

FOR SALE > LAND

\$3,500,000

5.89 ACRES OF COMMERCIAL LAND ON HIGHWAY 441 IN EUSTIS

18221 US HIGHWAY 441, EUSTIS, FL 32726



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Tavares, FL 32778

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Executive Summary

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OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	5.89 Acres
Zoning:	Highway Commercial
Market:	Greater Orlando
Submarket:	Mount Dora
Price / SF:	\$13.64

PROPERTY OVERVIEW

Close to 6 acres on Highway 441 with frontage road in place, entrance from highway in place, city utilities available at the site, and highway commercial zoning. This is ready for clearing in anticipation of your new office/retail park..

PROPERTY HIGHLIGHTS

- 378 feet frontage on Highway 441
- Over 50,000 citizens within 10 minute drive

ID#: 358419



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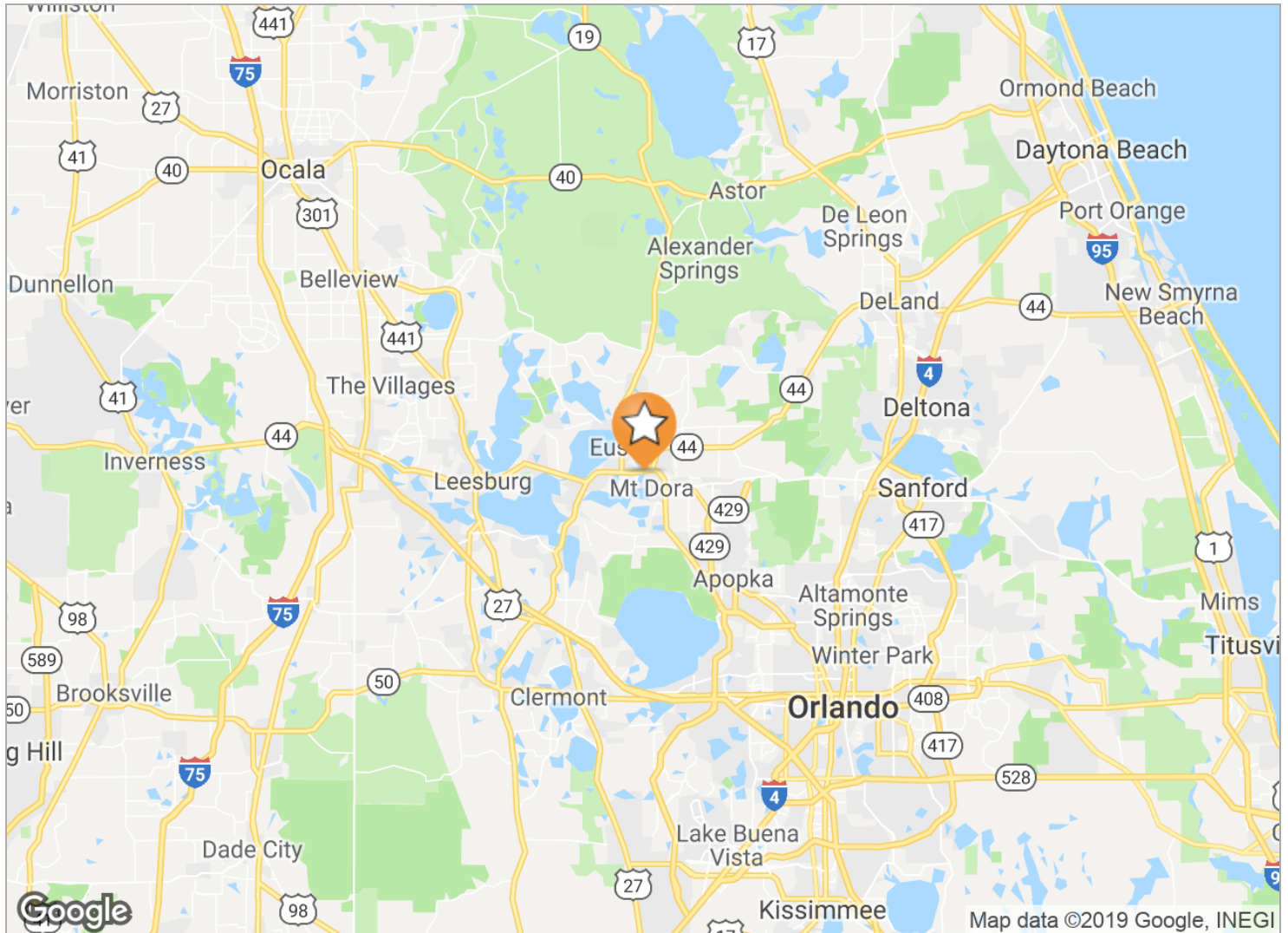
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Location Maps 2

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LOCATION DESCRIPTION

Directly on frontage road adjacent to six lane Highway 441.

DRIVE TIMES

- 30 minutes to Orlando city hall
- 50 minutes to Orlando International Airport
- 10 minutes to America's Seaplane City
- 10 minutes to Eustis and Mount Dora City Halls
- 5 minutes to Florida Hospital Waterman

DRIVING DIRECTIONS

From Highway 441 and Donnelly in Mount Dora, travel east/north on Highway 441 approximately 1/2 mile to property located adjacent to Mellow

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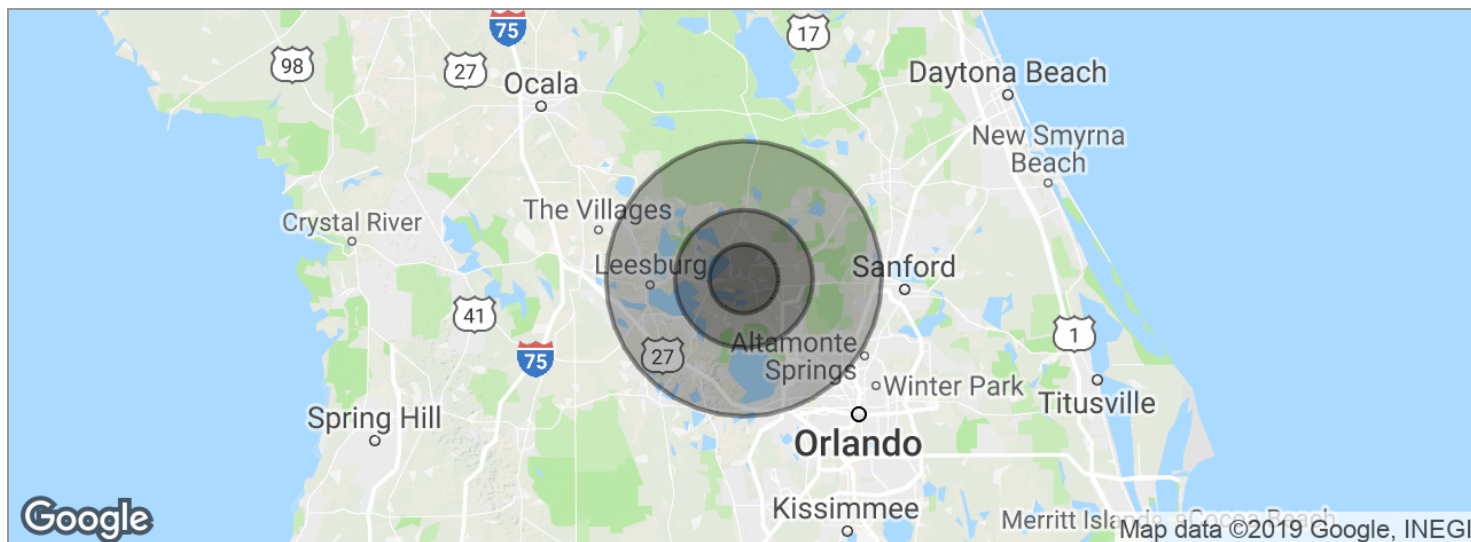
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Demographics Map

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POPULATION	5 MILES	10 MILES	20 MILES
Total population	50,791	115,036	488,683
Median age	44.3	47.0	41.8
Median age (male)	44.0	45.9	41.1
Median age (Female)	45.4	48.3	42.5
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	21,306	47,862	188,268
# of persons per HH	2.4	2.4	2.6
Average HH income	\$61,495	\$61,498	\$68,628
Average house value	\$226,339	\$214,286	\$250,135

** Demographic data derived from 2010 US Census*

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