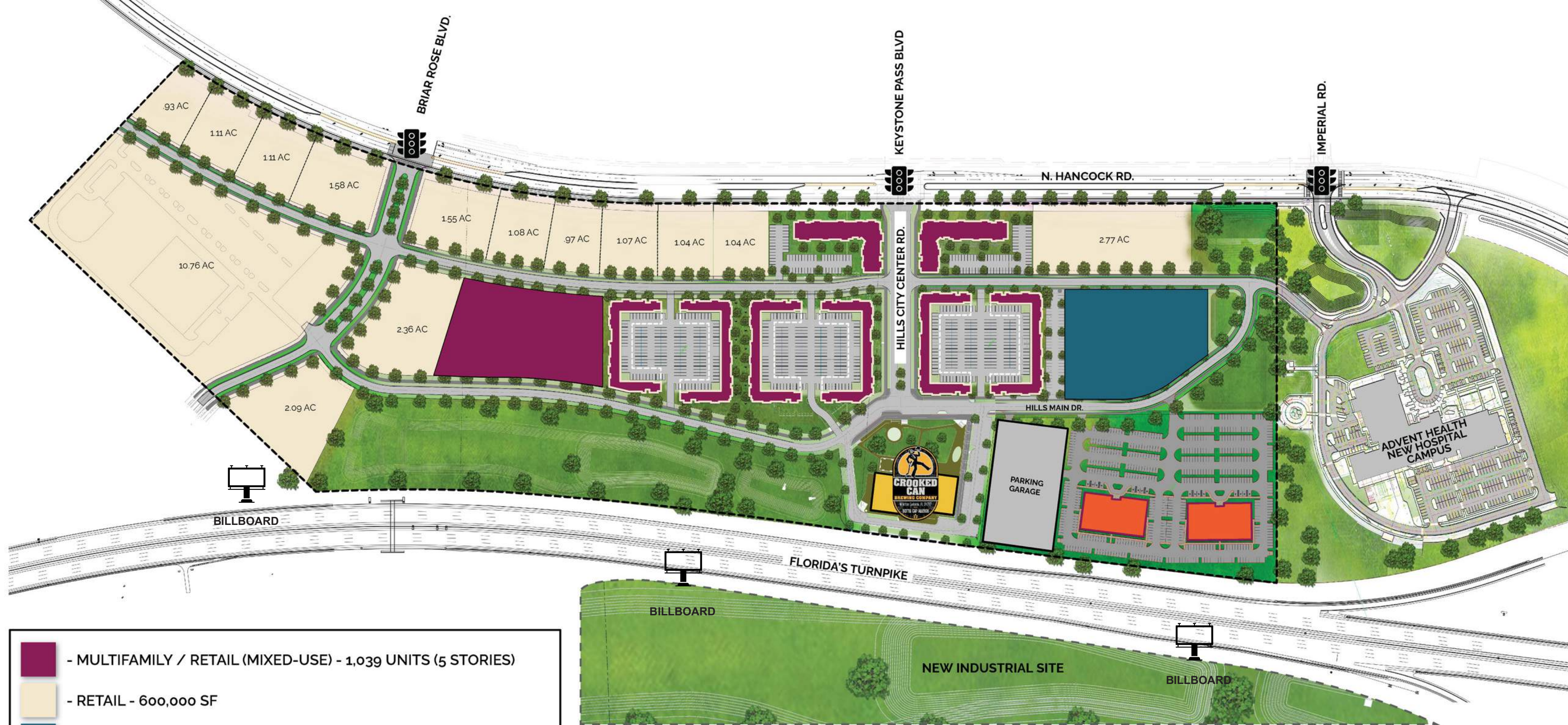




# HILLS

CITY CENTER





- MULTIFAMILY / RETAIL (MIXED-USE) - 1,039 UNITS (5 STORIES)
- RETAIL - 600,000 SF
- SENIOR LIVING
- MEDICAL OFFICE - 500,000 SF (5 STORIES)

 - CROOKED CAN BREWERY - 43,000 SF BREWERY & FOOD HALL  
2 ACRE OUTDOOR EVENT SPACE

- OVER 2 MILLION VEHICLES PER WEEK PASS BY VIA THE FLORIDA TURNPIKE
- APPROXIMATELY 1,000 SQ. FT. OF FRONTAGE AVAILABLE
- THREE LED BILLBOARDS FOR SIGNAGE AND ADVERTISING
- HANCOCK ROAD EXPANSION FROM 2 TO 4 LANES

**HILLS**  
CITY CENTER



# HILLS CITY CENTER

13,000 single-family and multi-family units within a 5-mile radius,

Hotel

Ten outparcels fronting Hancock Road

Retail: 600,000 SF

Splash pad: 2,600 SF

Multi-family 1,039 units  
5 story with ground floor commercial

Crooked Can: the state's largest brewery  
and food hall, 42,950 SF, 2,000 SF  
taproom (opening summer 2026)

Senior Living

Medical Offices: 500,000 SF

AdventHealth Minneola Campus:  
200,000 SF, \$281 million investment

Commerce Center: 1.4 million SF,  
700 daytime jobs created



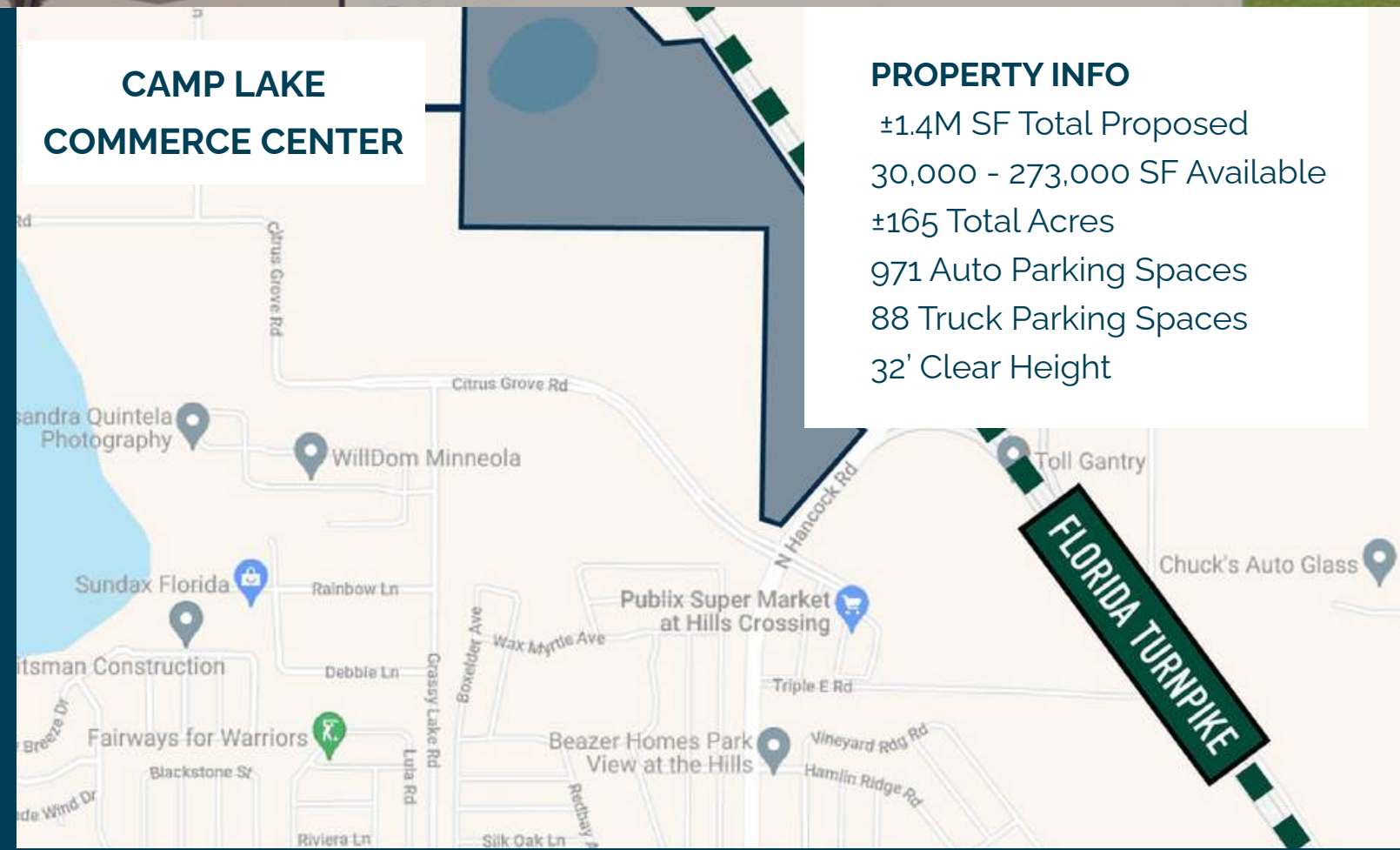




## CAMP LAKE COMMERCE CENTER:

### LOCATION HIGHLIGHTS

- Fronting the Florida Turnpike - over 2 million vehicles per week
- Instant access to FL Turnpike & Highway 27
- Situated for Statewide Distribution
- Next to the Brand New \$281M AdventHealth Hospital Campus
- Fronting Road to be Widened by County
- 200k New Residents by 2030 Projected for Lake County



### CAMP LAKE COMMERCE CENTER

#### PROPERTY INFO

±1.4M SF Total Proposed  
 30,000 - 273,000 SF Available  
 ±165 Total Acres  
 971 Auto Parking Spaces  
 88 Truck Parking Spaces  
 32' Clear Height





## MEDICAL OFFICES:

### LOCATION HIGHLIGHTS

- 500,000 SF of high-end medical office space
- Connected to Brand New \$281M AdventHealth Hospital Campus
- Fronting the FL Turnpike - over 2 million vehicles per week
- Instant Access to FL Turnpike & Highway 27
- Large building signage opportunities on FL Turnpike
- 200k New Residents by 2030 Projected for Lake County





"Hills City Center —  
**at the center of it all.**"







# *Lake County*

## AREA

Nestled amidst lush landscapes and scenic lakes, **Lake County offers a unique blend of natural beauty and vibrant community life.** Known for its rolling hills and outdoor recreation, it's a place where families and entrepreneurs alike can thrive. As the **highest point in the state of Florida**, Minneola provides stunning panoramic views, enhancing its appeal. With an **expanding network of parks, trails, and lakes**, Lake County is ideal for those who value an active, outdoor lifestyle combined with convenient amenities. Its **strategic location provides easy access to major markets and transportation hubs, making it perfect for growth and innovation.**







- Recognized as the **fastest-growing county in Florida** – Orlando Business Journal
- Ranked as the **#3 fastest-growing county in the United States** – Orlando Business Journal
- A premier destination for Olympic athletes, home to the National Training Center
- Listed among the **Top 25 Best Bass Lakes** in the Southeast by Bassmaster
- Earned an “**A**” rating from the **Florida Department of Education** for 2024-25, with a 93% graduation rate
- **Located at the highest point** in the state, offering a distinctive landscape





# HILLS CITY CENTER

## DEMOGRAPHIC SUMMARY

**POPULATION:** 225,338

**HOUSEHOLDS:** 80,453

**MEDIAN HOUSEHOLD INCOME:** \$102,000

**UNEMPLOYMENT RATE:** 4.9%







*live*

Hills City Center will offer over **1,039 multi-family units**, along with more than **13,000+ single-family and multi-family homes within a 5-mile radius**. Additionally, it will include dedicated senior living options for an active, connected, and maintenance-free lifestyle.





# *play*

With all the amenities you need right at your doorstep, including a **2,400 square foot splash** pad and beautiful **community green space**, it's the kind of place where neighbors quickly become friends.



A photograph of two cyclists riding away from the camera on a paved path. The path is flanked by dense green trees and foliage, creating a canopy effect. The cyclists are wearing black and yellow jerseys with 'RES' and 'FLY' logos. The word 'discover' is written in a large, white, italicized serif font over the right side of the image.

# *discover*

With its **expanding network of parks, trails, and lakes**, Lake County is ideal for those who value an **active, outdoor lifestyle combined with convenient amenities**. It is connected to Central Florida's most popular trail networks, including the South Lake Trail, which links to the West Orange Trail—spanning 22.6 miles and connecting the Van Fleet State Trail in Sumter County to the West Orange Trail in Orange County. **Together, these trails offer over 51 miles of scenic pathways for outdoor enthusiasts."**





# *stay*

Spanning over **42,950 square feet on 3 acres**, Crooked Can's brewery and food hall is designed to be a hub of fun, flavor, and community. It features **2 acres of outdoor event space and beer gardens**. At the center of it all is a spacious **2,000 square foot taproom**, where you can relax, sip on handcrafted beers, and enjoy time with friends and neighbors.





# *thrive*

Connected to **Florida's #1 ranked hospital**,  
AdventHealth, our new state-of-the-art medical  
campuses will make caring for your well-being easy and  
accessible — because feeling good is the key to thriving.





# *at the center of it all*

**Strategically Positioned for Growth and Innovation**  
**Situated right at the FL Turnpike Interchange**, and just 20 minutes from both Downtown Orlando and The Villages, this prime location offers **convenient access to major markets and transportation hubs**, making it an ideal destination for growth and innovation.





# *find your fun*

Hills City Center will be a **destination for fun, shopping, dining, and entertainment!** Think yoga on the lawn, farmers markets, live music, community races, and more! We look to build a **central space for community**, and you're invited.





"A place where people of all ages  
and seasons of life come together  
to live, play, discover, stay,  
thrive, and find their fun."



HILLS CITY CENTER





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