

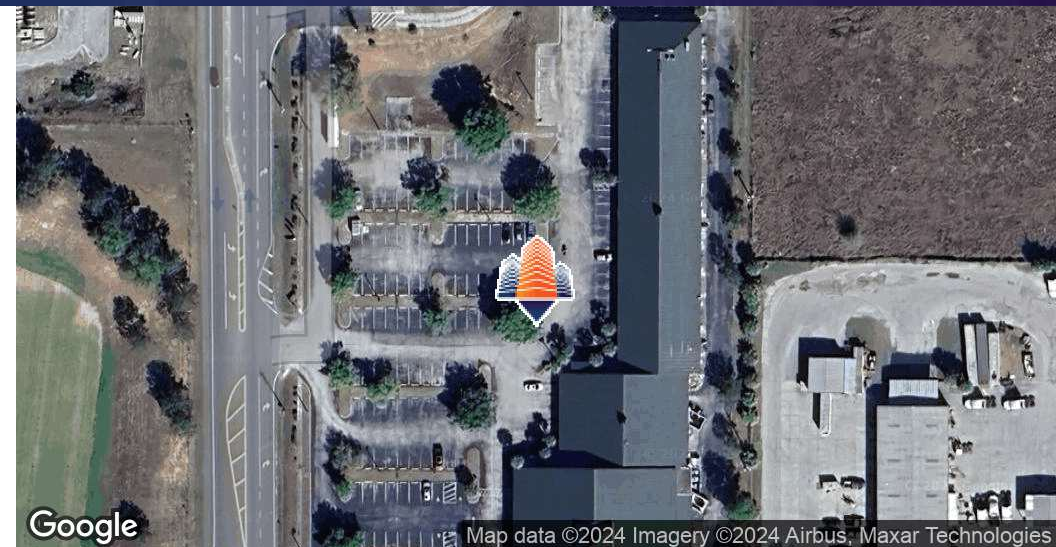
Southridge Shoppes

4117 County Road 561, Tavares, FL 32778



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 17,000 SF Space Available January 2025
- Up to 25,000 SF Contiguous Space Available
- Access points from 448, 561, and Southridge Industrial Drive
- 25,200+ cars per day on 448 and 561
- Growing Residential Market
- Lots of parking – Parking Ratio over 5/1000
- Two Sided Pylon
- Outparcel Available
- Ideal Uses: Retail, Services, Medical, and Office

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,500 SF - 25,000 SF
Lot Size:	6.39 Acres
Building Size:	42,529 SF

DEMOGRAPHICS (DRIVE TIME)	5 MINS	10 MINS	15 MINS
Total Household	846	7,334	24,613
Total Population	1,873	17,625	56,426
Average HH Income	\$74,720	\$81,801	\$81,518

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EQUITY
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PROPERTY PHOTOS



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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,500 - 25,000 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Available	1,500 - 3,000 SF	NNN	Negotiable
Available	1,500 - 4,500 SF	NNN	Negotiable
Available	8,000 - 25,000 SF	NNN	Negotiable
Available	17,000 - 25,000 SF	NNN	Negotiable

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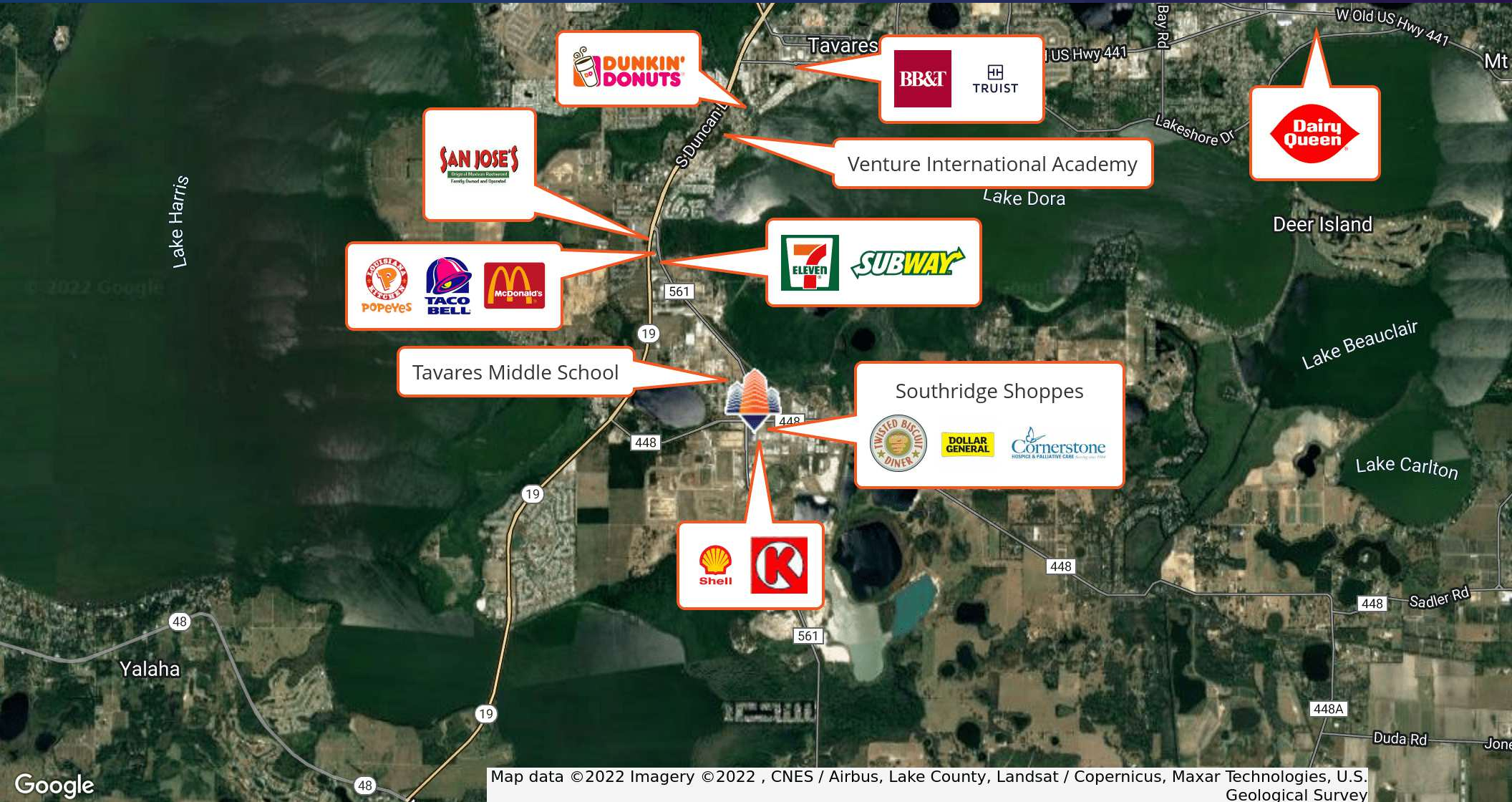
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RETAILER MAP



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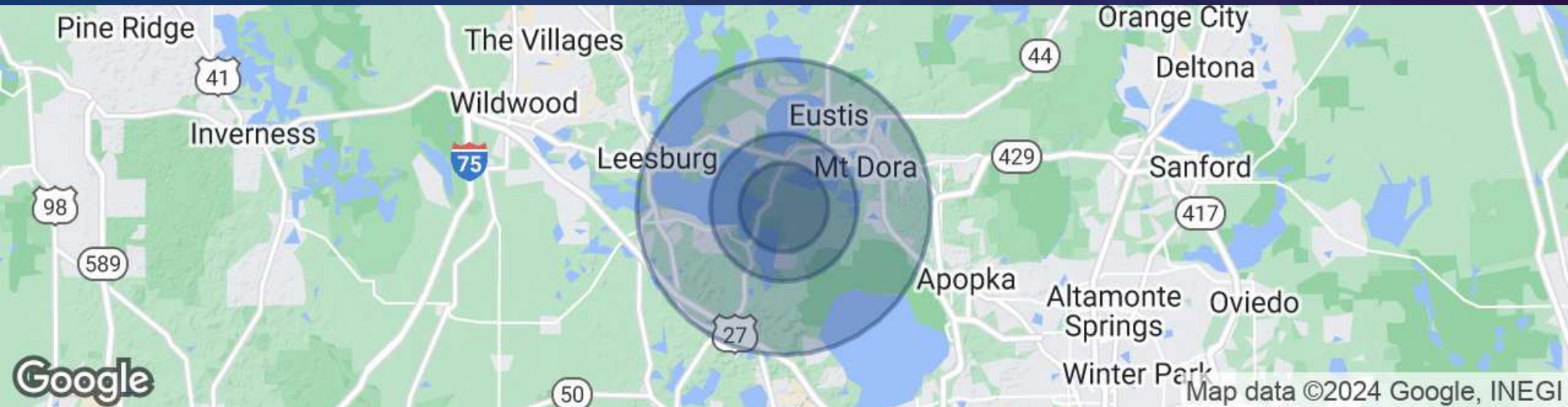
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EQUITY
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SERVICES

DEMOGRAPHICS MAP & REPORT



POPULATION (DRIVE TIME)

	5 MINS	10 MINS	15 MINS
Total Population	1,873	17,625	56,426
Average Age	55.8	55.4	55.2
Average Age (Male)	54.8	52.8	53.2
Average Age (Female)	56.7	57.6	56.9

households & income (DRIVE TIME)

	5 MINS	10 MINS	15 MINS
Total Households	846	7,334	24,613
# of Persons Per HH	2.19	2.28	2.23
Average HH Income	\$74,720	\$81,801	\$81,518
Average House Value	\$261,423	\$291,533	\$290,001

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