

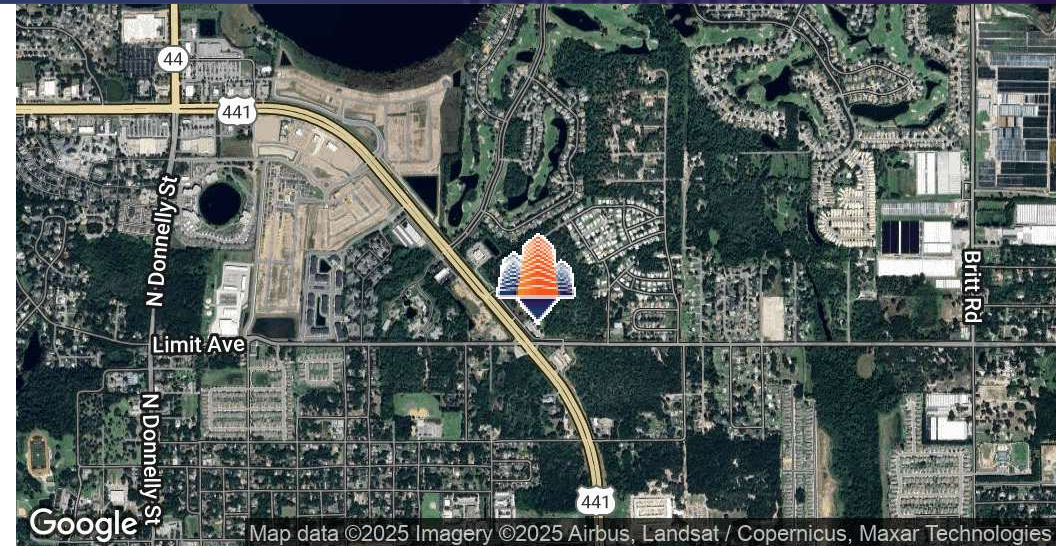
Mt Dora Pad Site

19955 US-441 , Mount Dora, FL 32757



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Retail Outparcel Available - For Ground Lease or BTS
- Join The Learning Experience and Extra Space Storage
- Conveniently located on Wolf Branch Rd with access to Hwy 441
- Site sits across from 3 New Hotels and an Advent Health Campus
- Close proximity to traffic generators like Publix, Lowe's, Chipotle, Chase Bank, McDonalds, Bank of America, Mission BBQ and much much more
- Over 40,000 cars per day at the intersection of Hwy 441 & Wolf Branch Rd
- Ideal Uses: Coffee, QSR, Medical, and Traditional Retail

[CLICK HERE TO VIEW ON GOOGLE MAPS](#)

[CLICK HERE FOR SITE PLAN](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	500 - 5,000 SF
Lot Size:	13.45 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,313	12,993	27,452
Total Population	5,260	30,669	66,951
Average HH Income	\$90,128	\$96,194	\$91,442

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7575 Dr. Phillips Blvd, Ste 390

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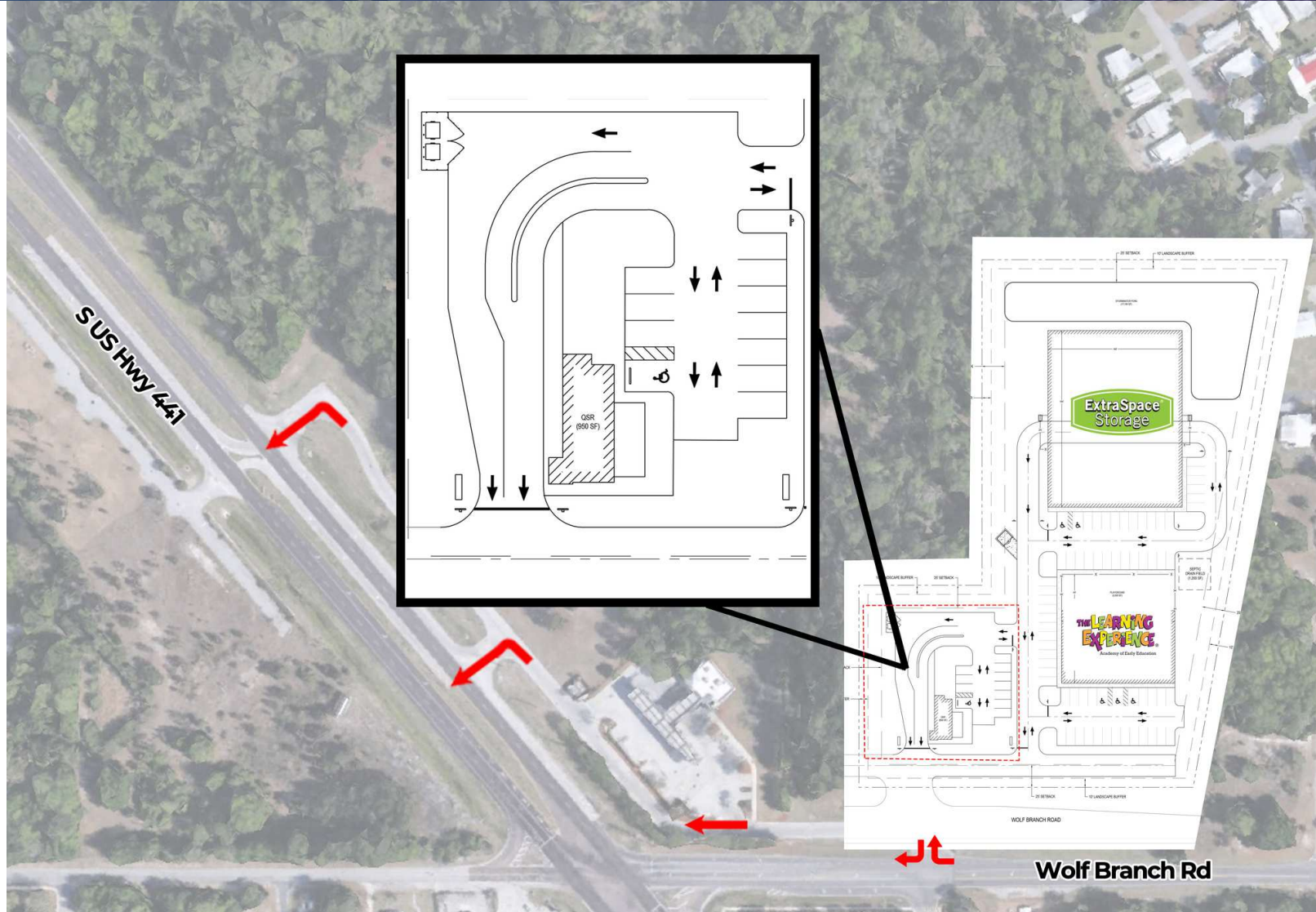
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SITE PLAN



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RETAILER MAP



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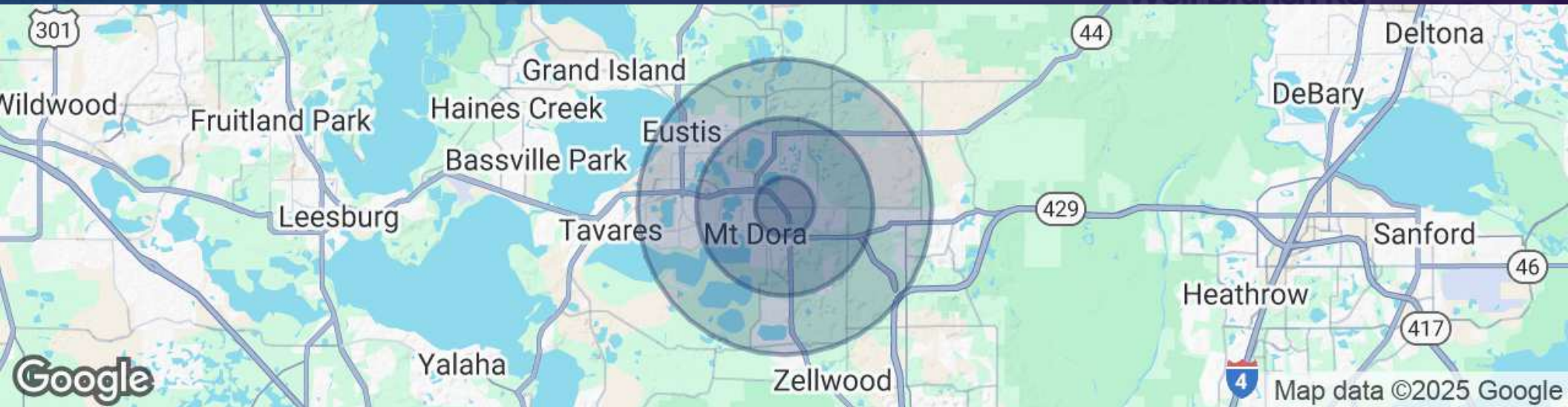
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,260	30,669	66,951
Average Age	47	48	46
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,313	12,993	27,452
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$90,128	\$96,194	\$91,442
Average House Value	\$344,618	\$375,291	\$350,500

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