



2.5 ACRES

2.5 ACRE PRIME RETAIL PARCEL



OFFERED AT \$2,170,000

18221 US Highway 441, Eustis, FL





PROPERTY DETAILS

Location: 18221 US Highway 441,
Eustis, FL

Sale Price: \$2,170,000

Land Size: 2.5 AC

Parcel ID: 19-19-27-1200-00A-00000

Zoning: GC

Property Use: Retail, Car Dealer, Hotel

HIGHLIGHTS

- 216 ft of roadway frontage along US Hwy 441
- Zoned GC
- Multiple means of Ingress/Egress

PRIME RETAIL SITE FOR SALE

This 2.5-acre parcel is zoned General Commercial and is located directly on US Hwy 441 in Eustis, FL. With new retail developments emerging throughout the Mount Dora/Eustis region, this is among the few remaining undeveloped lots with direct highway frontage. Furthermore, the site has received conditional approval for a curb cut. Unlike many other developments that rely on access through a side road, this site can have a direct right in right out. Don't overlook the chance to acquire this valuable development opportunity.

OFFERED BY:



Nicholas Fouraker, CCIM

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407.601.1466

Colin Chou

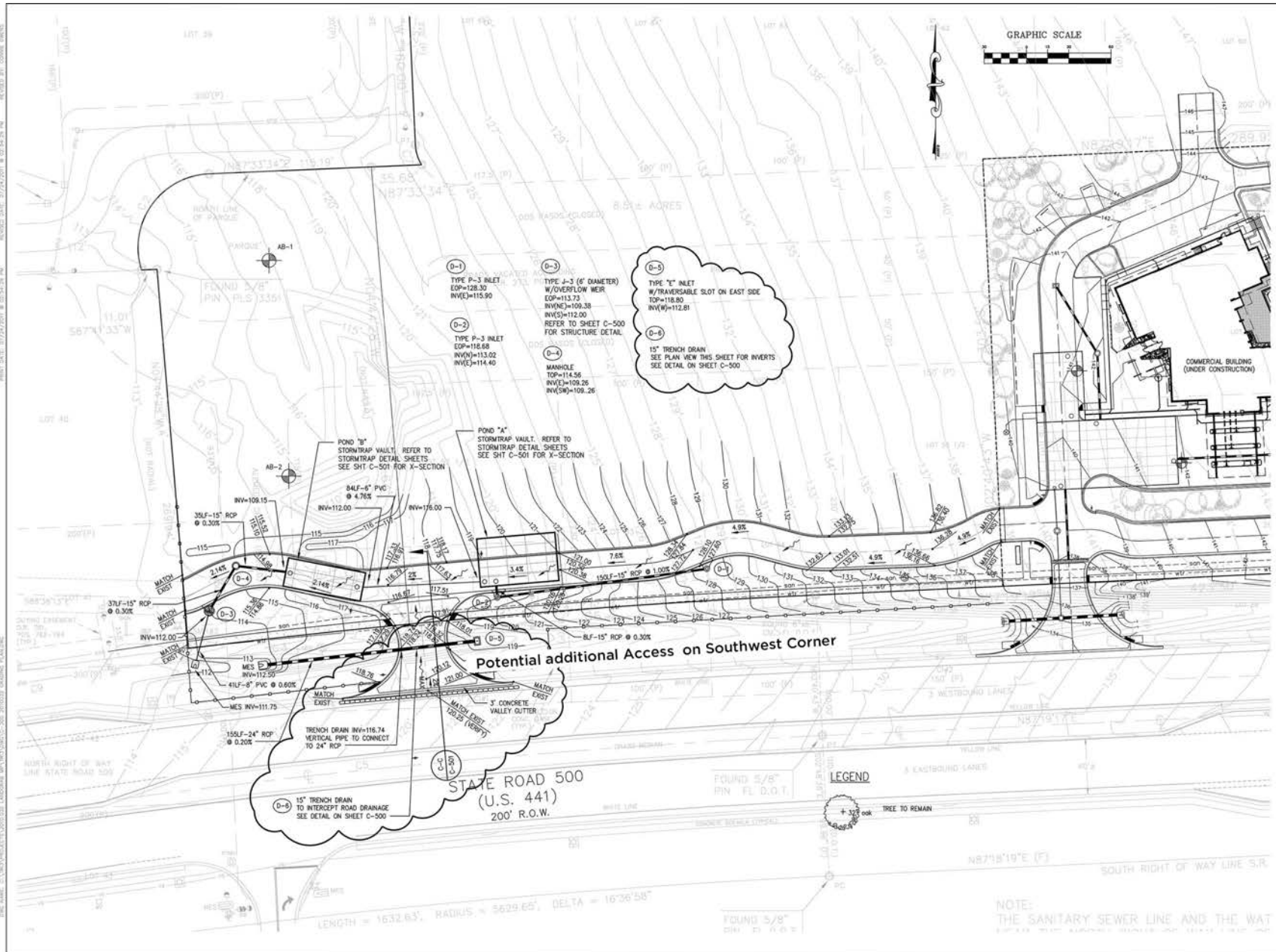
colin@4acre.com

850.218.1902

PROPERTY AERIAL



PROPOSED DIRECT INGRESS TO SITE



Civil Engineering Design Studio, Inc.
 P.O. Box 33099
 Longwood, Florida 32753-0062
 Ph. 407-468-9456 Fax: 407-641-9993
 CERTIFICATE OF AUTHORIZATION # 28312

CONSTANCE A. OWENS, P.E., LEED AP
 FLORIDA LICENSE #4642

ISSUED:	DATE:
CITY OF ELUSTIS FINAL ENGINEERING PLAN	6/13/11
SURVNO	6/13/11
FDOT-DRAINAGE CONNECTION	7/05/11
FDOT-DRIVEWAY CONNECTION	7/05/11

REV.	DATE	DESCRIPTION
1	7/25/11	RESPONSE TO FDOT D/W COMMENTS

GRADING & DRAINAGE PLAN

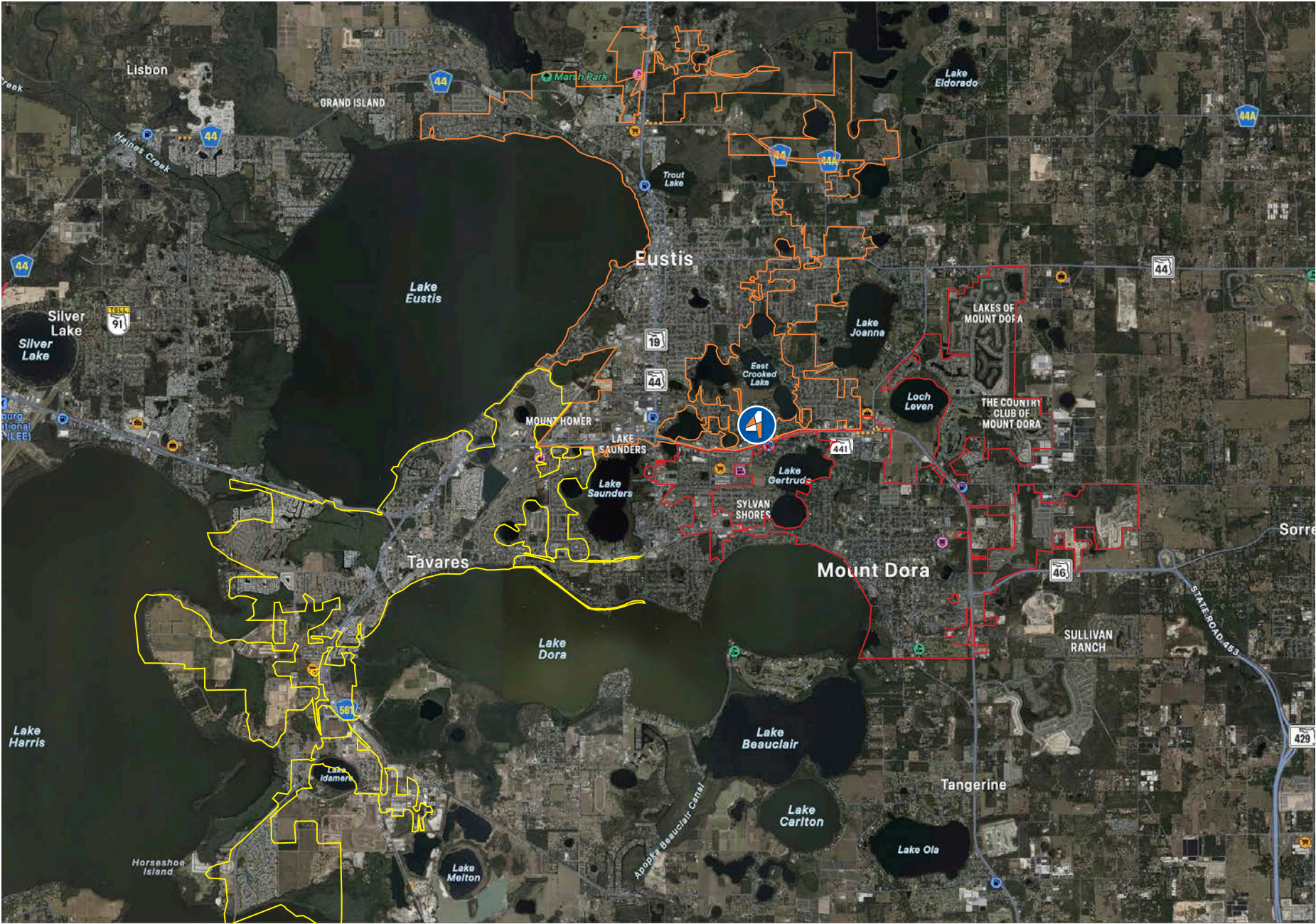
Sheet Title

JOB NO.	2010.032
SCALE:	AS SHOWN
DATE:	06/03/2011
DESIGN:	CAO
DRAWING:	CAO
CHECKED:	CAO

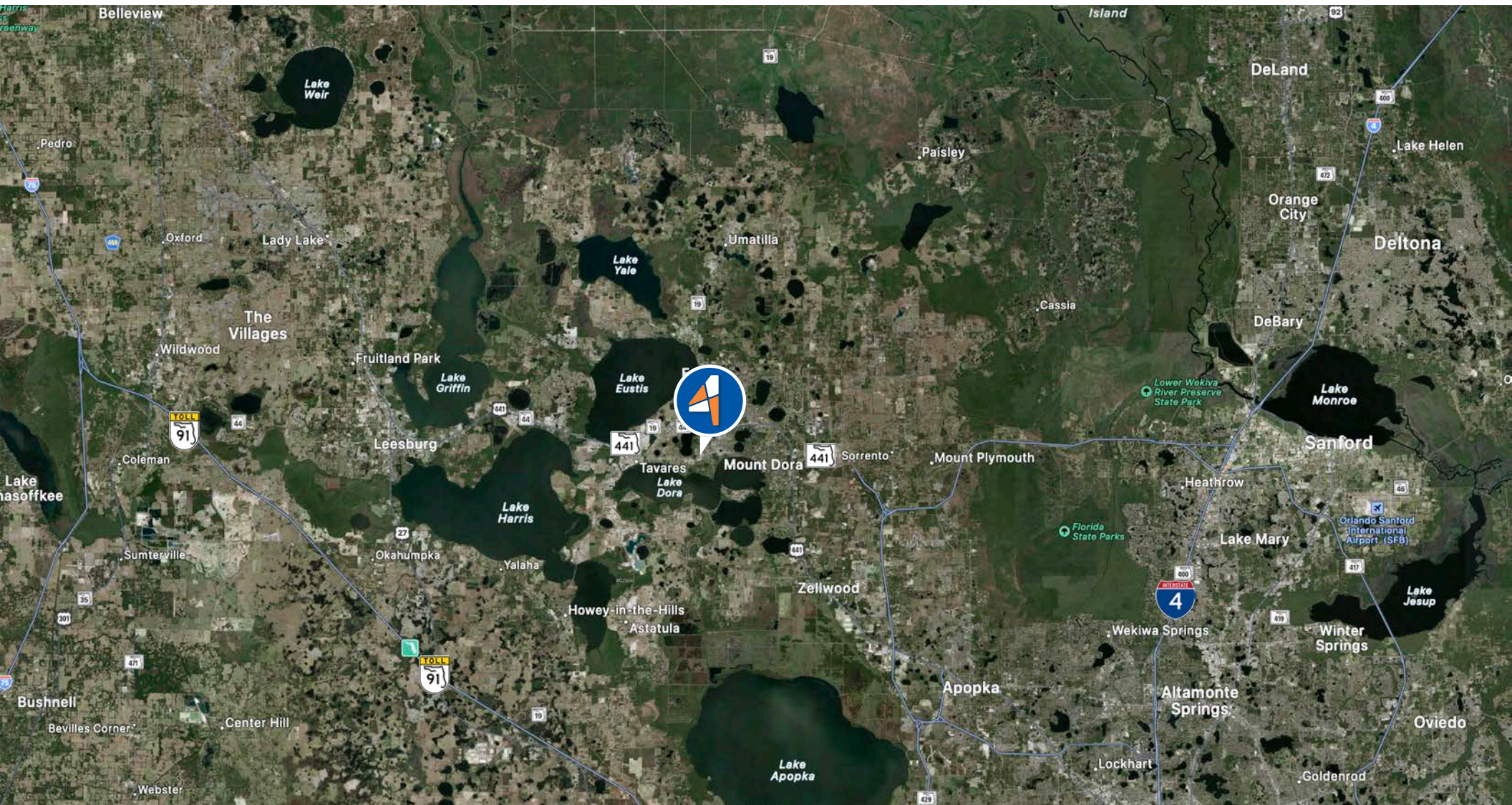
C-300

CITY BOUNDARIES

— Eustis — Mount Dora — Tavares



PROPERTY LOCATION



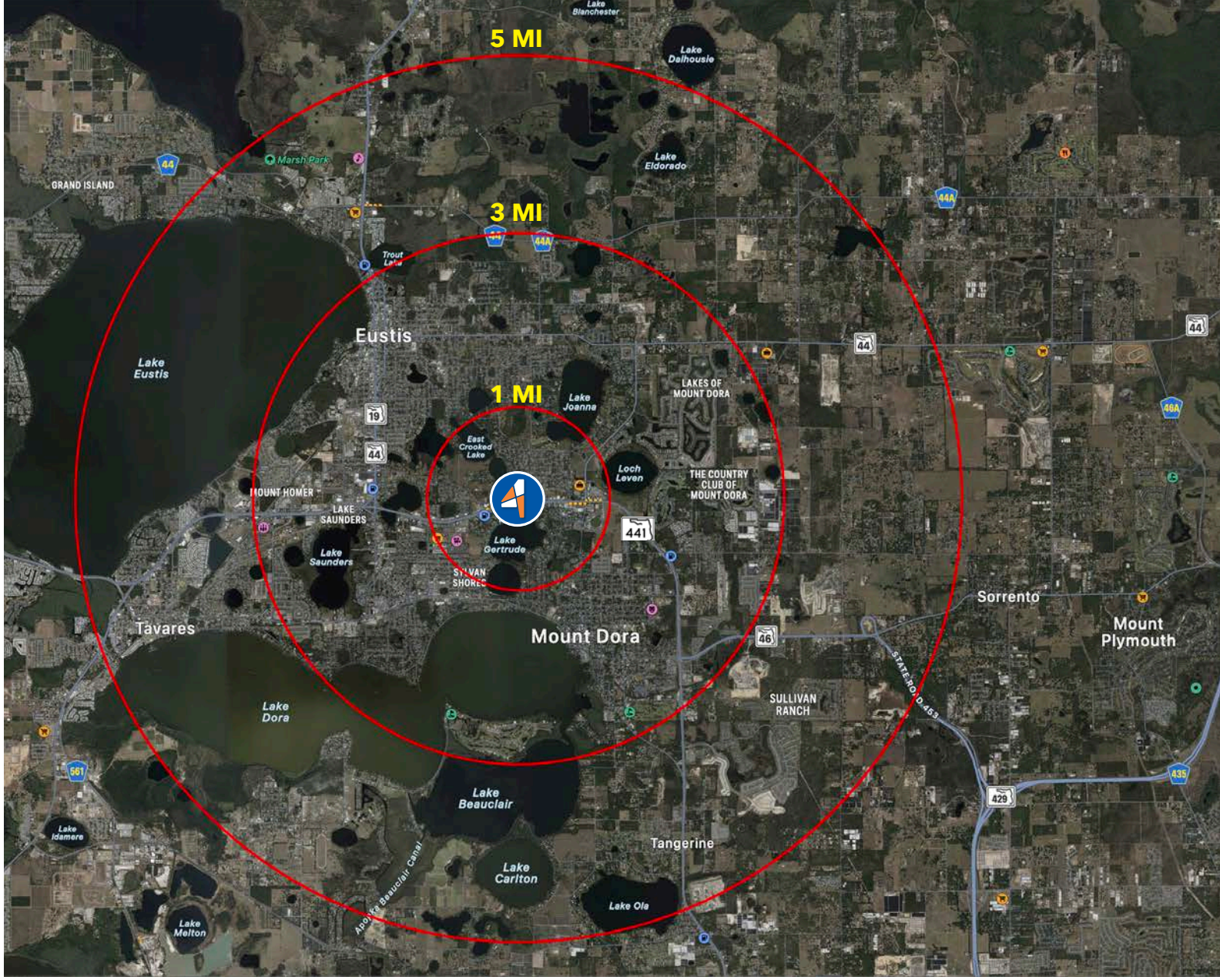
DEMOGRAPHIC RANGE MAP

Population	1 mile	3 mile	5 mile
2010 Population	3,459	36,041	53,878
2023 Population	3,836	46,646	71,421
2028 Population Projection	4,375	53,955	82,292
Annual Growth 2010-2023	0.8%	2.3%	2.5%
Annual Growth 2023-2028	2.8%	3.1%	3.0%
Median Age	51.5	45	45.9
Bachelor's Degree or Higher	33%	24%	24%
U.S. Armed Forces	0	17	37

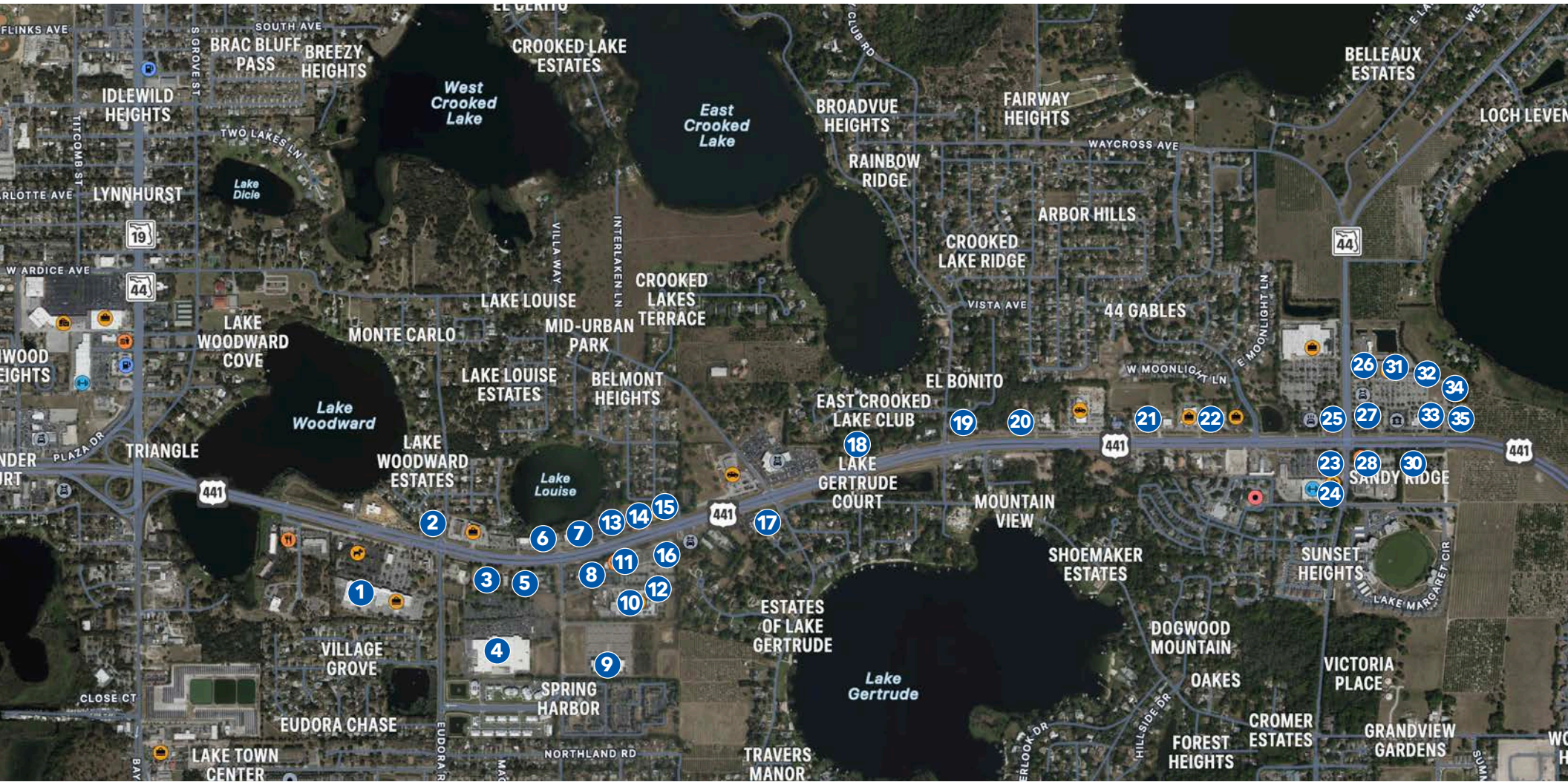
Population By Race	1 mile	3 mile	5 mile
White	3,372	36,886	57,754
Black	324	7,629	10,531
American Indian/Alaskan Native	16	258	419
Asian	71	959	1,356
Hawaiian & Pacific Islander	1	41	70
Two or More Races	52	873	1,291
Hispanic Origin	422	7,293	10,828

Households	1 mile	3 mile	5 mile
2010 Households	1,498	15,097	22,543
2023 Households	1,671	19,937	30,500
2028 Household Projection	1,903	23,057	35,165
Annual Growth 2010-2023	0.6%	1.6%	1.9%
Annual Growth 2023-2028	2.8%	3.1%	3.1%
Owner Occupied Households	1,378	15,068	24,273
Renter Occupied Households	525	7,989	10,892
Avg Household Size	2.2	2.3	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$52.2M	\$546.4M	\$871.4M

Income	1 mile	3 mile	5 mile
Avg Household Income	\$92,093	\$75,663	\$81,229
Median Household Income	\$74,768	\$60,648	\$62,571
< \$25,000	232	4,276	6,248
\$25,000 - 50,000	229	3,897	5,824
\$50,000 - 75,000	376	3,955	5,846



POINTS OF INTEREST



- | | | | | | | |
|-----------------------|-----------------|-----------------|-----------------------|------------------|-------------------|----------------------------|
| 1 Hobby Lobby | 6 Panera Bread | 11 Jersey Mikes | 16 Miller's Ale House | 21 Discount Tire | 26 Foxtail Coffee | 31 Publix |
| 2 Wells Fargo | 7 T-Mobile | 12 Starbucks | 17 Wawa | 22 AutoZone | 27 CVS | 32 UPS Store |
| 3 Longhorn Steakhouse | 8 Chik-Fil-A | 13 ALDI | 18 Domino's | 23 Wendy's | 28 McDonald's | 33 Advent Health |
| 4 Walmart Supercenter | 9 Epic Theaters | 14 Chili's | 19 PNC Bank | 24 Subway | 29 Subway | 34 Five Guys |
| 5 Taco Bell | 10 Taco Bell | 15 AT&T | 20 Mellow Mushroom | 25 Mobile | 30 Culver's | 35 ABC Fine Wine & Spirits |



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