

# Eustis Village

Situated within the primary retail corridor of Eustis, FL

2864 David Walker Dr Eustis, FL 32726 www.cbre.com/orlando

Serves neighboring communities Mount Dora and Tavares



### Neighborhood Retail Center

# Property Highlights

### **Available Lease Opportunities**

+ Suite 2864: 1,400 ± SF

+ Suite 2802A: 25,000 ± SF

#### **Strategic Location**

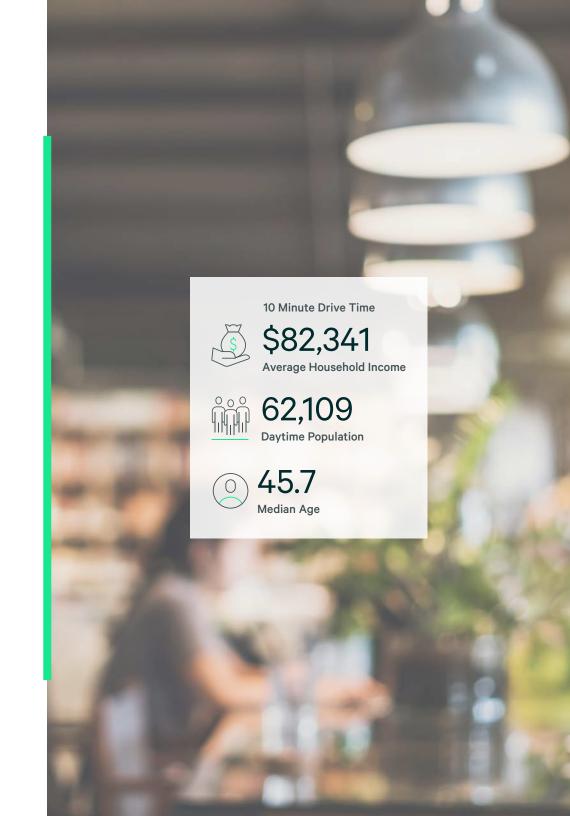
- Prominently positioned at the intersection of Huffstetler Drive and David Walker Drive offering strong visibility and accessibility
- + Located along State Road 441, which sees an average daily traffic volume of 50,500 vehicles (AADT)

### **Regional Context**

- + Situated within the primary retail corridor of Eustis, FL, serving neighboring communities including Mount Dora and Tavares
- Adjacent to planned development of a new Orlando Health Emergency Room and medical office complex at the corner of US 441 and Dillard Road
- + In proximity to AdventHealth Waterman, a full-service 287-bed hospital employing over 1,700 healthcare professionals

#### **Established Tenant Mix**

 Current tenants include Publix, Bealls, Sally Beauty Supply, GNC, The UPS Store, Great Clips, CATO Fashions, AdventHealth, and Quest Diagnostics



# **Eustis Village**



| SPACE     | TENANT                      | SF      |
|-----------|-----------------------------|---------|
| 2802      | BEALLS                      | 50,000  |
| 2802A     | Available                   | ±25,000 |
| 2810-2812 | Quest Diagnostics           | 4,104   |
| 2814      | Luigi's Italian Restaurant  | 2,100   |
| 2820      | CATO Fashions               | 4,200   |
| 2830      | Sally Beauty Supply         | 1,365   |
| 2832      | Eustis Liquors              | 4,200   |
| 2840      | Publix                      | 44,271  |
| 2860      | Glamour Nails               | 1,050   |
| 2862      | Great Clips                 | 1,050   |
| 2864      | Available                   | 1,400   |
| 2866      | GNC                         | 1,400   |
| 2868      | Wild Birds Unlimited        | 1,300   |
| 2870      | China King                  | 1,200   |
| 2880      | The UPS Store               | 1,200   |
| 2882      | Cell Phone Repair           | 1,200   |
| 2884      | Red Crab                    | 5,230   |
| 2900-10   | AdventHealth<br>Senior Care | 5,957   |

## **Excellent Access**



## Neighboring Retailers



### Eustis Trade Area





5 Minutes

18,038

Total Population

48.7

Median Age

22,347

Daytime Population

\$83,602

Average Household Income

10 Minutes

53,020

Total Population

47.5

Median Age

62,109

Daytime Population

\$82,341

Average Household Income

15 Minutes

96,806

Total Population

49.5

Median Age

98,570

Daytime Population

\$86,859

Average Household Income

20 Minutes

144,163

**Total Population** 

49.1

Median Age

142,092

Daytime Population

\$91,311

Average Household Income

# For more information please contact:

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