



EUSTIS, FL 32726

# 1901 N STATE ROAD 19

2,572 SF ON 1.45 ACRES AVAILABLE FOR LEASE



## PROPERTY DETAILS

1901 N STATE ROAD 19 • EUSTIS, FL • 2,572 SF ON 1.45 ACRES AVAILABLE FOR LEASE

## PROPERTY HIGHLIGHTS

- 2,572 SF Former Popeye's available for lease
- Asking rent \$140,000/yr
- Zoned GC (General Commercial)
- 22 parking spaces available
- 1.45 acre site with 130 ft of frontage along FL-19 (17,000 VPD)
- Cross access with Publix Super Market, in addition to a left in (Northbound) and RI/RO (Southbound).
- Nearby retailers include Ace Hardware, Dollar tree, Publix, Winn-Dixie, CVS, Walgreens, Advanced Auto Parts, and 7-Eleven



**LOT SIZE** 1.45 AC

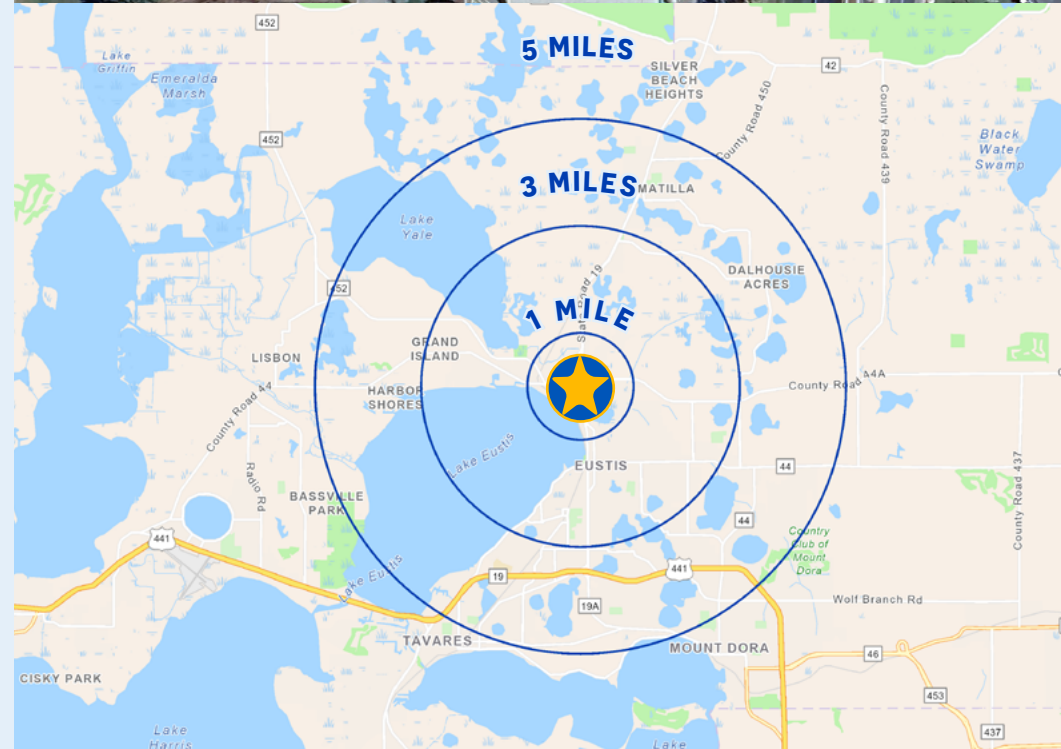


**BUILDING SIZE** 2,572 SF

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	2,966	24,946	62,580
<b>DAYTIME POPULATION</b>	2,451	20,081	60,145
<b>MEDIAN HH INCOME</b>	\$47,437	\$57,756	\$59,791
<b>TOTAL HOUSEHOLDS</b>	1,498	10,059	26,699

SOURCE: ESRI





SITE  
AERIAL

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Woodland Center



 **DOLLAR TREE**

**ACE**  
Hardware

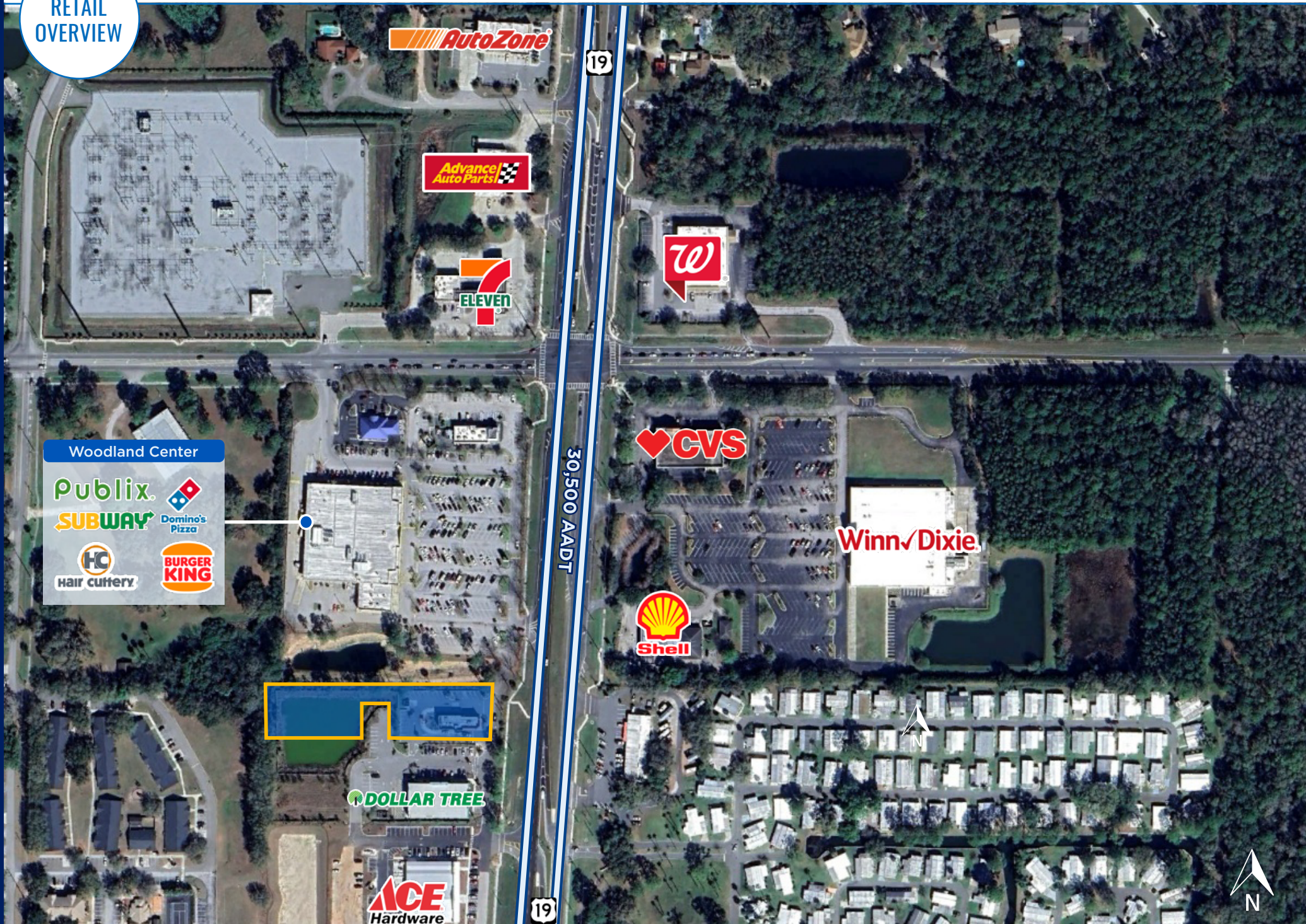
19

30,500 AADT





RETAIL  
OVERVIEW







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