



HILLS CITY CENTER



HILLS
CITY CENTER



At the center of it all

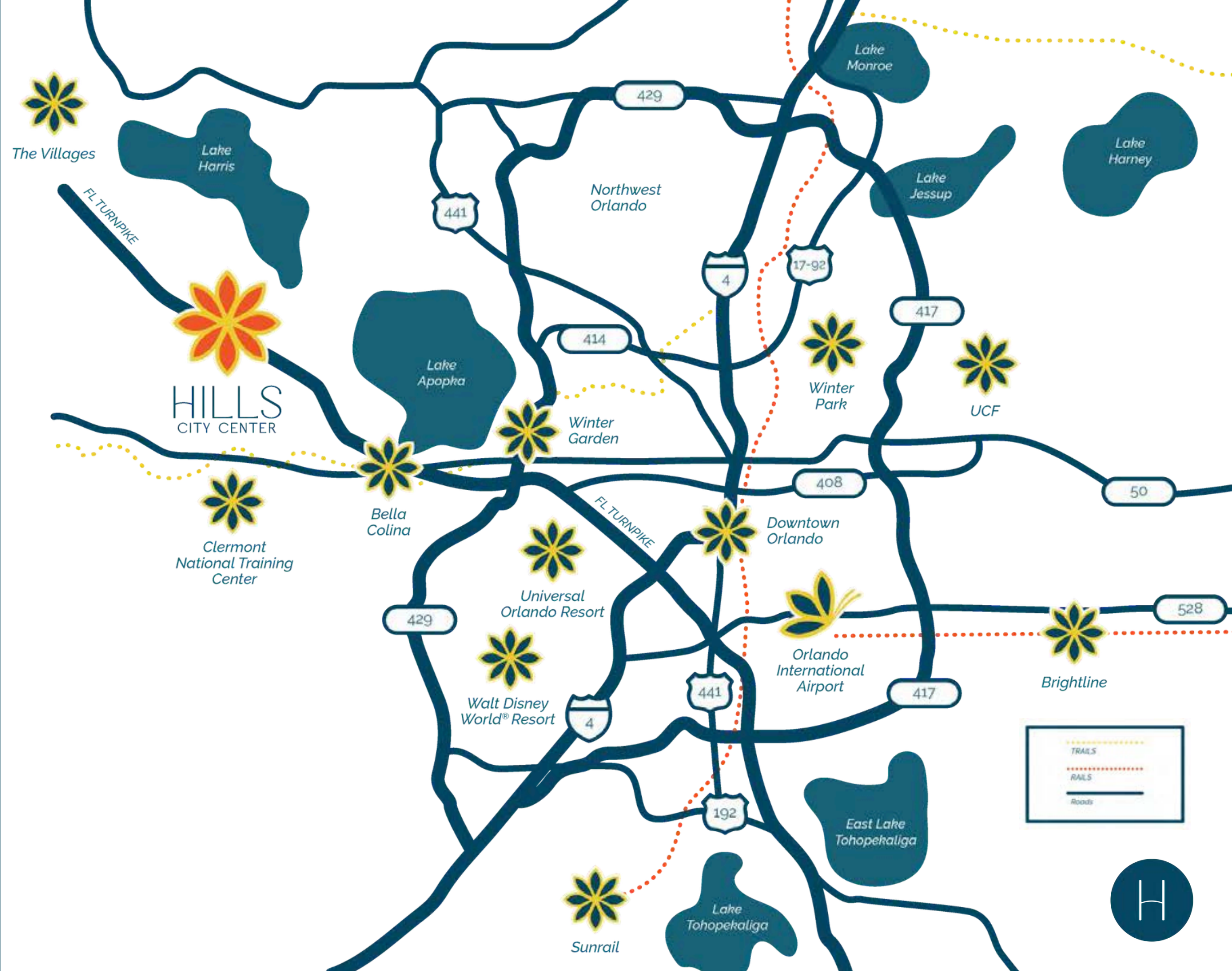
VISION

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—**one of the fastest growing counties in Florida**—is at the heart of a thriving community of over 468,682 residents and over 164,497 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



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- OVER 2 MILLION VEHICLES PER WEEK PASS BY VIA THE FLORIDA TURNPIKE
- APPROXIMATELY 1,000 SF OF FRONTAGE AVAILABLE
- THREE LED BILLBOARDS FOR SIGNAGE AND ADVERTISING
- HANCOCK ROAD CURRENTLY EXPANDING TO 4 LANES
- MINNEOLA CONTINUES TO BE ONE OF CENTRAL FLORIDA'S FASTEST-GROWING AND MOST EXCITING COMMUNITIES

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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
6 story with ground floor commercial

Crooked Can: Florida'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, over \$300 million investment

Commerce Center: 1.4 million SF,
700 daytime jobs created



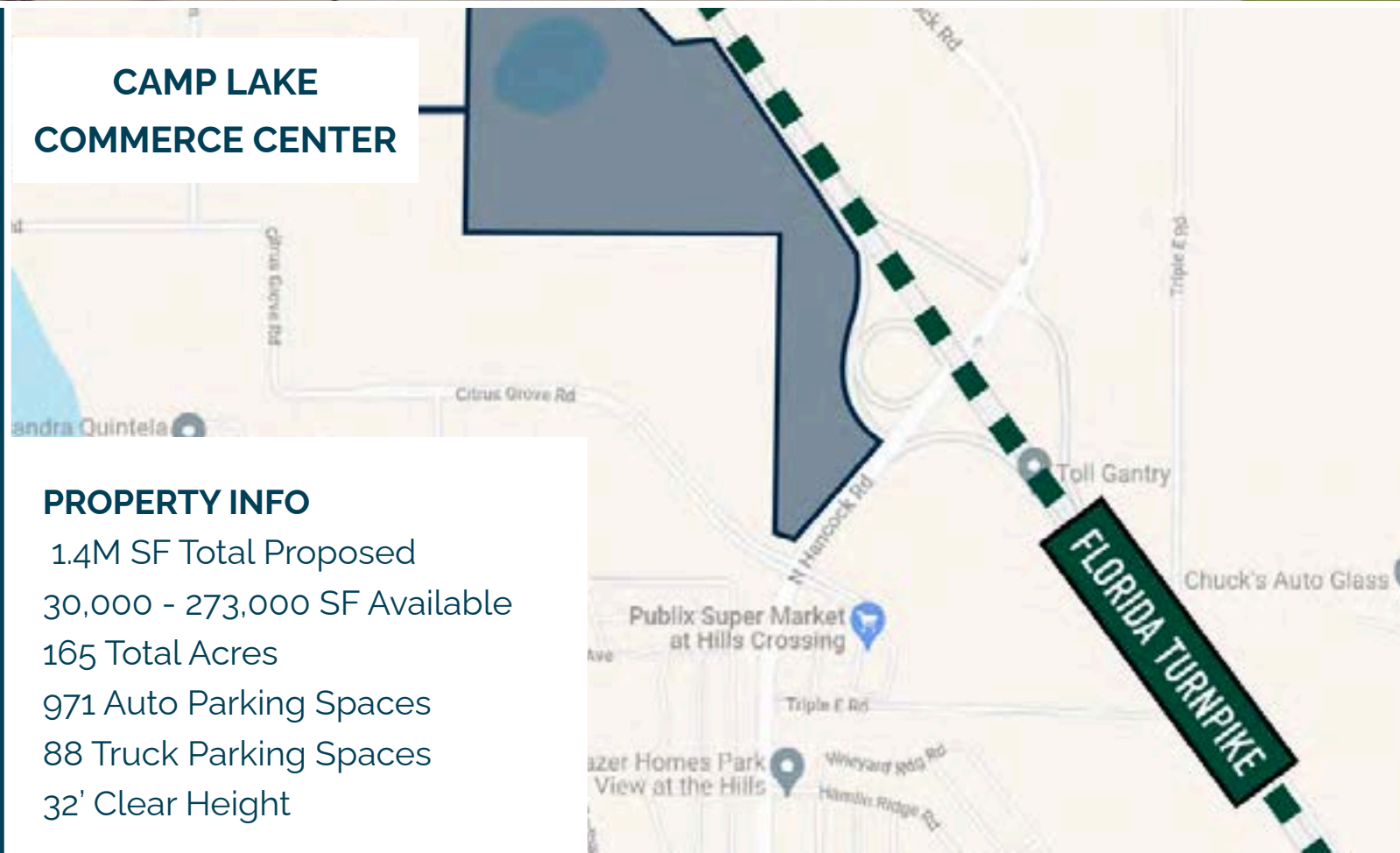
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CAMP LAKE COMMERCE CENTER:

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 AdventHealth Hospital Campus, over \$300 million investment
- 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

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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



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 one of the **fastest growing counties 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
- Minneola continues to be one of Central Florida's fastest growing and most exciting communities



HILLS CITY CENTER

DEMOGRAPHIC SUMMARY

POPULATION: 468,682

HOUSEHOLDS: 164,497

MEDIAN HOUSEHOLD INCOME: \$102,000

UNEMPLOYMENT RATE: 4.9%

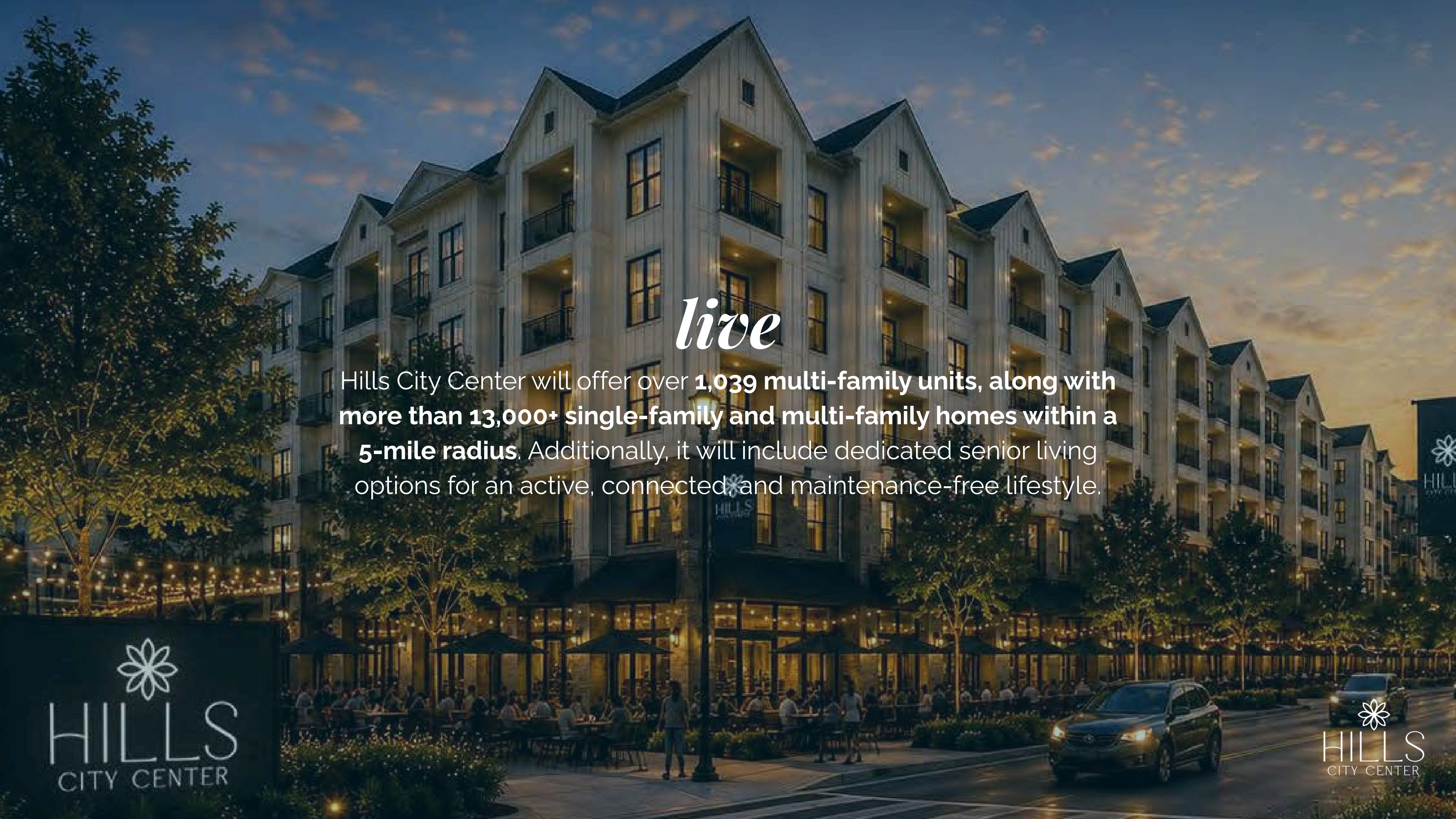




at the center of it all

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.

An architectural rendering of the Hills City Center at dusk. The image shows a long, multi-story building with a modern, rustic aesthetic. The building features white vertical siding, dark wood accents, and multiple levels of balconies with black railings. The ground floor is a large, open space with large glass windows and doors, illuminated from within, showing people sitting at outdoor tables under umbrellas. The upper floors have many windows, some of which are lit up, and the balconies are also lit. The sky is a deep blue with some light clouds. In the foreground, there are trees and a street with a few cars. The overall atmosphere is warm and inviting.

live

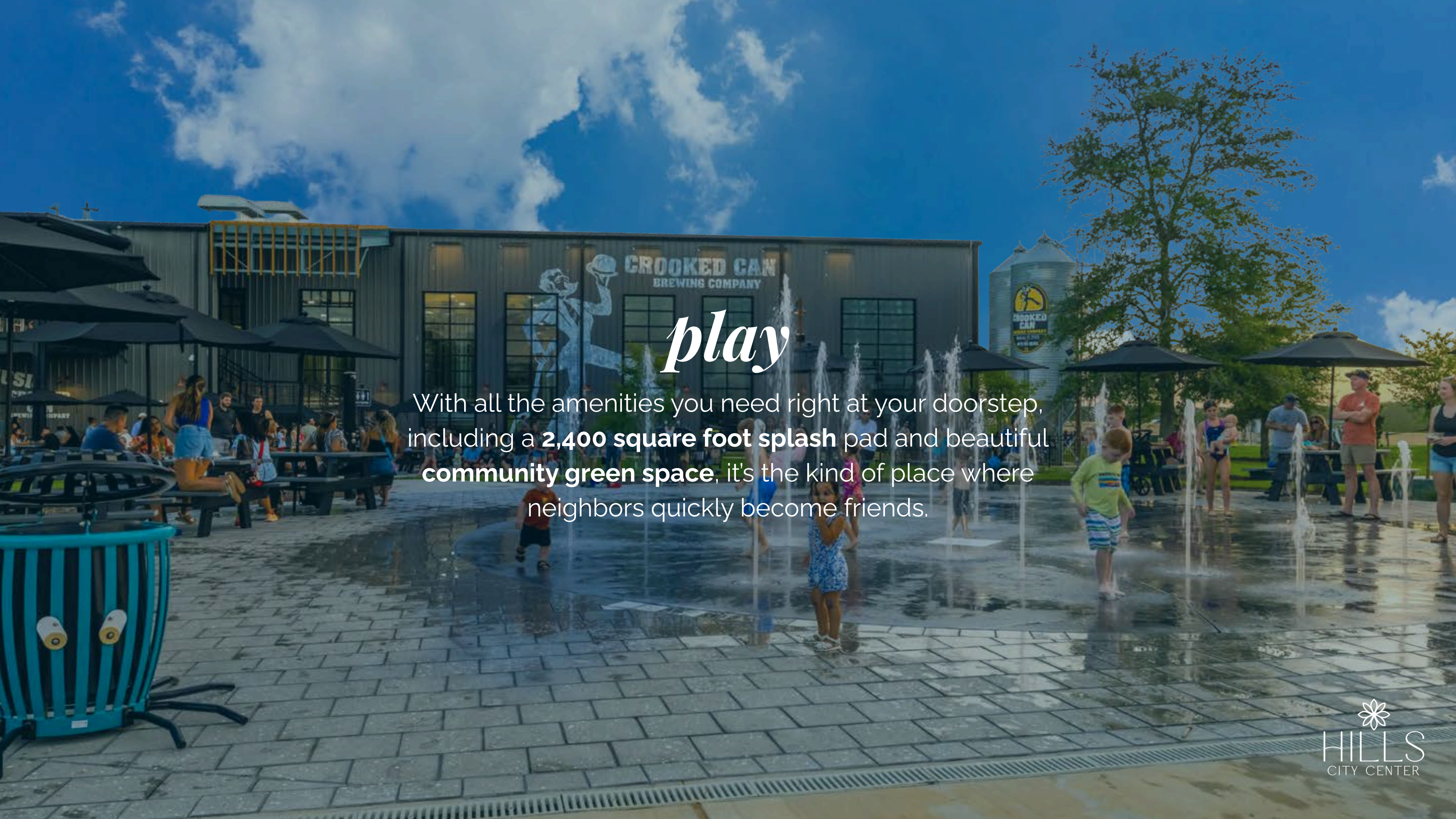
Hills City Center will offer over **1,039 multi-family units**, along with **more than 13,000+ single-family and multi-family homes** within a **5-mile radius**. Additionally, it will include dedicated senior living options for an active, connected and maintenance-free lifestyle.



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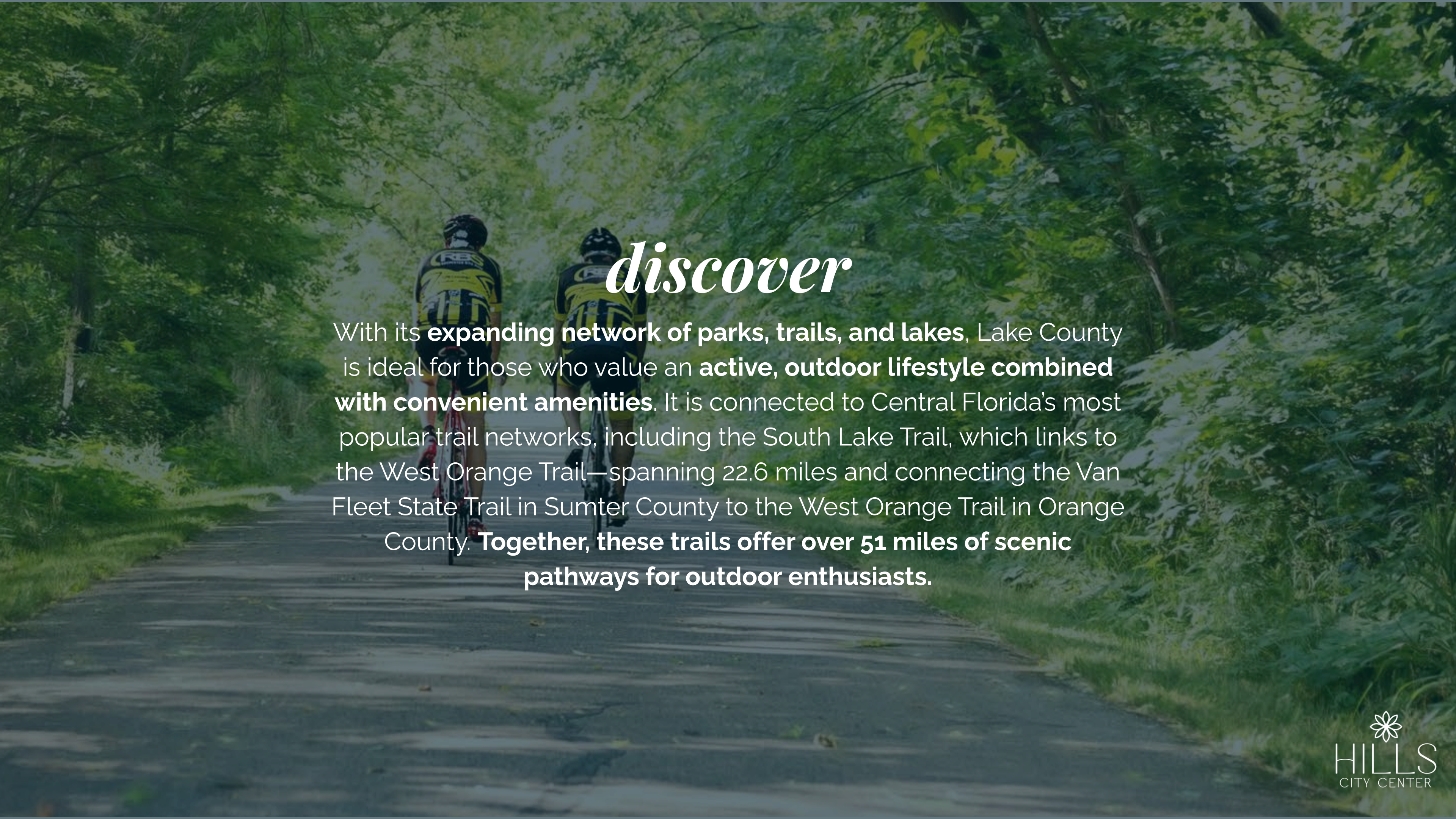


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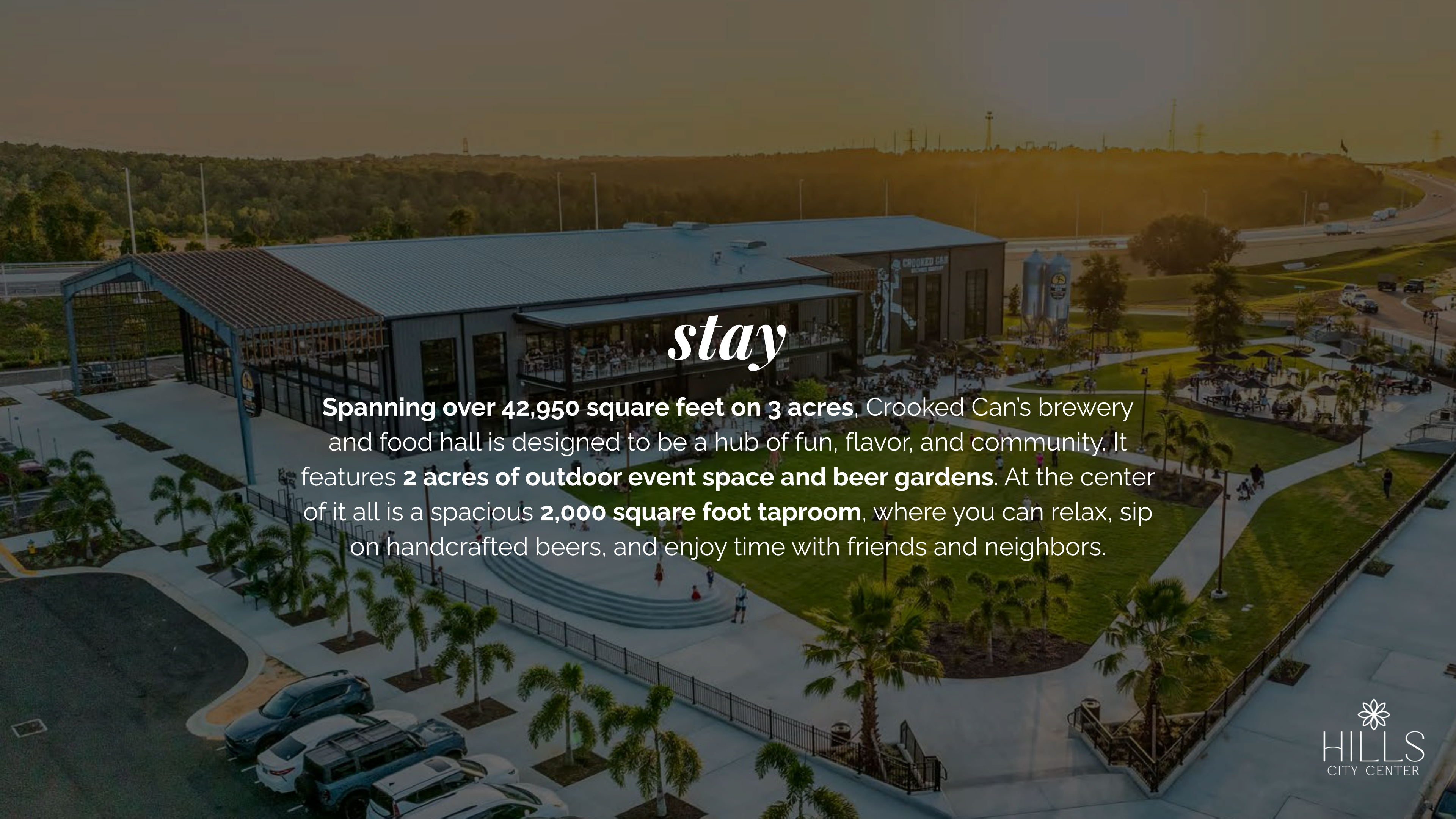
play

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 trail. They are wearing yellow and black cycling gear. The trail is surrounded by dense green trees and foliage, creating a canopy effect. The image is used as a background for the text.

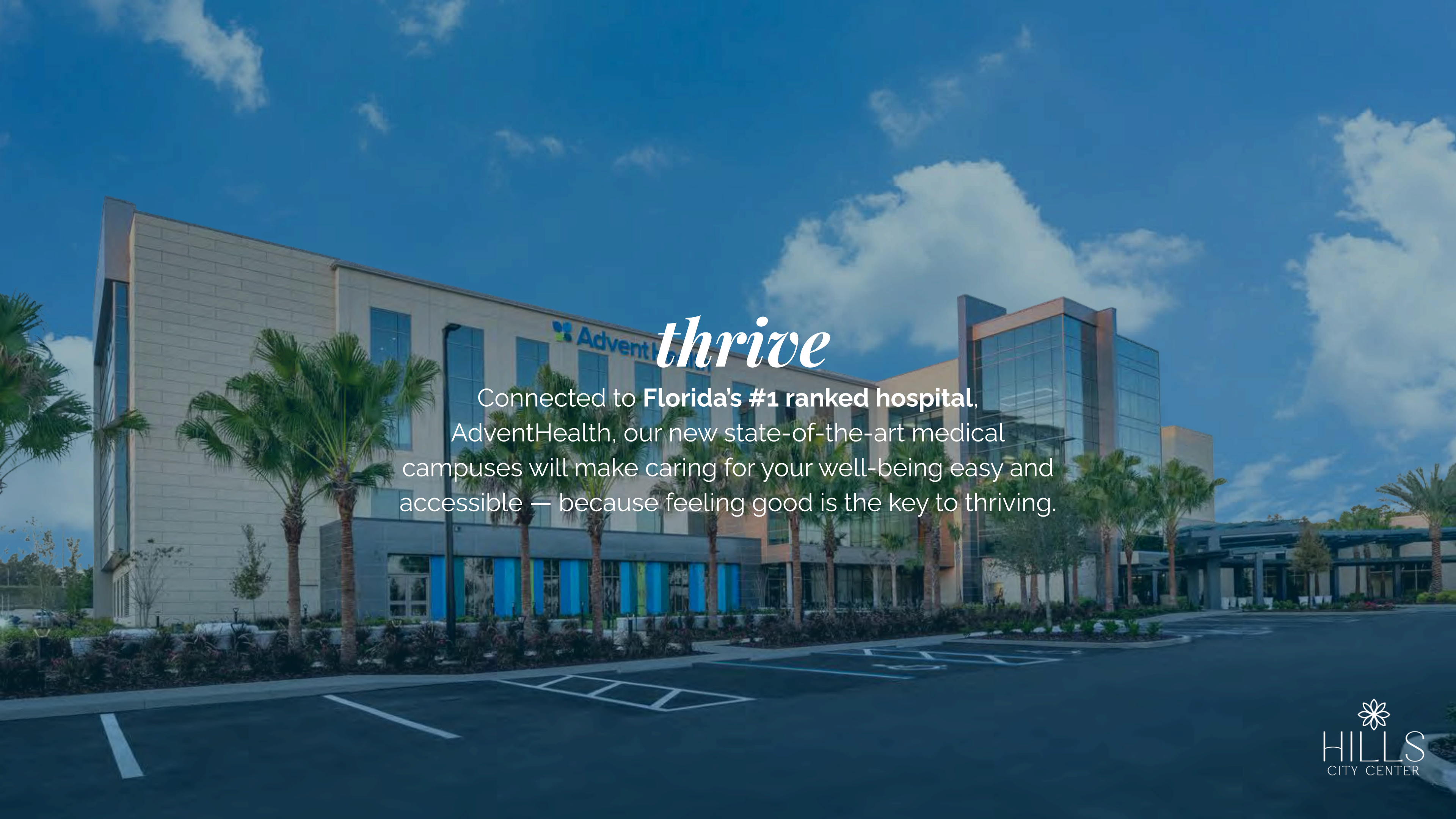
discover

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.**

An aerial photograph of the Crooked Can brewery and food hall at Hills City Center. The building is a large, modern structure with a blue metal roof and large glass windows. It features a prominent sign that reads "CROOKED CAN". In front of the building is a large, paved outdoor event space with a curved concrete stage. The area is landscaped with numerous palm trees and other tropical plants. To the right of the building is a green lawn area with several picnic tables and umbrellas. In the background, a highway with traffic is visible, and a forested hill rises in the distance. The overall atmosphere is warm and inviting, suggesting a community hub.

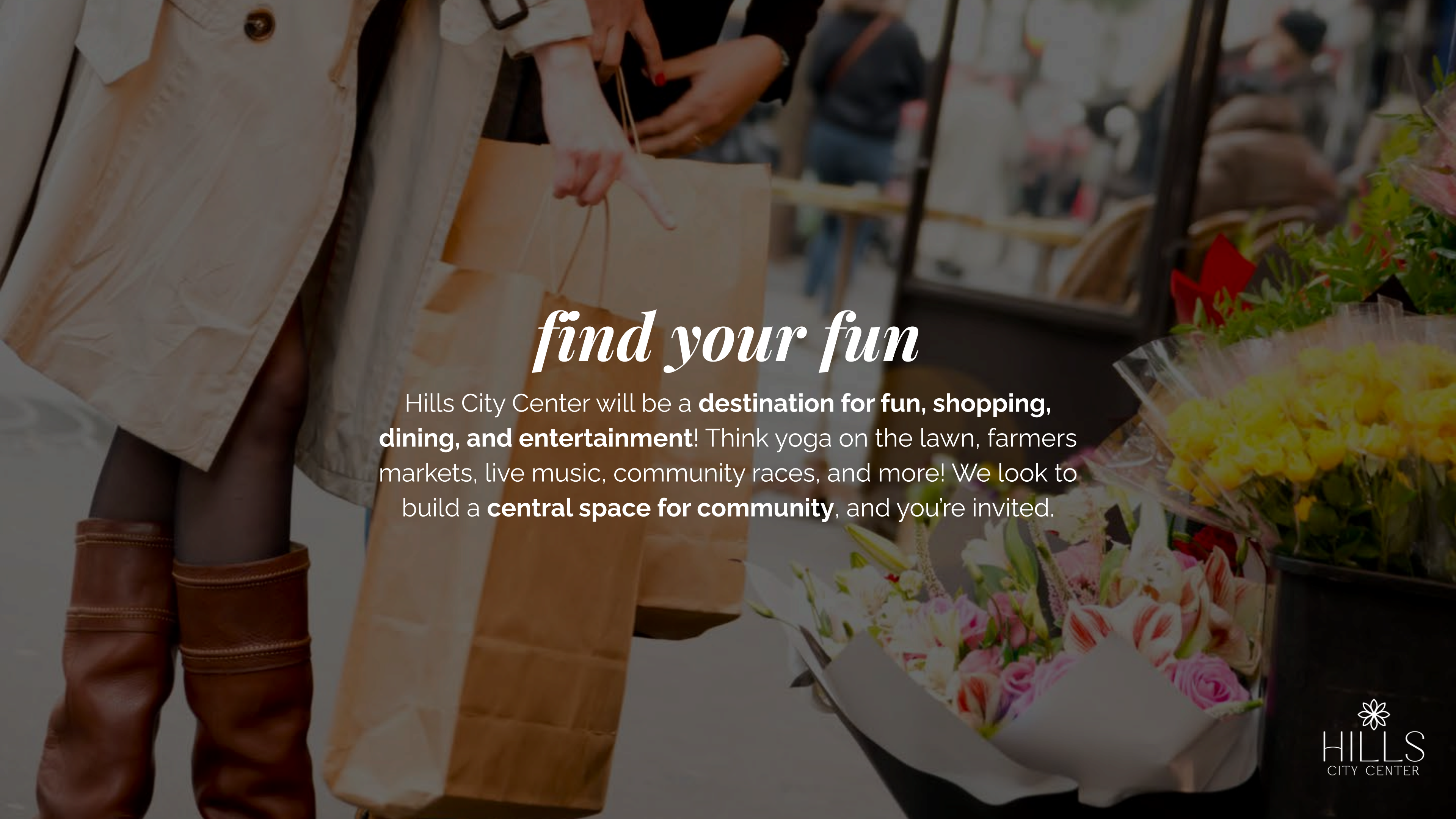
stay

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.

A person wearing a white trench coat and brown boots is holding two large brown paper shopping bags. They are standing next to a display of flowers, including a bouquet of yellow roses and a bouquet of pink and white roses. The background is a blurred outdoor setting with other people and tables.

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."

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