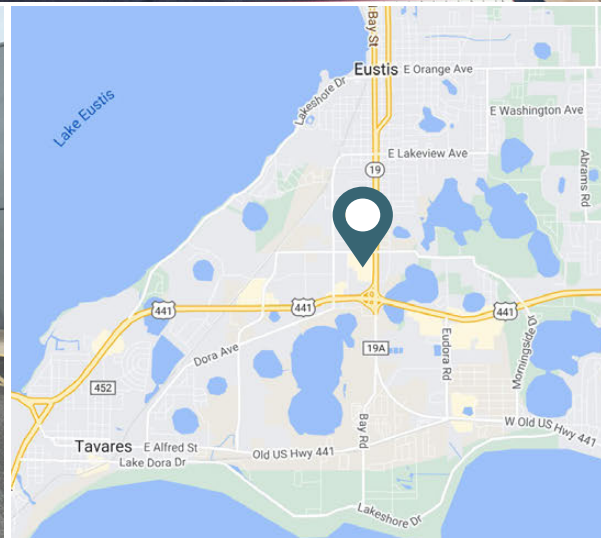


LAKE HILLS PLAZA

2816-2830 S. Bay Street, Eustis, FL 32726

SPACE FOR LEASE



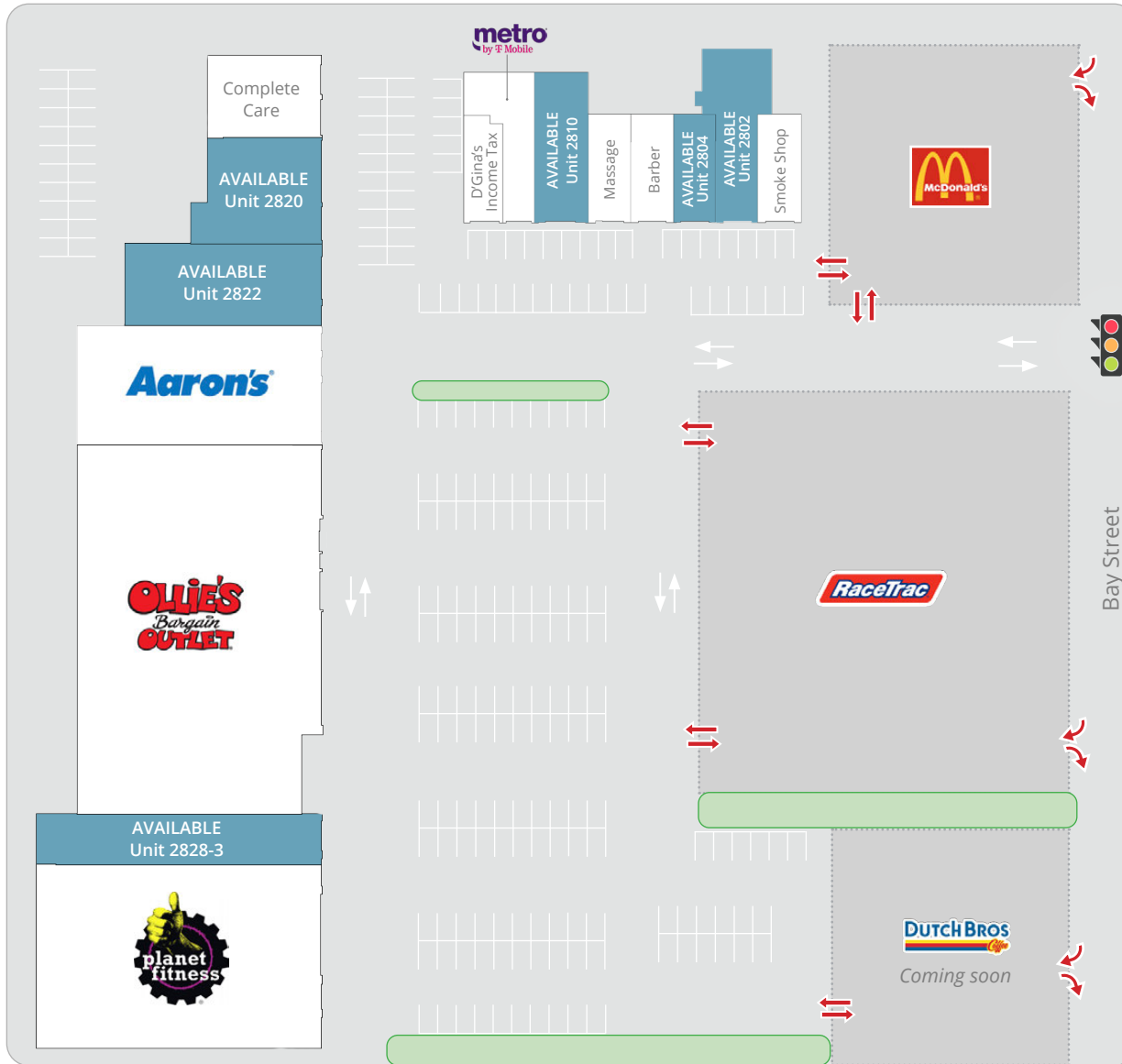
PROPERTY OVERVIEW

- » Retail space available: 997 - 6,085 SF
- » Prime leasing opportunity at Lake Hills Plaza in Eustis, ideally located on S. Bay Street, just north of the high-traffic US 441 corridor (49,500 AADT)
- » Anchored by Ollie's Bargain Outlet and the #3 Planet Fitness in the Orlando Metro Area, together driving strong traffic to the site, which pulls in over 774K visits annually
- » Major pad tenants RaceTrac and McDonald's attract an additional 1.5M visits annually, ensuring steady customer flow to the center
- » Convenient access from a signalized intersection on S. Bay Street, with an average daily traffic volume of 24,500 vehicles
- » Situated less than 1.5 miles from AdventHealth Waterman, a 269-bed hospital employing over 2,200 healthcare professionals

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,758	41,273	79,107
Households	2,591	17,911	34,267
Daytime Pop.	5,874	32,192	57,142
Ave. HH Income	\$65,410	\$89,094	\$90,681





Unit	Tenant	Sq Ft
2830	Planet Fitness	19,691
2828-3	Available	5,508
2828-2	Ollie's Bargain Outlet	33,393
2828-1	Aaron's	10,995
2822	Available	6,085
2820	Available	4,836
2818	Complete Care	3,531
2814	D'Gina's Income Tax	901
2812	Metro by T-Mobile	1,430
2810	Available	1,782
2808	Massage	1,010
2806	Barber	1,014
2804	Available	997
2802	Available	2,021
2800A	Smoke Shop	1,038



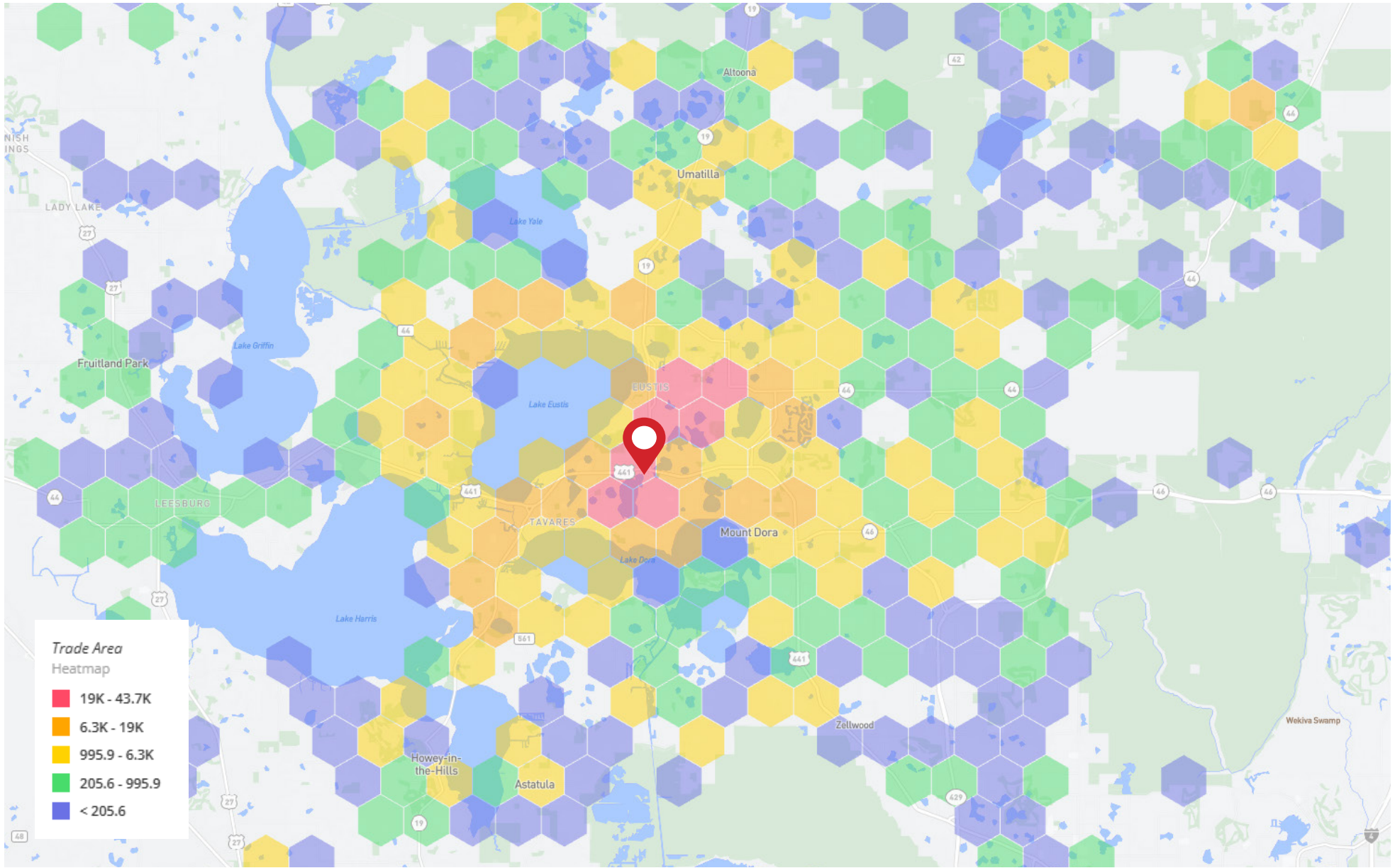




ZACK MCNAMARA, CCIM ☎ 407.458.5409
SENIOR DIRECTOR ✉ Zack.McNamara@FranklinSt.com

MICHAEL BATTEY ☎ 407.458.5414
DIRECTOR ✉ Mike.Batthey@FranklinSt.com

NICK BATTILLO ☎ 407.270.1879
ASSOCIATE ✉ Nick.Battillo@FranklinSt.com



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