




For Lease

3480 US Highway 441/27
Fruitland Park, FL 34731

±5,800 Total SF Available

2,600 SF Warehouse

3,200 SF Showroom

 **JLL** SEE A BRIGHTER WAY

Property overview

This property consists of a 6,447 SF free-standing outparcel building in front of the Wal-Mart in Fruitland Park with access points on US Highway 441/27 and S Dixie Ave. There is a large monument sign in between US Highway 441/27 and S Dixie Ave, providing excellent exposure.

Property stats

Building SF	±6,447 SF
Land	±0.65 ac
Zoning	C-2, Commercial
Year built	1998
Parking	15 surface spaces



Property highlights



3,200 SF of showroom



2,600 SF of warehouse



Large Marquee Sign



38,500 ADT (Average Daily Traffic)

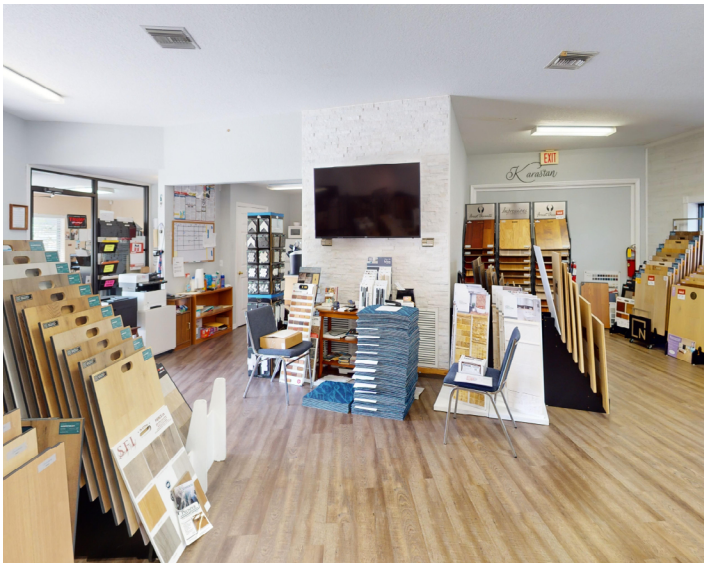


Lease rate:

\$16.00/SF NNN

\$4.38/SF CAM

[Click here to view Virtual Tour](#)



Drive time demographics (25 minutes)



287,982

Population



140,904

Households



\$83,075

Average HH income



1.99

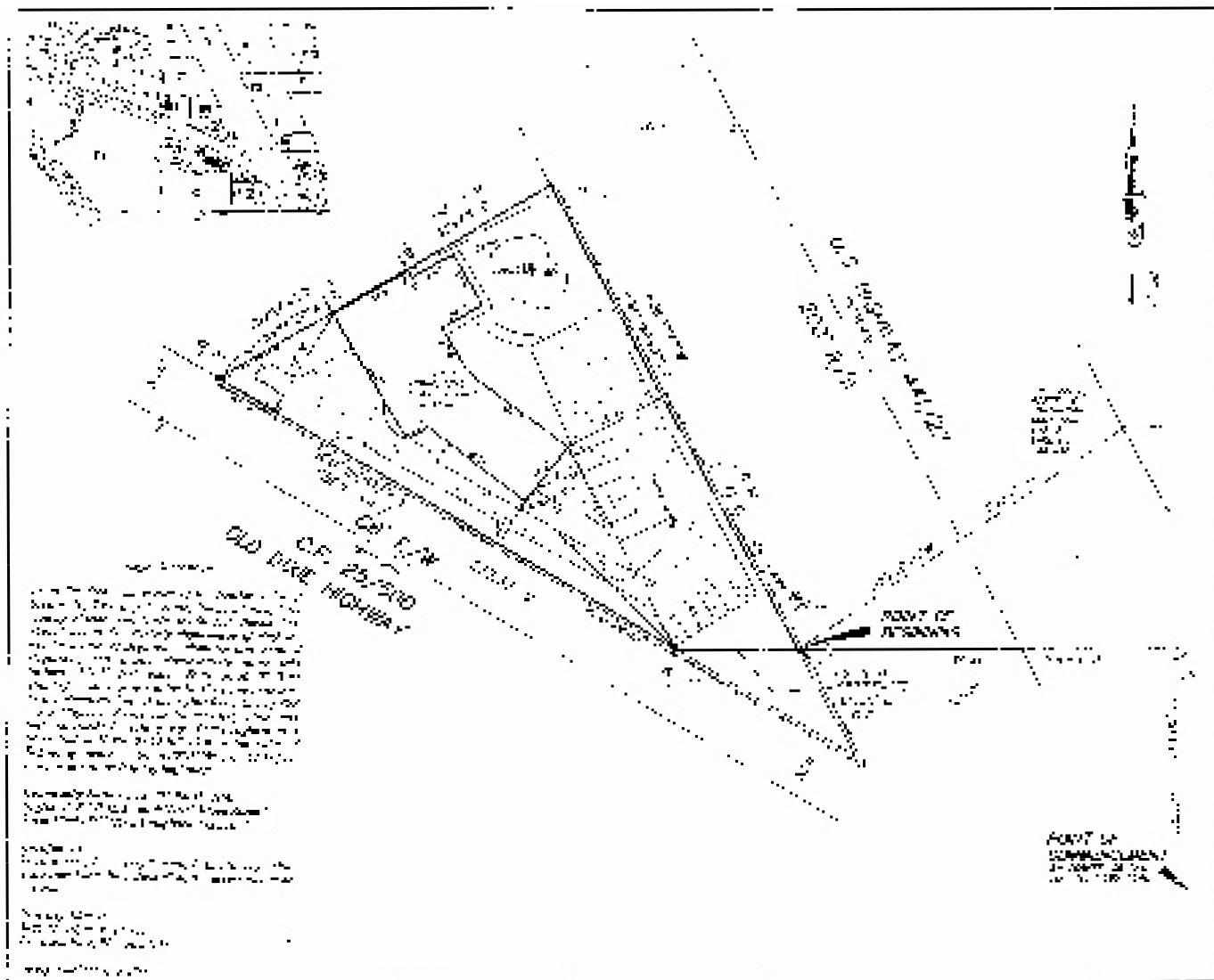
Average HH size



83,687

Employees

Site Survey



Nathan Eissler, CCIM, SIOR

Executive Vice President

nathan.eissler@jll.com

+1 407 342 7494

Brooks Robinson

Senior Associate

brooks.robinson@jll.com

+1 407 619 2249

[jll.com](https://www.jll.com)

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