

VENEZIA LAND

VENEZIA BLVD & US19., HOWEY-IN-THE-HILLS, FL



FOR SALE

+/- 12 ACRES MF SITE

+/- 5.13 ACRES COMMERCIAL SITE

Property Specs

- Parcel 1 - +/- 11.84 Acres (Multi-Family)
- OP 2 - +/- 5.13 Acres (Commercial)

Property Features

- 211-Acre mixed use, master planned community consisting of 285 Single Family lots (completed), 113 townhomes (Under Construction)
- 11.84+/- Acre tract being entitled to include MF
- 5.13+/- Acre tract commercial
- Uses: Restaurant, Bank, Pharmacy, Retail
- Located on State Road 19 in the heart of Lake County
- Off site retention
- Within 5 minute drive from FL's Turnpike: 44,600 VPD

Traffic Counts

- SR 19: 12,000 AADT
- US27: 26,500 AADT
- FL Turnpike: 44,600 VPD

TRADE AREA DEMOGRAPHICS

Radius	Population (2023)	Average Income (2023)
3 Mile	5,337	\$86,754
5 Mile	12,453	\$88,766
10 Mile	133,698	\$76,598



FLAGSHIP COMPANIES GROUP, LLC

1190 BUSINESS CENTER DRIVE, SUITE 200 • LAKE MARY, FL 32746 • (407) 246-1144

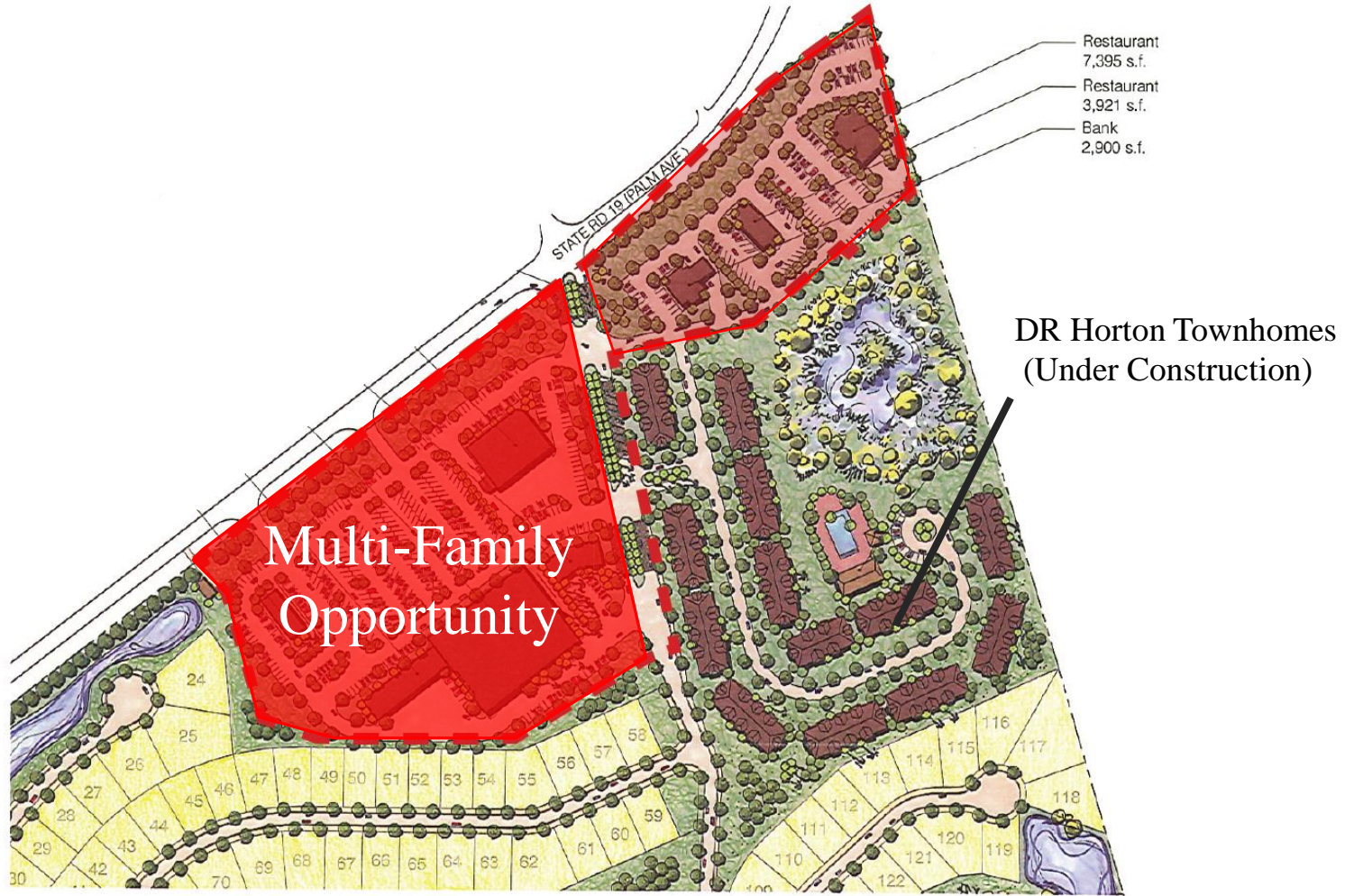
Ryan Combs (407) 948-5822 • rcombs@flagshipcg.com • Mark Cooney (813) 679-3952 • Mcooney@landskarksfl.com

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SITE PLAN



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AERIAL MAP



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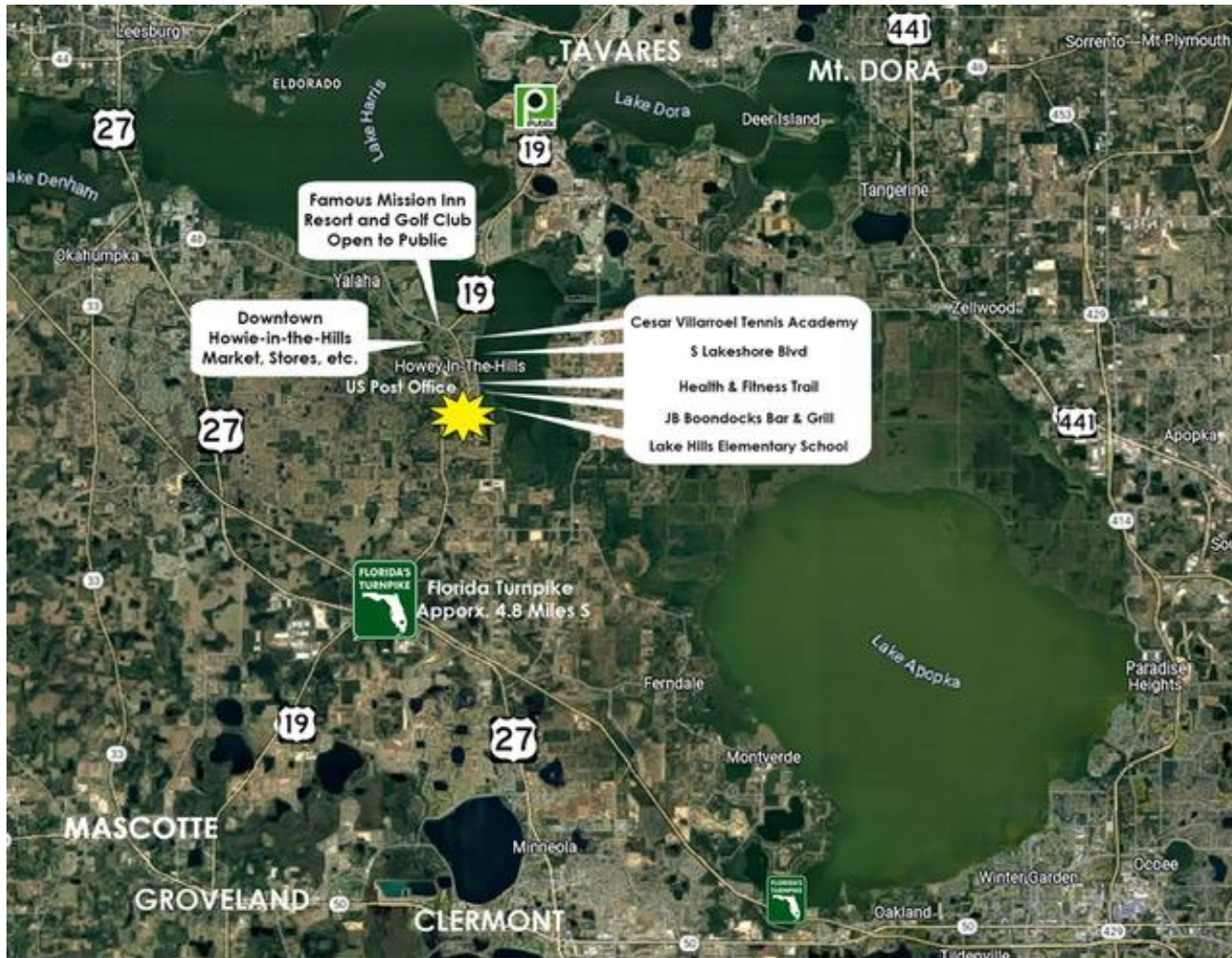
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