



HILLS

CITY CENTER

At the center of it all

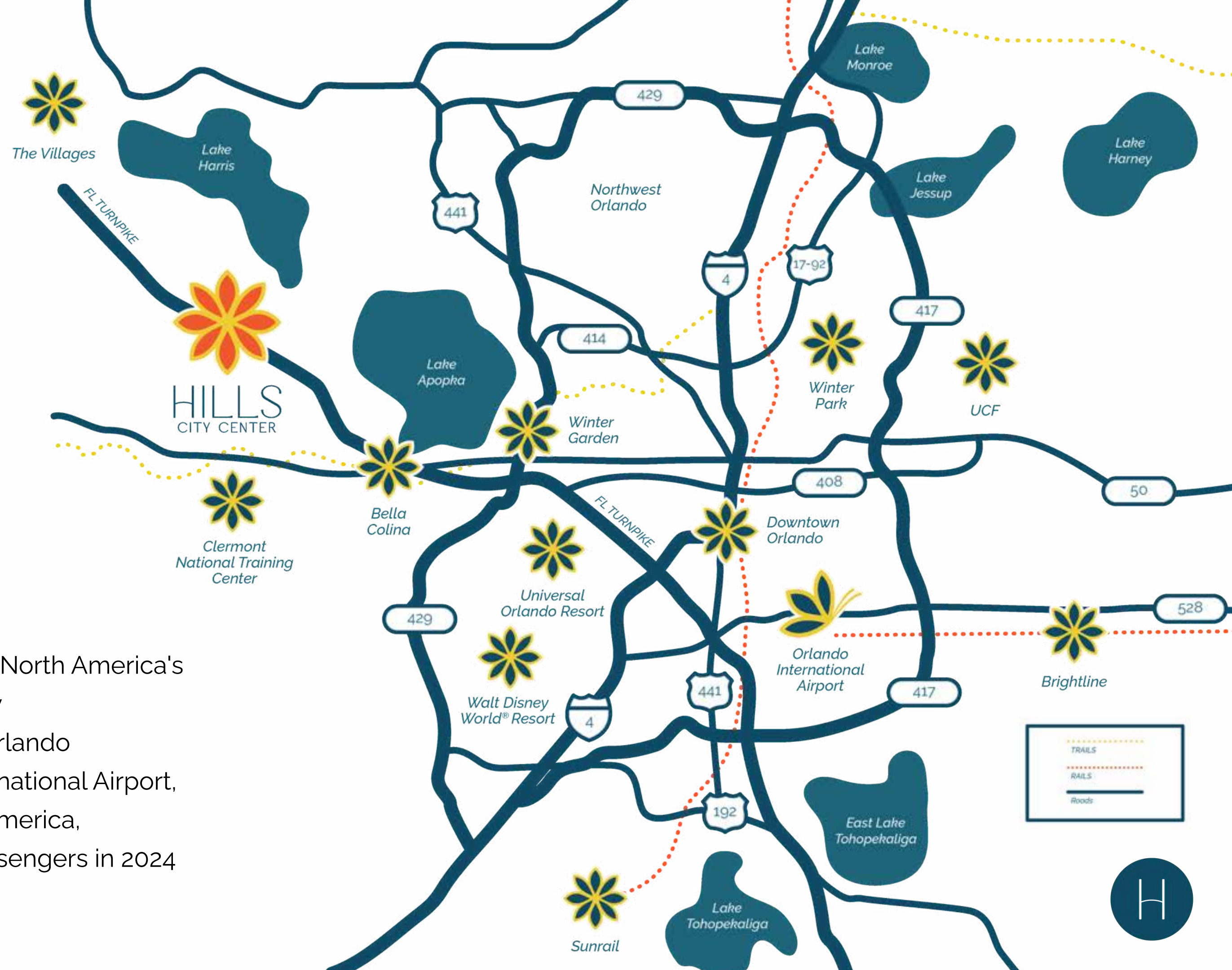
VISION

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.



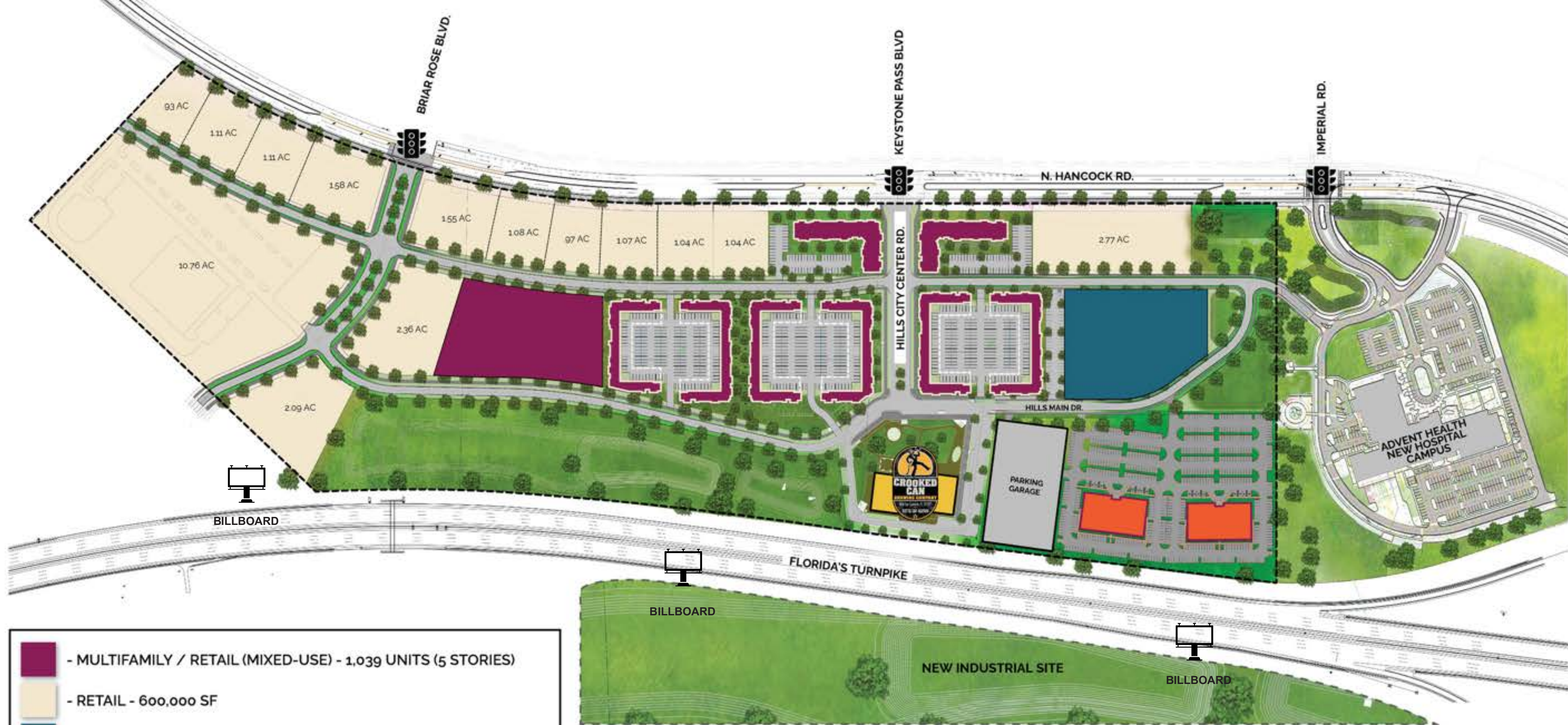
- **20 minutes** from The Villages, North America's #1 Master Planned Community
- **20 minutes** from Downtown Orlando
- **35 minutes** from Orlando International Airport, one of the busiest airports in America, welcoming over 57 million passengers in 2024





HILLS

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- 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 SF 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: 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, \$281 million investment

Commerce Center: 1.4 million SF,
700 daytime jobs created

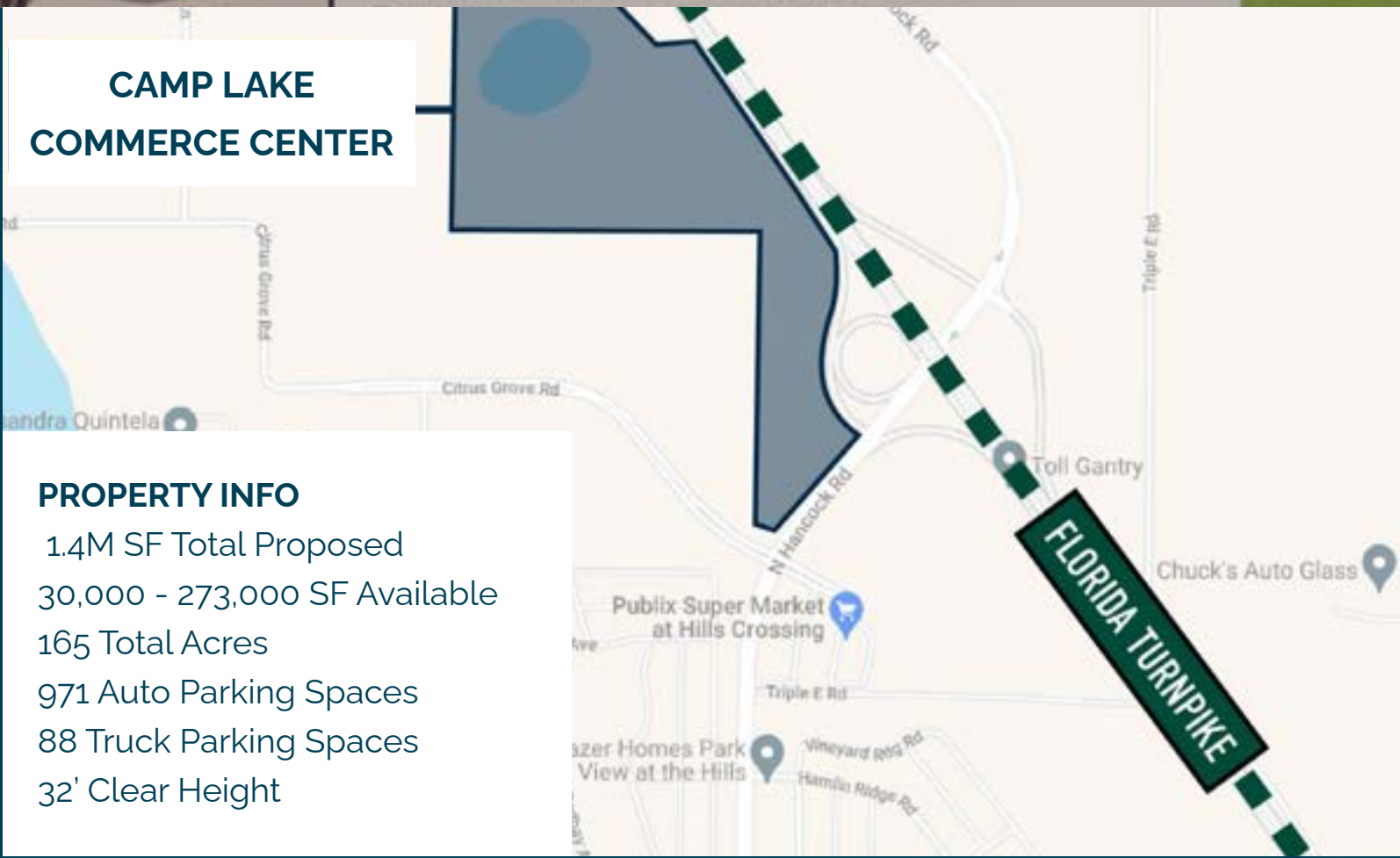




CAMP LAKE COMMERCE CENTER:

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



HILLS CITY CENTER

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

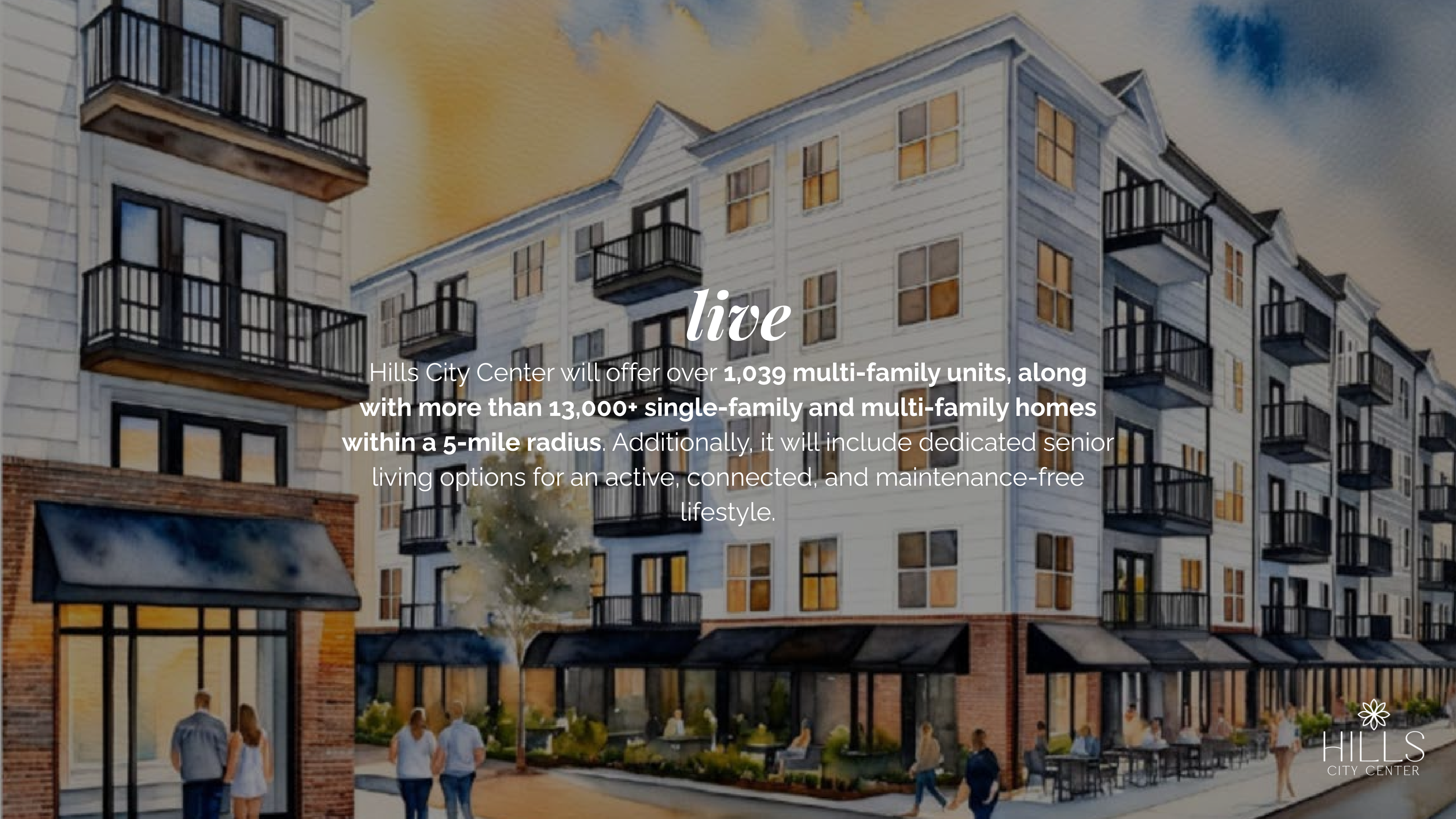
POPULATION: 225,338

HOUSEHOLDS: 80,453

MEDIAN HOUSEHOLD INCOME: \$102,000

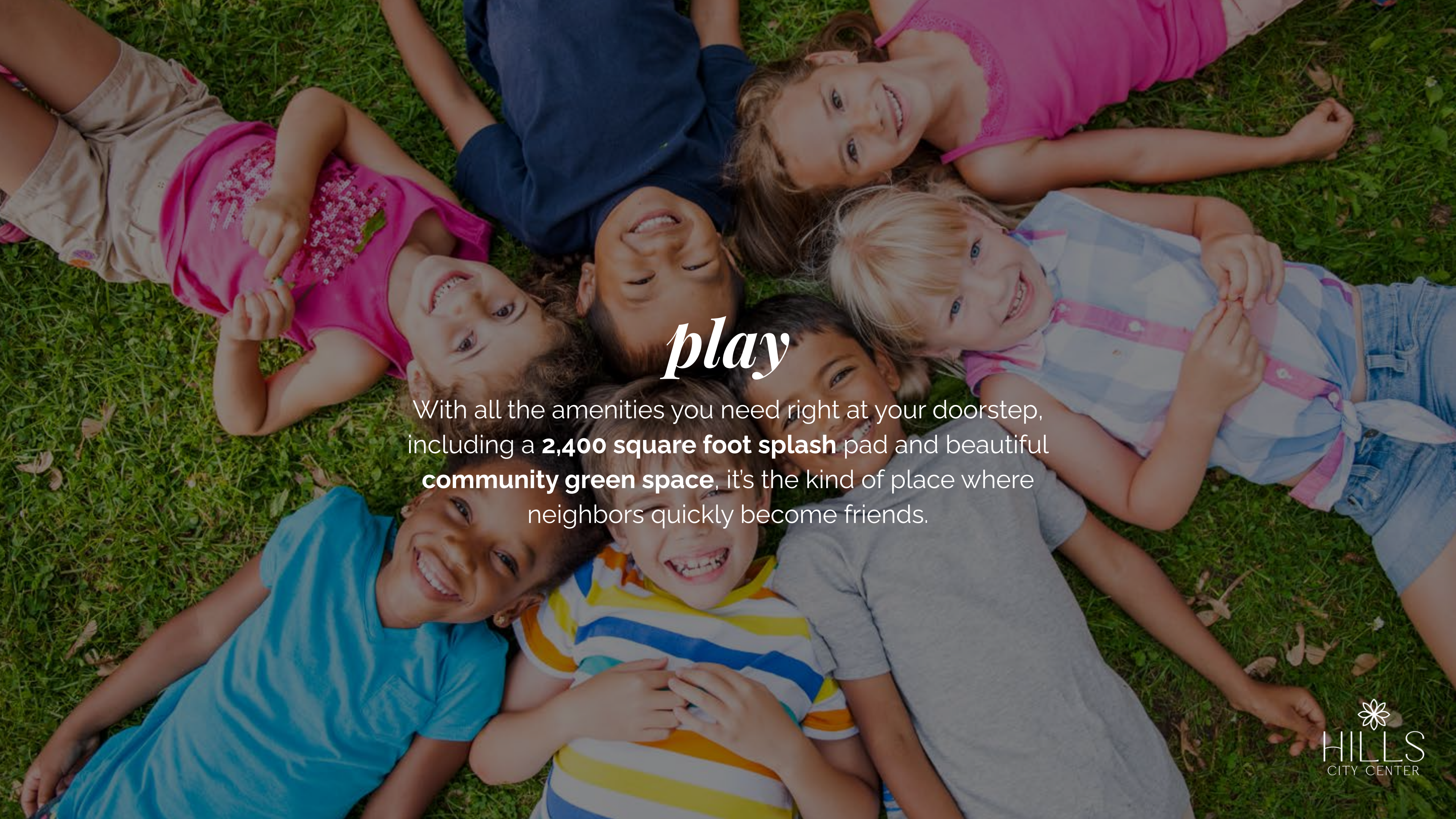
UNEMPLOYMENT RATE: 4.9%





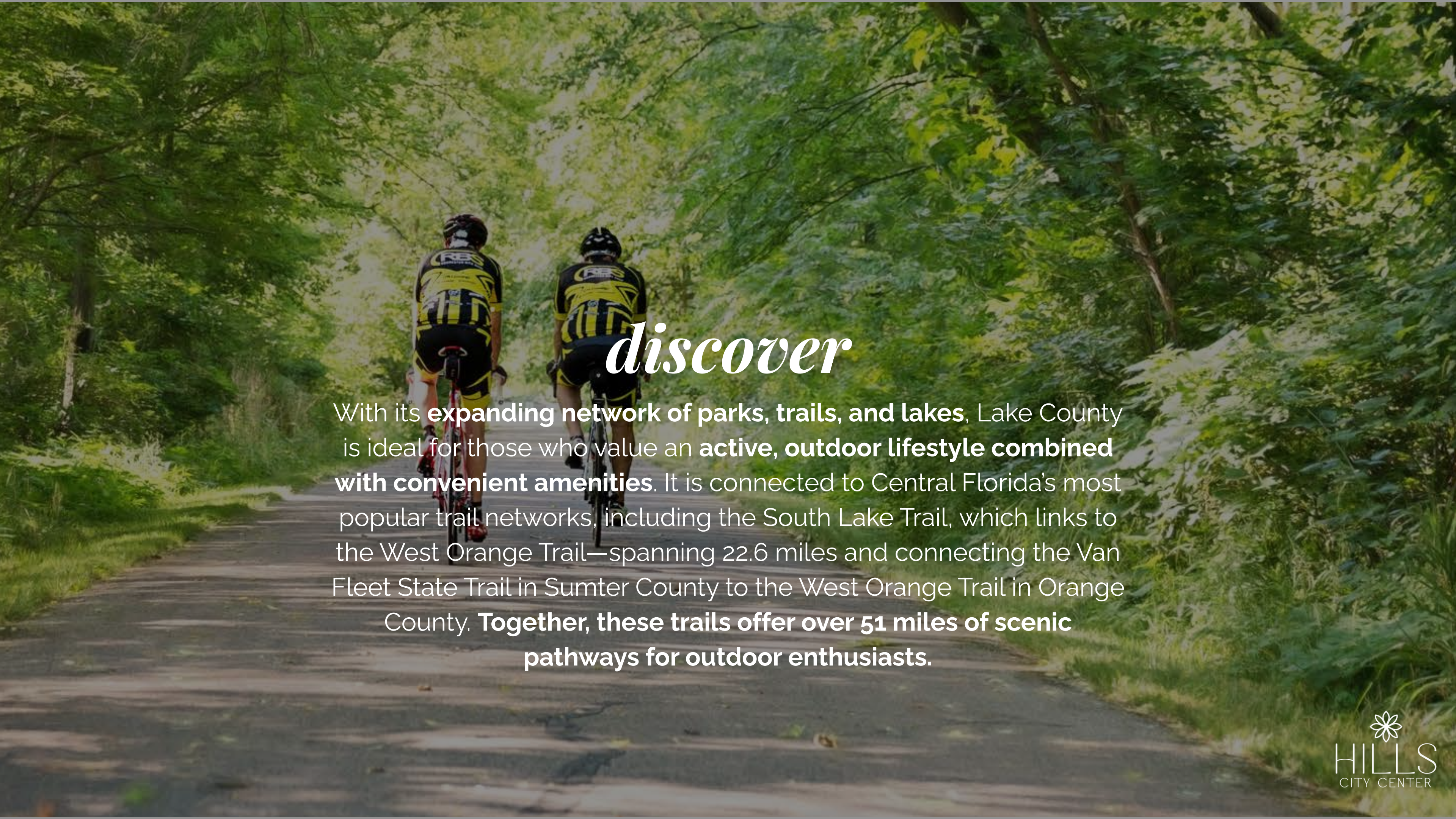
live

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.



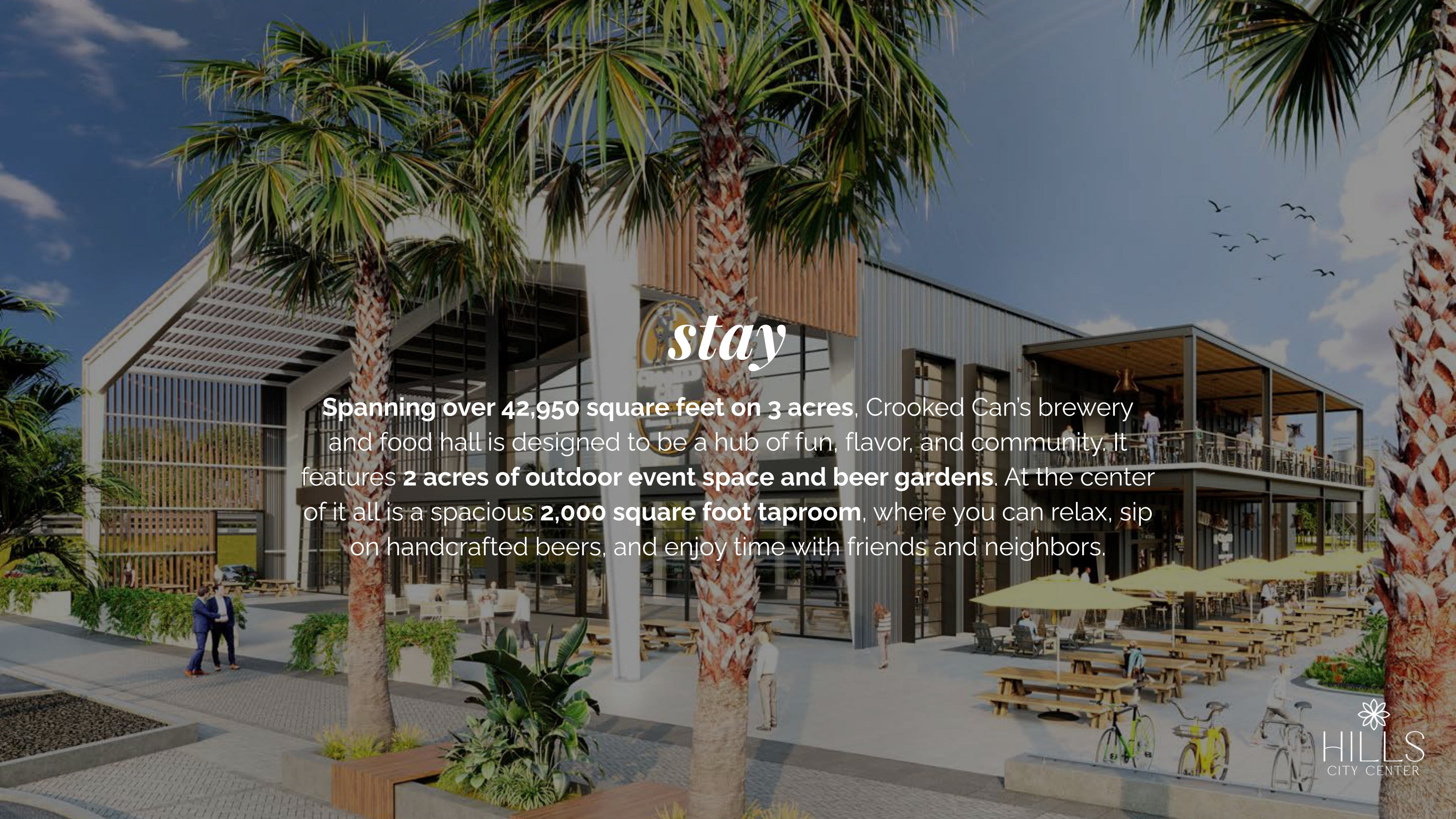
play

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 matching black and yellow jerseys. The word "discover" is overlaid in a white, italicized serif font.

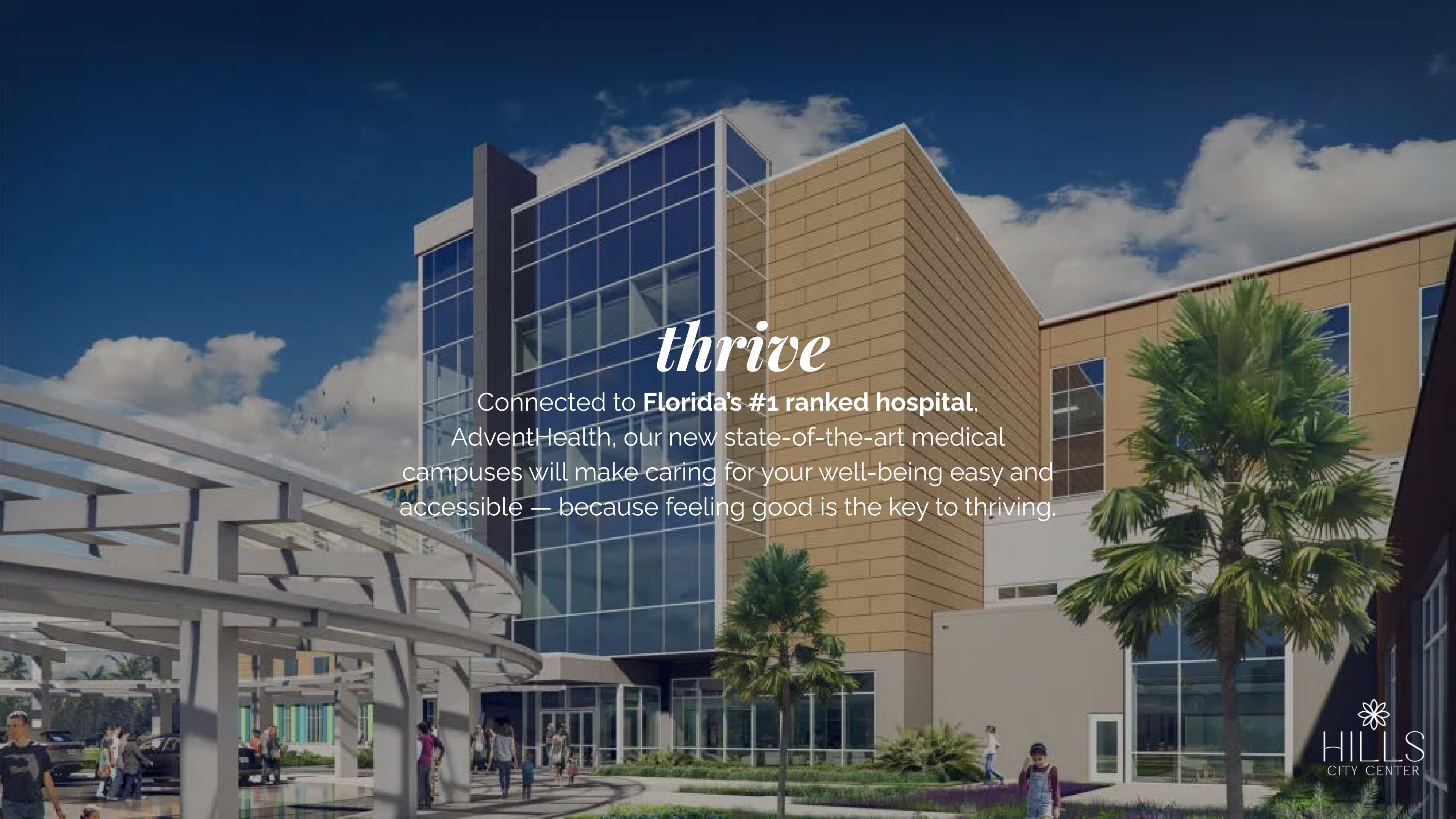
discover

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 architectural rendering of a modern, two-story building with large glass windows and a corrugated metal roof. The building is surrounded by palm trees and lush greenery. In the foreground, there is a paved outdoor area with picnic tables, benches, and several large yellow umbrellas. People are walking around and sitting at the tables. The sky is blue with some birds flying. The word "stay" is written in a white, cursive font in the center of the image.

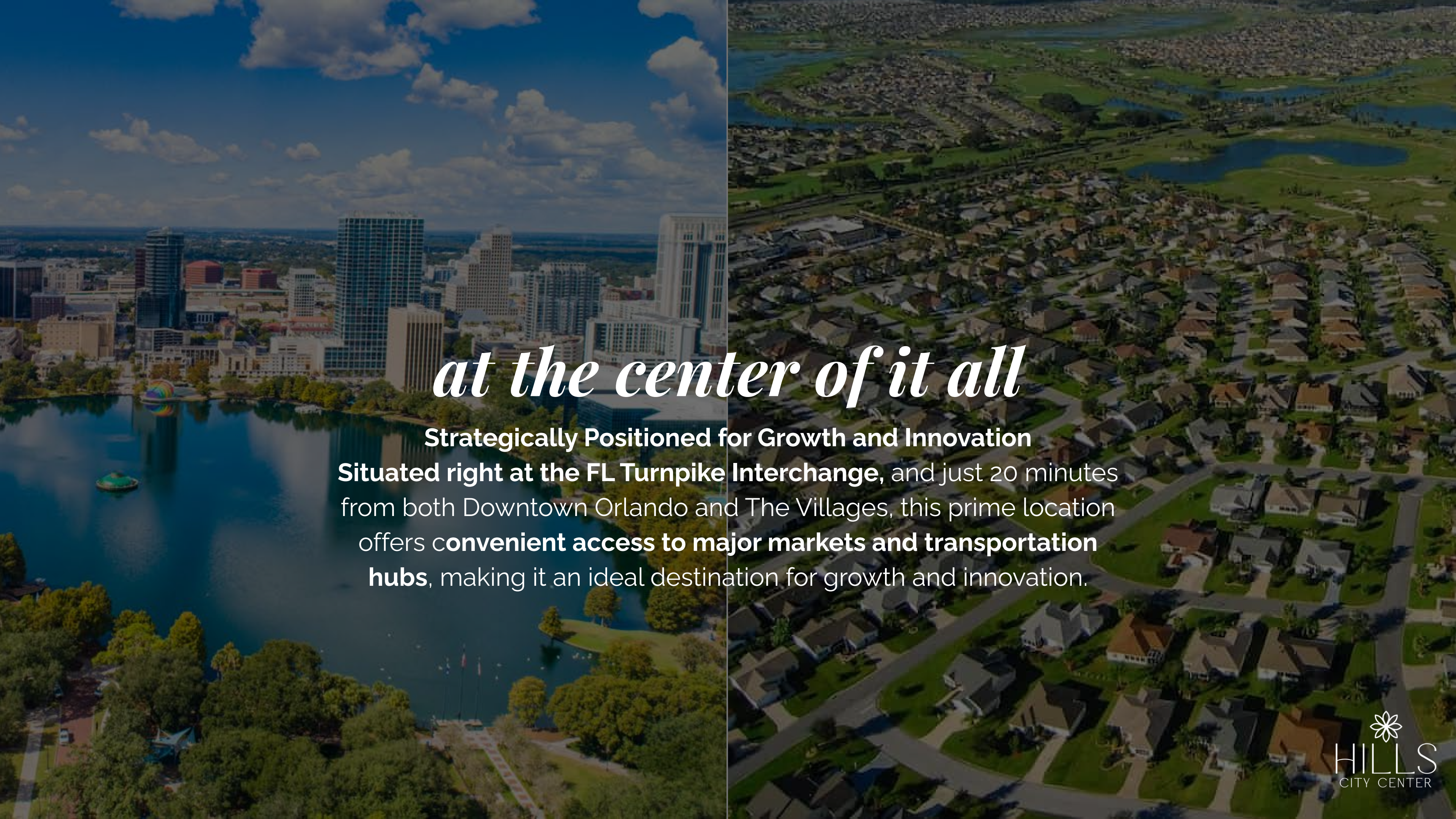
stay

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.



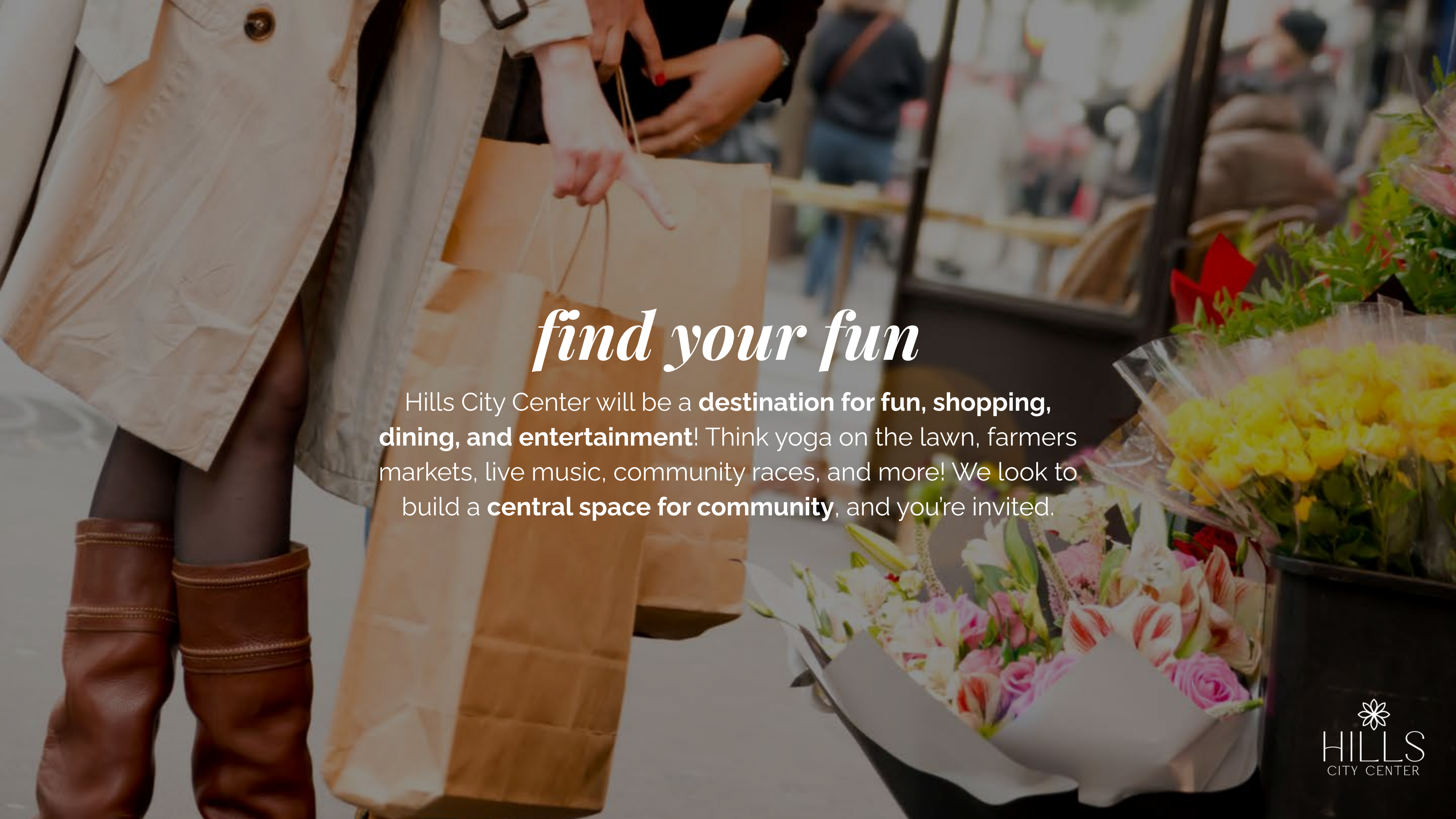
thrive

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.

The image is a split-screen aerial photograph. The left side shows a dense urban skyline with several tall skyscrapers, including a prominent blue glass one, situated along a body of water. A colorful, spherical sculpture is visible in the water. The right side shows a sprawling suburban neighborhood with numerous houses, green lawns, and winding streets, with a golf course and a lake visible in the background.

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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