

# DORA CANAL PLAZA

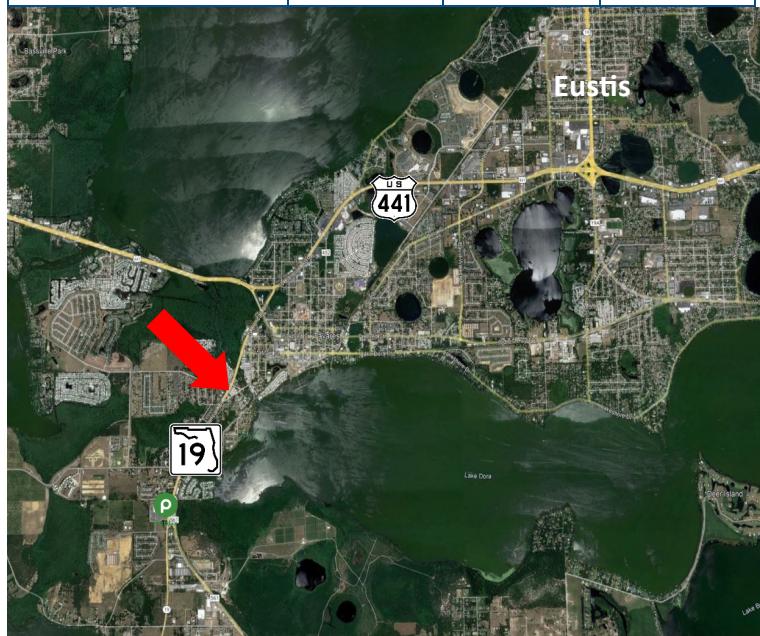
500 S DUNCAN DR TAVARES, FL 32778



## PROPERTY HIGHLIGHTS

- 1,100– 3,300 Square Feet Available
- Plaza fronting S. Duncan Dr (SR-19)
- Can accommodate retail or office use
- Pylon and Façade signage available
- Located at a Signalized intersection
- 21,736 square foot plaza
- Just south of US 441 & SR 19 Intersection
- Tavares is “America’s Seaplane City”
- Located in Lake County, the 6th fastest growing county in Florida
- Retailers in the immediate area include Circle K, Dunkin Donuts, Ace Hardware, and Sherwin Williams
- Traffic Counts: 35,000 VPD on SR-19

| Demographics      | 1-Mile   | 3-Mile   | 5-Mile   |
|-------------------|----------|----------|----------|
| Population        | 5,413    | 24,341   | 56,901   |
| Average HH Income | \$60,986 | \$72,057 | \$69,314 |



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