

4,292 SF BUILDING - COMMERCIAL / OFFICE - EUSTIS, FL

**OWNER-USER OR INVESTMENT ASSET FOR SALE!
ATTRACTIVE SITE AND LOCATION!**



2803 S BAY STREET, EUSTIS, FL 32726

FULLY RENOVATED - MODERN OPEN LAYOUT - .79 AC CAMPUS - .35 AC PARKING



Each Office is Independently Owned

KW COMMERCIAL - PARKS COMMERCIAL GROUP, LLC 3657 MAGUIRE BLVD, ORLANDO FL 32803

NORTHWEST ORANGE NORTH LAKE GROUP, 112 E. 5TH AVE, MOUNT DORA, FL 32757

MARK ARNOLD, 407-353-6391 MARNOLD@KWCOMMERCIAL.COM, KIMBERLY GRIFFIN 678-231-5826 KWGRIFFIN@KW.COM

TYLER CARRAWAY 407-360-4738 TYLERC@NORTHWESTORANGE GROUP.COM

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ID: 23-19-26-0701-00A-00300

2803 S Bay Street is a premier commercial / office asset that has been completely modernized and refurbished within the past year. The original building was constructed in 1986 as a 3,122 SF bank property. A recently constructed addition has added 1,170 SF to bring the current heated square footage to 4,292 SF. Final building approvals are still needed. The property is presently vacant and suitable for an owner-user or investor to complete a build-out that best fits their needs.

The property is located on a .77 (+/-) parcel just off of Bay Street / SR19 (24,000 AADT) the north-south business thoroughfare of Eustis, FL. The attractively landscaped and tree shaded site includes 15,671 SF of paved parking surface. The parcel additionally fronts S. Grove Street with cross-access easements from S. Bay Street to S. Grove Street. The property is easily accessible from the Bay Street Business area and is less than 700 feet from the SR19 entrance ramps to US 441 just to the south. US 441 is the primary arterial roadway of northern Lake County with 50,500 AADT, linking the property and Eustis with the nearby Cities of Mount Dora, Tavares and Leesburg and with the Orlando Metropolitan area to the southeast.

The single-story building includes multiple individual offices and large open workspaces / assembly rooms. The building is accessed via an entry-way reception area. The current building layout includes five private offices, two open work areas of over 1,000 SF each, additional multi-use space, two finished break areas, storage spaces, restrooms and the original bank safe. The larger open area includes a ceiling height of sixteen feet. Large windows in each room fill the interior with natural light while enhancing the property's modern architectural appeal and professional atmosphere. The new property refurbishments have been completed with upscale and professional finishes and trim. HVAC's, systems and roof are new and/or recently improved.

This stylish property offers owner/users an attractive work environment with high-end features in a private setting. The property offers investors an updated, easily maintained facility that will be of great interest to professional tenants. The property is ideally suited for use for commercial and professional services. Potential uses include, but are not limited to: Medical Services, Clinics and Physician's Offices; Dental Services; Adult and Child Day Care facilities; Law Firms; Engineering and Construction Services; Financial Services; Professional Office Users; Financial Services; Insurance Offices; Sales and Distribution Firms; Fitness Centers, Gyms; Spa, Salons and Personal Care Services; Restaurants; Event Centers; Churches; Schools; and Institutional Users. The property is perfect for an owner-user who occupies a portion of the property and leases the rest for investment purposes.

Please contact the broker for additional details and/or to set up a tour.

PRICE: \$1,100,000.

FULLY RE-FURBISHED AND REMODELED IN 2025-2026



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The property is strategically located in the Lake County City of Eustis, one of Florida's fastest growing communities. Eustis reports a population of 25,483 with a growth rate of 1.79% annually. Eustis sits in the heart of North Lake County, providing convenient access to Orlando, Sanford and Lake Mary, The Villages, Florida's Turnpike, SR-429, and US Hwy 441. The Lake County Seat and government offices are in the adjacent City of Tavares just a mile to the southwest. This central location allows businesses to serve a broad regional customer base while avoiding many of the higher operating costs associated with larger metropolitan areas.

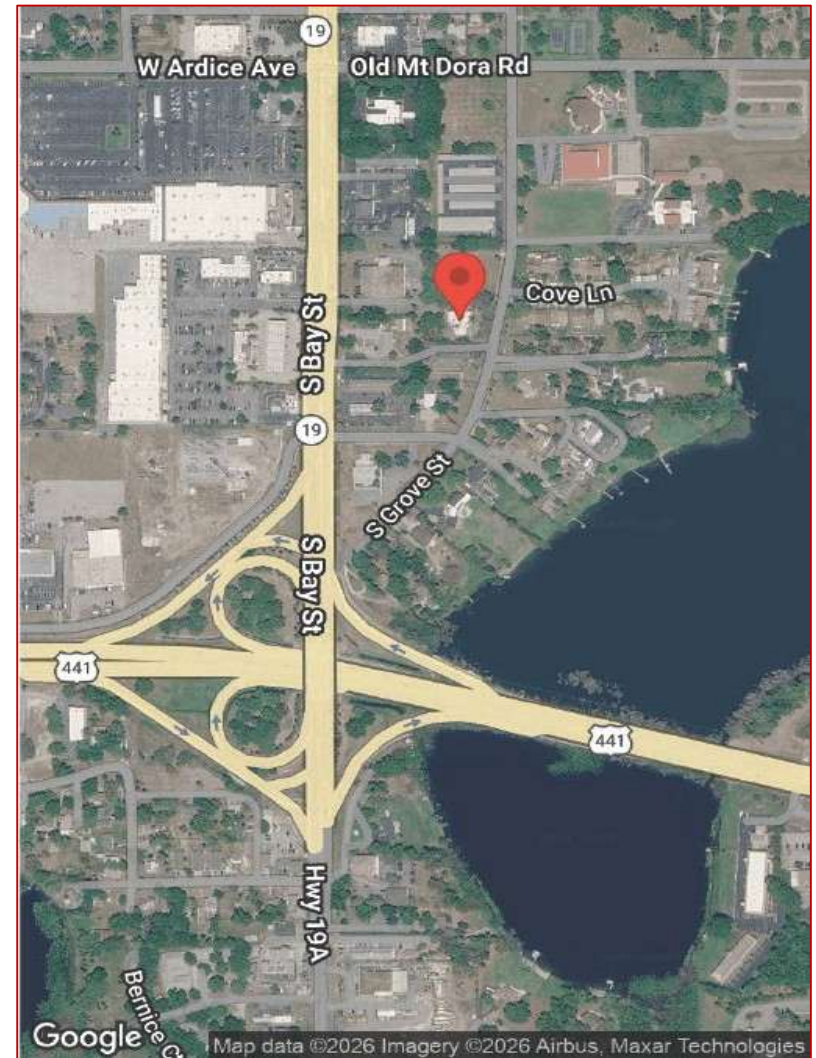
The City of Eustis provides a business-friendly environment and actively encourages economic development. The city actively promotes economic development incentives.

Benefits of a Eustis business location compared to many Central Florida markets include; lower commercial real estate costs; competitive property values, lower operating expenses; access to a growing labor force; reduced overhead while maintaining proximity to Orlando's economy.

The surrounding northern Lake County areas continue to experience steady residential growth, bringing new customers into the region each year. These new customers are changing the character of Eustis with expanding residential communities, strong retail activity, growing household incomes and increasing demand for professional services, healthcare, dining, retail, and entertainment.

This easily accessible location and the modern Eustis and Lake County business environments provide business owners at this location with numerous benefits and significant potential for growth!

SOUTH EUSTIS BUSINESS DISTRICT



HIGH CEILINGS, LARGE OPEN AREAS, PROFESSIONAL FINISHES



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LAKE COUNTY'S "GOLDEN TRIANGLE"

The property is located in the approximate center of Lake County's "Golden Triangle" an area roughly outlined as a triangle with equal sides of five miles.

The cities of Eustis, Tavares and Mount Dora are located at the three points of the triangle.

Historically this was a well-known Citrus production area. The area roadways of Old Highway 441, 19-A, US 441 and SR-19 all merge just south of the property providing easy business access to all of the "Golden Triangle" communities and surrounding Lake County.



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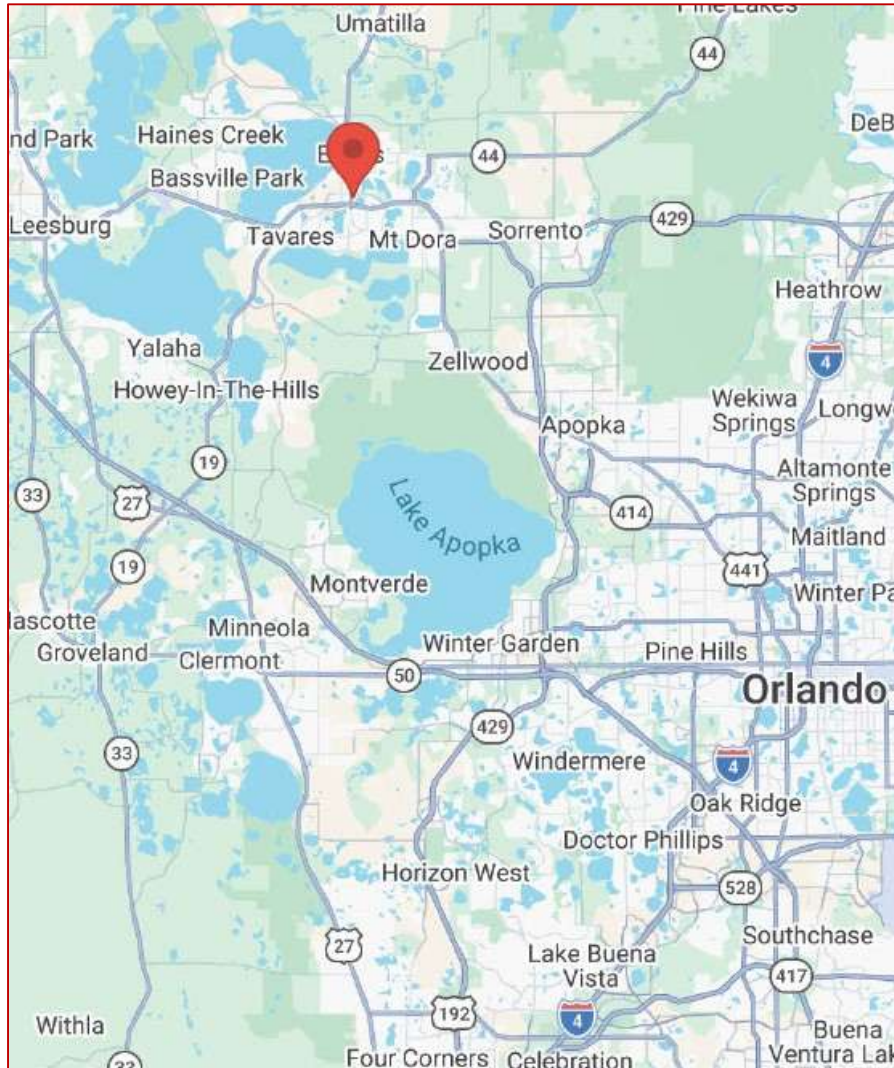
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REGIONAL MAP – ORLANDO METRO NORTHWEST ORANGE AND NORTH LAKE COUNTIES



PROPERTY FEATURES

Sale Price:	\$1,100,000
Price Per SF:	\$256.29
Lot Size:	.77 (+/-) Acres
Building Size:	4,292
Floors:	Single Story, Free Standing
Condition:	Recently Refurbished
Use:	Commercial and/or Office
Tree Shaded – Attractively Landscaped	
Ample Parking	
Outstanding Windows and Interior Lighting Features	
Professional Finishes	
<u>Floor Plan Includes:</u>	
Five Private Offices	
Two Large Open Work Areas / Assembly Space	
Reception - Entryway	
Breakrooms / Storage	



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NEARBY BUSINESSES, RESTAURANTS, RETAIL, GOODS & SERVICES



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NEARBY DEMOGRAPHICS

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,645	19,902	36,993
	Female	2,765	20,661	38,497
	Total Population	5,410	40,563	75,490
Race / Ethnicity	White	3,400	26,597	50,518
	Black	800	6,344	11,157
	Am In/AK Nat	8	53	98
	Hawaiian	2	16	23
	Hispanic	901	5,513	10,033
	Asian	180	1,184	2,046
	Multiracial	98	742	1,404
Housing	Other	21	118	211
	Total Units	2,737	20,150	37,497
	Occupied	2,493	18,178	33,696
	Owner Occupied	971	10,320	21,764
	Renter Occupied	1,522	7,858	11,931
Age	Vacant	244	1,972	3,802
	Ages 0 - 14	861	6,300	11,494
	Ages 15 - 24	541	4,055	7,228
	Ages 25 - 54	1,964	14,419	25,851
	Ages 55 - 64	703	5,296	10,329
	Ages 65+	1,341	10,494	20,587
Income	Median	\$47,564	\$65,153	\$70,253
	Under \$15k	337	1,874	2,880
	\$15k - \$25k	463	1,775	2,710
	\$25k - \$35k	189	1,352	2,264
	\$35k - \$50k	304	2,164	3,750
	\$50k - \$75k	412	3,232	6,525
	\$75k - \$100k	196	2,296	4,560
	\$100k - \$150k	455	2,851	5,789
	\$150k - \$200k	73	1,166	2,378
	Over \$200k	62	1,470	2,837

Information provided in this presentation has been prepared from sources deemed to be reliable but is not guaranteed to be a complete summary or statement of all available data necessary for making a purchase or investment decision. No representations or warranties are made by KW Commercial, Parks Commercial Group, LLC 3657 Maguire Blvd, Orlando, Florida 32803 or Northwest Orange North Lake Group, 112 E. 5th Ave. Mount Dora, FL 32757 as to the accuracy, completeness or implied future performance of the information provided. Any information and financial projections are provided for informational purposes only and do not constitute a recommendation.



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RECENTLY ENLARGED, REFURBISHED, MODERNIZED – NEW TRIM AND SYSTEMS



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IDEAL PROPERTY USER EXAMPLES

- Medical Services, Clinics and Physician's Offices
- Dental Services
- Adult and Child Day Care facilities
- Law Firms
- Engineering and Construction Services
- Financial Services
- Professional Office Users; Financial Services
- Insurance Offices
- Sales and Distribution Firms
- Fitness Centers, Gyms
- Spa, Salons and Personal Care Services
- Restaurants
- Retail Showroom
- Event Centers
- Churches
- Schools
- Institutional Users
- Portfolio Rental Investment



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