

# FOR SALE

## COMMERCIAL PARCELS

### County Road 44 & South Fish Camp Road

LAKE COUNTY  
EUSTIS, FLORIDA

**For additional information contact:**

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## EXECUTIVE SUMMARY

**LOCATION:** State Road 44 and South Fish Camp Road  
Eustis, Lake County, Florida

**DESCRIPTION:** Vacant Outparcels

**PARCEL ID:** A portion of 32-18-26-0001-000-01700

**SIZE:**

	SIZE	Sales Price
OUTPARCEL 1	SOLD	7-ELEVEN!
OUTPARCEL 2	1.10±	\$850,000
OUTPARCEL 3	1.10±	\$850,000

*\* Please see Aerials and Conceptual Site Plan for outparcel layout \**

**UTILITIES:** Potable water to site.

**RETENTION:** Off-Site Retention

**ZONING:** MCR (Mixed Commercial Residential)  
per City of Eustis Planning Department

**ACCESS:** See Conceptual Site Plan

**TRAFFIC COUNTS:** **2022 AADT** per FDOT Traffic Counts

**State Road 44**  
(US 441 to Fish Camp Road) **10,900**

**State Road 44**  
(Fish Camp Road to SR 19) **13,900**

**2023 ESTIMATED  
DEMOGRAPHICS:**

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	5,092	14,091	51,521
Median HH Income	\$73,934	\$61,035	\$56,531
Average HH Income	\$78,291	\$67,069	\$76,033

*\*Detailed Demographics Attached\**

**COMMENTS:** Two outparcels next to a new 7-Eleven under construction. Parcels are outstanding locations for fast food or sit down restaurant, bank, oil lube, car wash or retail strip center.



**DOLLAR  
GENERAL**

**COUNTY ROAD 44**

**FISH CAMP ROAD**

**SUNOCO**

**7  
ELEVEN**

**LOT 2  
1.10±**

**LOT 3  
1.10±**

**LOT 4  
6.95±**

**UNDER  
CONTRACT**

COUNTY ROAD 44

FISH CAMP ROAD



DOLLAR GENERAL

PARCEL 1  
2.20 ACRES

PARCEL 2  
1.10± acres

PARCEL 3  
1.10± acres

PARCEL 4  
6.95± acres  
FUTURE DEVELOPMENT

MASTER STORMWATER POND





COUNTY ROAD 44

COUNTY ROAD 452

SITES

DOLLAR GENERAL

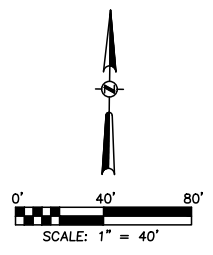
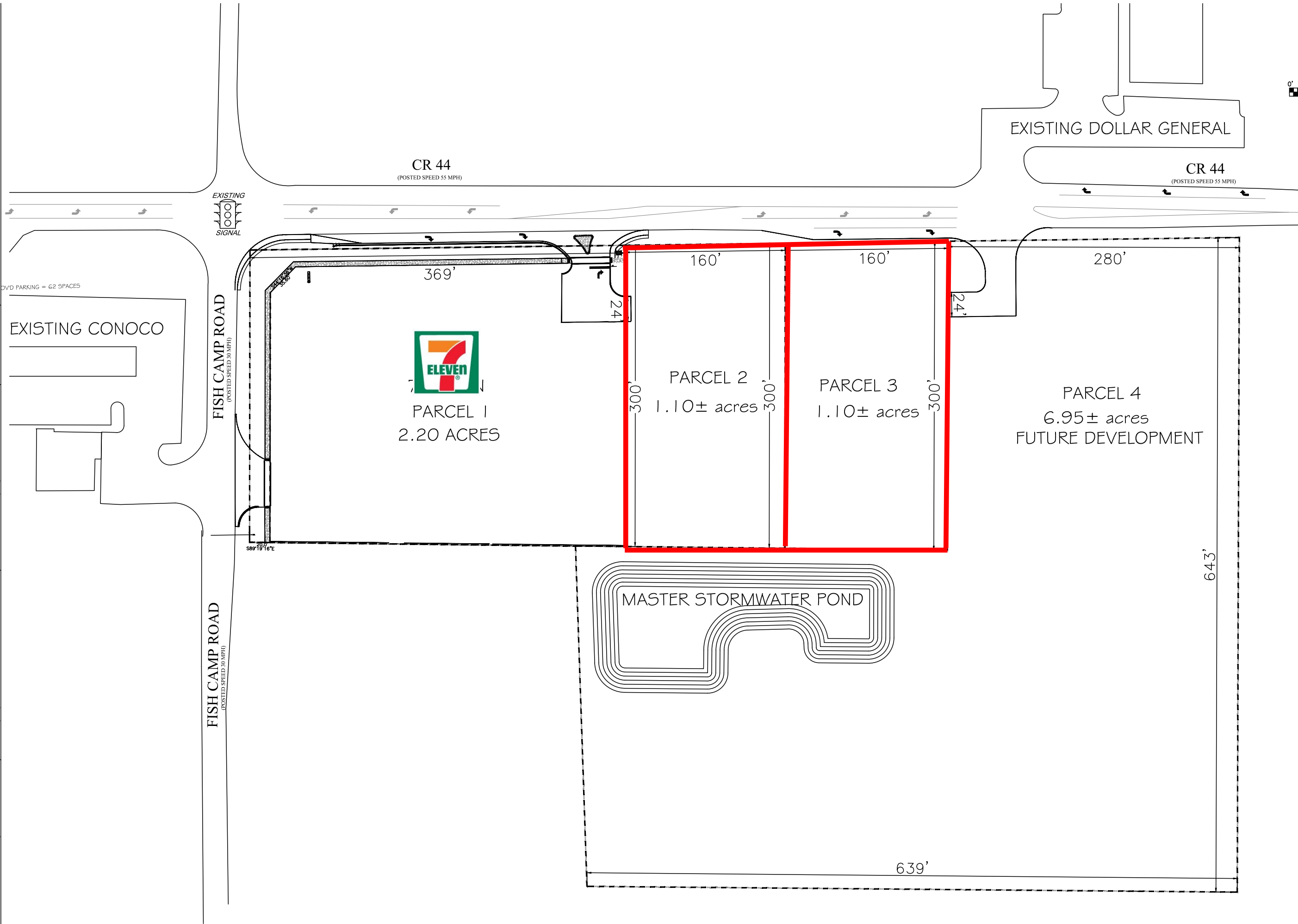
FISH CAMP ROAD



FISH CAMP MIXED USE

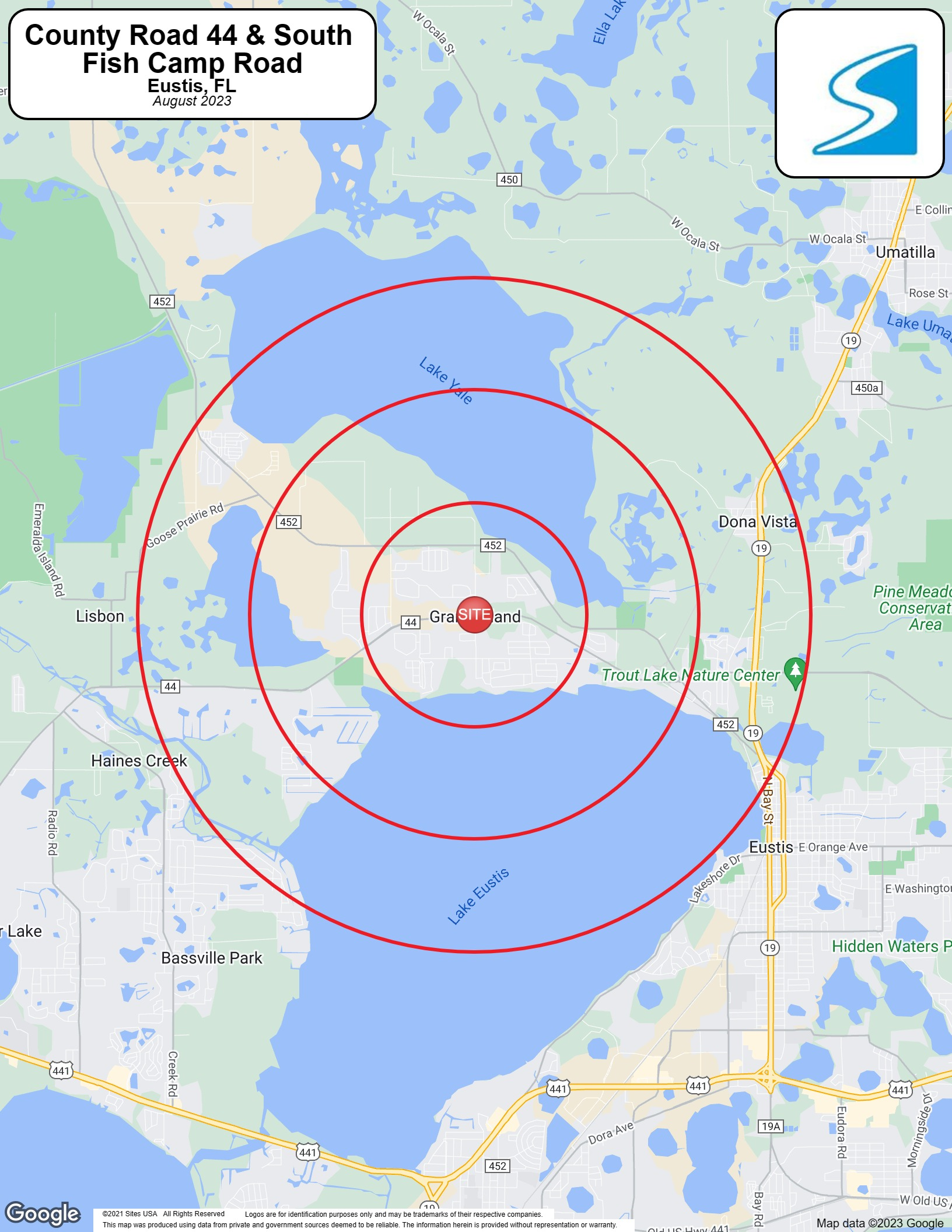
SEC CR 44 AND FISH CAMP ROAD, EUSTIS

DEVELOPER:	COMPANY:	DATE:
BLDG/SALES SF: 4,650 SF	COMPANY: DIVERSE DEVELOPMENT GROUP	02-22-22
ACREAGE: 2.12+ ACRES	NAME: CHRIS KIRITISIS	
PARKING SPACES: 12 REO'D 42 PROV'D 8MPD'S	PHONE: (617)510-1771	
	NAME: HERB GREEN, P.E.	
	PHONE: (407) 738-1979	



# County Road 44 & South Fish Camp Road

Eustis, FL  
August 2023



# Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.8826/-81.7289

State Road 44 & South Fish Camp Road			
Eustis, FL			
	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	5,092	14,091	51,521
2028 Projected Population	5,845	15,475	56,325
2020 Census Population	4,749	13,332	48,082
2010 Census Population	3,419	10,780	40,577
Projected Annual Growth 2023 to 2028	3.0%	2.0%	1.9%
Historical Annual Growth 2010 to 2023	3.8%	2.4%	2.1%
<b>Households</b>			
2023 Estimated Households	2,080	6,445	22,742
2028 Projected Households	2,377	7,022	24,720
2020 Census Households	1,908	6,050	21,012
2010 Census Households	1,379	4,912	17,785
Projected Annual Growth 2023 to 2028	2.9%	1.8%	1.7%
Historical Annual Growth 2010 to 2023	3.9%	2.4%	2.1%
<b>Age</b>			
2023 Est. Population Under 10 Years	10.6%	7.9%	8.9%
2023 Est. Population 10 to 19 Years	12.0%	9.1%	9.8%
2023 Est. Population 20 to 29 Years	8.2%	8.2%	9.7%
2023 Est. Population 30 to 44 Years	18.2%	14.8%	15.0%
2023 Est. Population 45 to 59 Years	19.7%	18.1%	18.0%
2023 Est. Population 60 to 74 Years	20.8%	26.4%	23.0%
2023 Est. Population 75 Years or Over	10.5%	15.5%	15.6%
2023 Est. Median Age	44.8	51.4	48.9
<b>Marital Status &amp; Gender</b>			
2023 Est. Male Population	48.8%	48.8%	48.2%
2023 Est. Female Population	51.2%	51.2%	51.8%
2023 Est. Never Married	18.2%	18.1%	23.5%
2023 Est. Now Married	53.0%	52.9%	48.8%
2023 Est. Separated or Divorced	19.5%	19.2%	18.3%
2023 Est. Widowed	9.3%	9.8%	9.4%
<b>Income</b>			
2023 Est. HH Income \$200,000 or More	1.5%	1.7%	5.3%
2023 Est. HH Income \$150,000 to \$199,999	2.5%	4.1%	3.8%
2023 Est. HH Income \$100,000 to \$149,999	22.0%	17.8%	12.7%
2023 Est. HH Income \$75,000 to \$99,999	25.7%	17.3%	12.6%
2023 Est. HH Income \$50,000 to \$74,999	21.2%	16.9%	19.0%
2023 Est. HH Income \$35,000 to \$49,999	7.4%	11.1%	11.6%
2023 Est. HH Income \$25,000 to \$34,999	8.5%	11.0%	11.7%
2023 Est. HH Income \$15,000 to \$24,999	7.0%	11.1%	12.7%
2023 Est. HH Income Under \$15,000	4.3%	8.9%	10.5%
2023 Est. Average Household Income	\$78,291	\$67,069	\$76,033
2023 Est. Median Household Income	\$73,934	\$61,035	\$56,531
2023 Est. Per Capita Income	\$32,016	\$30,691	\$33,667
2023 Est. Total Businesses	89	368	2,176
2023 Est. Total Employees	347	2,014	13,257



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State Road 44 & South Fish Camp Road Eustis, FL		1 mi radius	3 mi radius	5 mi radius
<b>Race</b>				
2023 Est. White		74.0%	78.6%	75.3%
2023 Est. Black		12.0%	9.9%	12.0%
2023 Est. Asian or Pacific Islander		1.9%	1.3%	1.7%
2023 Est. American Indian or Alaska Native		0.3%	0.3%	0.3%
2023 Est. Other Races		11.8%	9.9%	10.6%
<b>Hispanic</b>				
2023 Est. Hispanic Population		750	1,835	7,167
2023 Est. Hispanic Population		14.7%	13.0%	13.9%
2028 Proj. Hispanic Population		14.7%	13.0%	13.9%
2020 Hispanic Population		18.3%	14.2%	15.2%
<b>Education (Adults 25 &amp; Older)</b>				
2023 Est. Adult Population (25 Years or Over)		3,754	11,177	39,524
2023 Est. Elementary (Grade Level 0 to 8)		1.7%	2.2%	3.1%
2023 Est. Some High School (Grade Level 9 to 11)		6.0%	6.0%	7.3%
2023 Est. High School Graduate		32.3%	41.3%	37.0%
2023 Est. Some College		23.4%	22.8%	21.5%
2023 Est. Associate Degree Only		10.5%	8.6%	10.7%
2023 Est. Bachelor Degree Only		20.8%	14.3%	13.9%
2023 Est. Graduate Degree		5.2%	4.8%	6.5%
<b>Housing</b>				
2023 Est. Total Housing Units		2,306	7,535	26,283
2023 Est. Owner-Occupied		75.5%	67.2%	61.0%
2023 Est. Renter-Occupied		14.7%	18.3%	25.6%
2023 Est. Vacant Housing		9.8%	14.5%	13.5%
<b>Homes Built by Year</b>				
2023 Homes Built 2010 or later		13.2%	13.7%	11.2%
2023 Homes Built 2000 to 2009		24.0%	17.2%	15.2%
2023 Homes Built 1990 to 1999		21.9%	16.2%	14.3%
2023 Homes Built 1980 to 1989		8.3%	14.5%	15.7%
2023 Homes Built 1970 to 1979		17.4%	15.2%	11.8%
2023 Homes Built 1960 to 1969		1.6%	2.9%	6.0%
2023 Homes Built 1950 to 1959		1.4%	4.3%	8.1%
2023 Homes Built Before 1949		2.3%	1.6%	4.2%
<b>Home Values</b>				
2023 Home Value \$1,000,000 or More		7.1%	2.8%	1.3%
2023 Home Value \$500,000 to \$999,999		6.6%	7.3%	5.5%
2023 Home Value \$400,000 to \$499,999		2.9%	3.6%	4.4%
2023 Home Value \$300,000 to \$399,999		22.3%	17.8%	14.4%
2023 Home Value \$200,000 to \$299,999		36.5%	23.4%	27.7%
2023 Home Value \$150,000 to \$199,999		6.5%	10.5%	12.0%
2023 Home Value \$100,000 to \$149,999		3.8%	5.1%	7.8%
2023 Home Value \$50,000 to \$99,999		3.8%	7.0%	10.5%
2023 Home Value \$25,000 to \$49,999		4.2%	11.8%	9.5%
2023 Home Value Under \$25,000		6.4%	10.7%	7.0%
2023 Median Home Value		\$280,906	\$210,212	\$202,402
2023 Median Rent		\$1,384	\$1,131	\$1,003

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<b>State Road 44 &amp; South Fish Camp Road</b>		<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Eustis, FL</b>				
<b>Labor Force</b>				
2023 Est. Labor Population Age 16 Years or Over		4,172	12,166	43,836
2023 Est. Civilian Employed		59.5%	55.7%	56.5%
2023 Est. Civilian Unemployed		0.4%	0.8%	1.4%
2023 Est. in Armed Forces		-	-	-
2023 Est. not in Labor Force		40.1%	43.5%	42.1%
2023 Labor Force Males		48.7%	48.5%	47.6%
2023 Labor Force Females		51.3%	51.5%	52.4%
<b>Occupation</b>				
2023 Occupation: Population Age 16 Years or Over		2,484	6,782	24,771
2023 Mgmt, Business, & Financial Operations		14.9%	16.6%	14.5%
2023 Professional, Related		15.4%	14.0%	18.7%
2023 Service		22.2%	25.4%	22.3%
2023 Sales, Office		30.4%	24.7%	22.5%
2023 Farming, Fishing, Forestry		0.1%	0.5%	0.7%
2023 Construction, Extraction, Maintenance		9.9%	11.8%	12.6%
2023 Production, Transport, Material Moving		7.0%	7.0%	8.9%
2023 White Collar Workers		60.8%	55.2%	55.6%
2023 Blue Collar Workers		39.2%	44.8%	44.4%
<b>Transportation to Work</b>				
2023 Drive to Work Alone		85.8%	71.4%	77.1%
2023 Drive to Work in Carpool		4.5%	11.3%	10.9%
2023 Travel to Work by Public Transportation		-	0.2%	0.1%
2023 Drive to Work on Motorcycle		-	0.3%	0.7%
2023 Walk or Bicycle to Work		-	-	0.7%
2023 Other Means		-	-	0.7%
2023 Work at Home		9.6%	16.7%	9.8%
<b>Travel Time</b>				
2023 Travel to Work in 14 Minutes or Less		10.6%	18.0%	27.5%
2023 Travel to Work in 15 to 29 Minutes		46.2%	40.9%	37.2%
2023 Travel to Work in 30 to 59 Minutes		27.7%	27.5%	22.8%
2023 Travel to Work in 60 Minutes or More		15.5%	13.6%	12.5%
2023 Average Travel Time to Work		24.8	25.6	21.9
<b>Consumer Expenditure</b>				
2023 Est. Total Household Expenditure		\$124.01 M	\$343.92 M	\$1.31 B
2023 Est. Apparel		\$4.27 M	\$11.77 M	\$45.27 M
2023 Est. Contributions, Gifts		\$6.83 M	\$19.07 M	\$74.86 M
2023 Est. Education, Reading		\$3.5 M	\$9.81 M	\$39.85 M
2023 Est. Entertainment		\$6.98 M	\$19.21 M	\$73.31 M
2023 Est. Food, Beverages, Tobacco		\$19.21 M	\$53.25 M	\$202.01 M
2023 Est. Furnishings, Equipment		\$4.36 M	\$11.99 M	\$45.62 M
2023 Est. Health Care, Insurance		\$11.82 M	\$33 M	\$123.92 M
2023 Est. Household Operations, Shelter, Utilities		\$39.96 M	\$111.63 M	\$426.95 M
2023 Est. Miscellaneous Expenses		\$2.34 M	\$6.5 M	\$24.89 M
2023 Est. Personal Care		\$1.68 M	\$4.65 M	\$17.64 M
2023 Est. Transportation		\$23.05 M	\$63.05 M	\$237.51 M

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