



SPECIAL PURPOSE PROPERTY FOR LEASE WITH 40 ACRES & 7,800 SF

10215 GOPHER ROAD
HOWEY IN THE HILLS, FL 34737



Presented By:

Kevin Riley, CCIM, SIOR Michael Castle

412.745.5000 x200

412.745.5000 x201

kevin@totumrealtyadvisors.com michael@totumrealtyadvisors.com

420 Fort Duquesne Blvd Pittsburgh, PA 15222 // 412.745.5000 // totumrealtyadvisors.com

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	7,800 SF
Lot Size:	40 Acres
Grounds	Fully Fenced
Entrance	Private Gated

PROPERTY OVERVIEW

Discover the unmatched potential of this exceptional 40-acre estate, now available for lease. Whether you need land, a building, or a combination of both, this property can be tailored to suit your organization's or company's specific needs. With fully fenced grounds and a private gated entrance, this unique estate was originally crafted as a personal residence by one of the area's top luxury home builders. This versatile property is perfect for an animal care organization, rehabilitation center, retreat or much more.

With 40 acre available for expansion, the possibilities are endless. The main residence offers over 7,800 square feet of luxurious living space, including a detached garage with guest or in-law quarters, a barn for storage, and a wealth of high-end features. Every detail is designed for luxury, from hardwood floors and custom closets to designer lighting and a whole-house backup generator. Whether you're seeking the full estate or just a portion of this property to lease, it can be customized to your requirements.

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LOCATION DESCRIPTION



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Located in the serene and picturesque town of Howey-in-the-Hills, Florida, this property at 10215 Gopher Road offers a peaceful rural setting while maintaining convenient access to nearby amenities. Nestled just off State Road 19 and close to the intersection of Gopher Road and South Dewey Robbins Road, the property is easily accessible from major routes.

The location provides quick access to the charming downtown area of Howey-in-the-Hills, with its local shops and restaurants, and is just a short drive to nearby towns like Tavares and Mount Dora. Additionally, the property is approximately 30 minutes from Orlando, 45 minutes from Orlando International Airport, and 35 minutes from the Mall at Millenia making it an ideal balance between tranquil countryside living and accessibility to the city.



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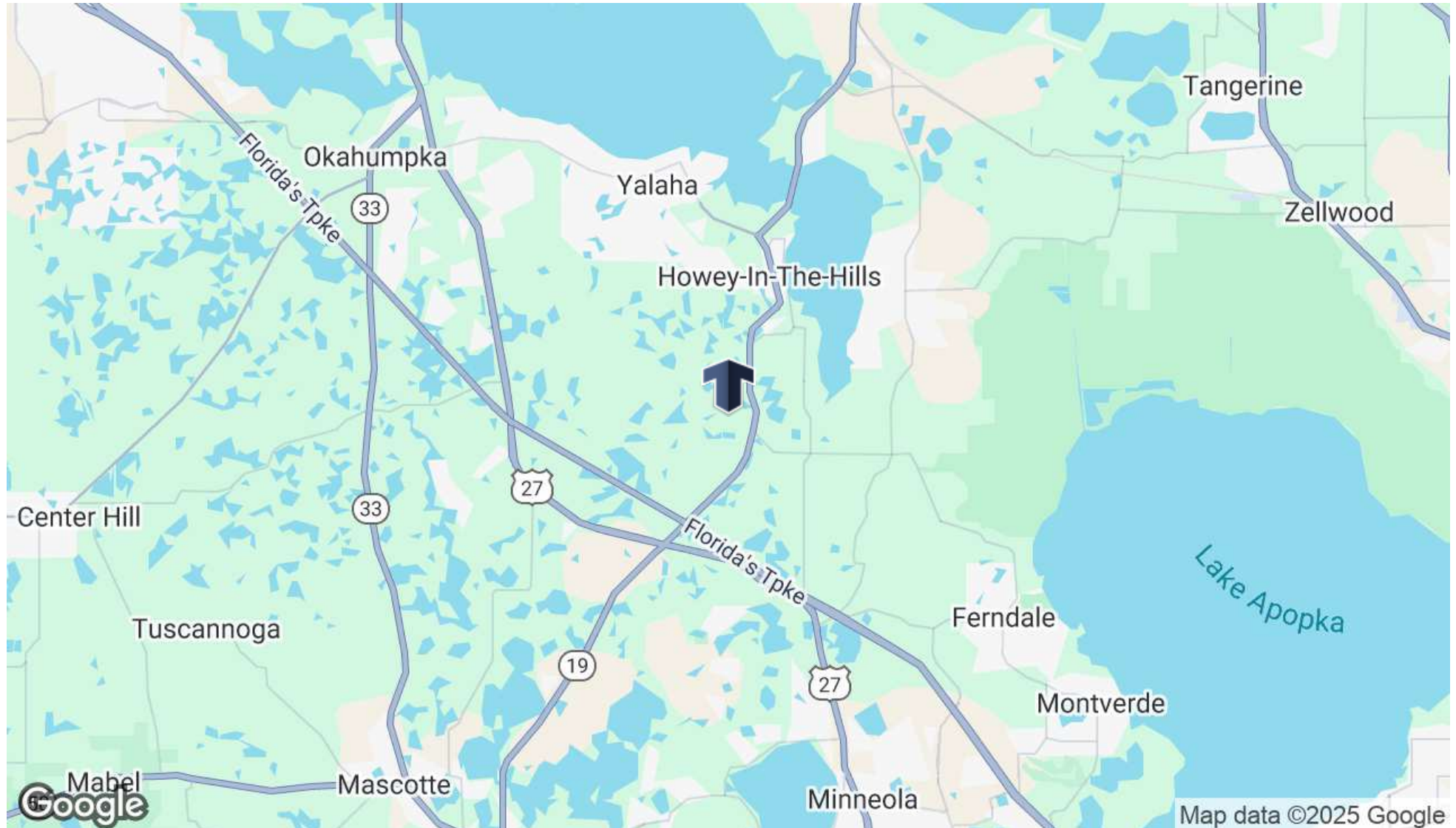
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REGIONAL MAP



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AERIAL MAP



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10215 GOPHER ROAD

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AERIAL TOPO MAP



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AERIAL OF BUILDING



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MAIN BUILDING FEATURES



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SPECIAL AMENITIES



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OUTDOOR OASIS



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GARAGE & GUEST QUARTERS



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40 ACRES



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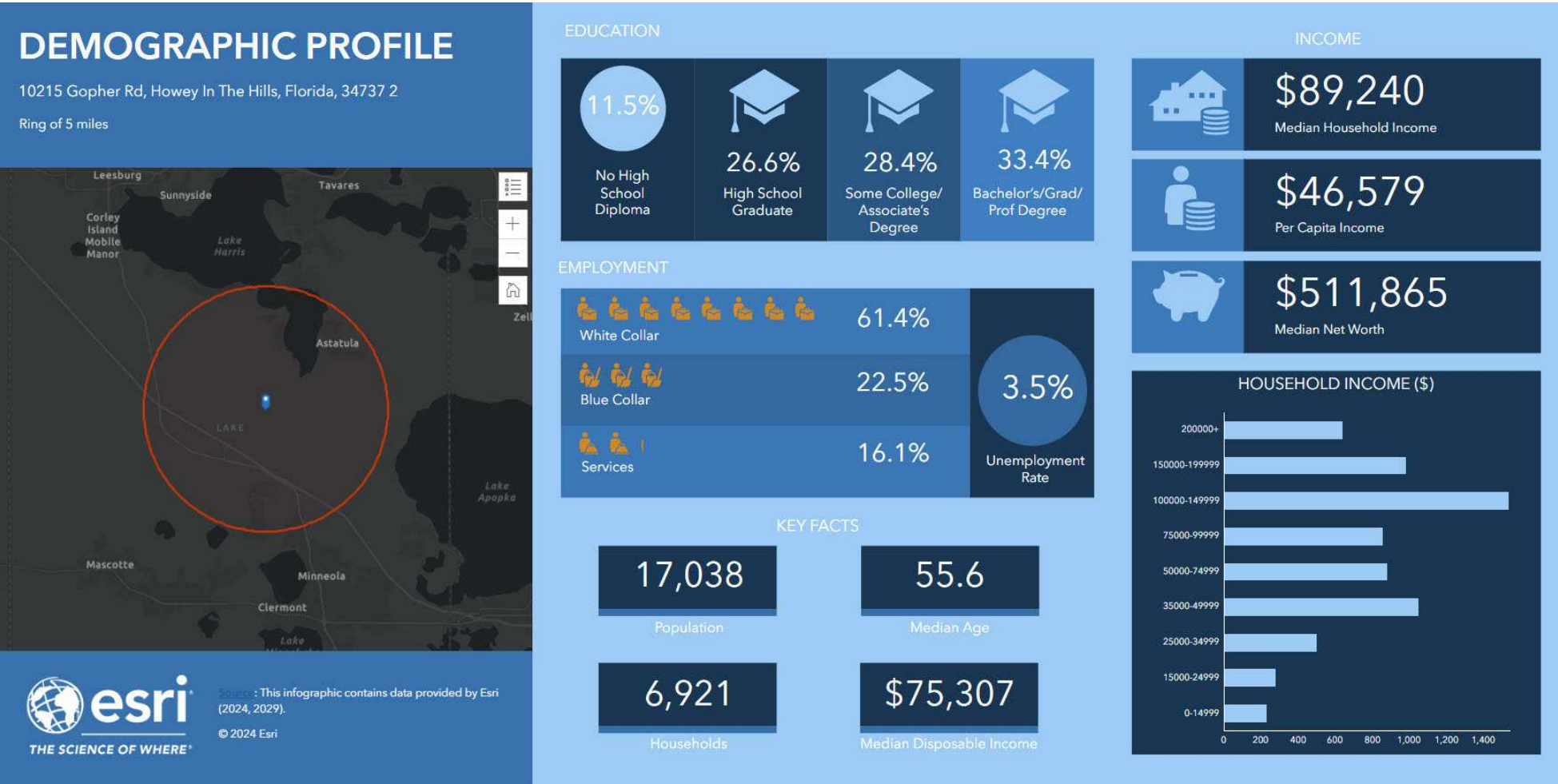
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DEMOGRAPHICS MAP & REPORT



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