

# FOR LEASE - 390/324 W BURLEIGH BLVD - MULTIPLE SUITES



## OFFERING SUMMARY

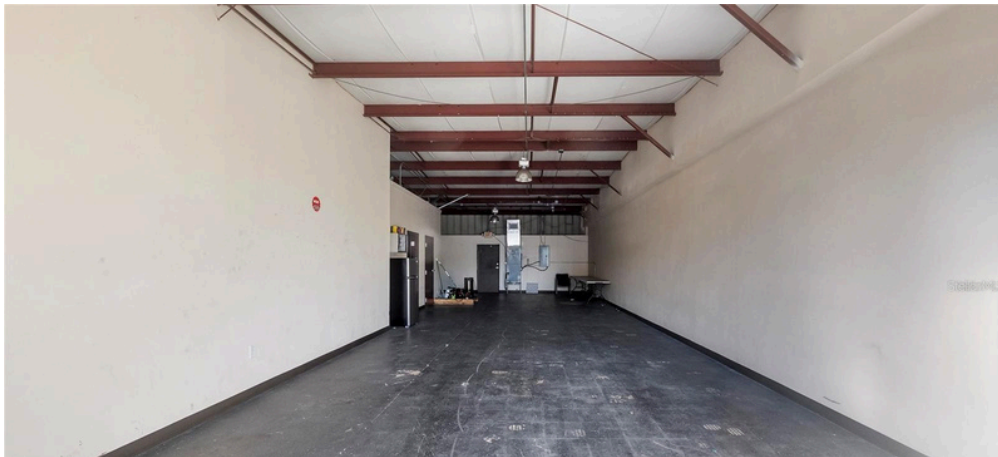
Lease Rate:           \$17.50 / SF MG  
Available SF:           1- 3200  
Available SF:           2 - 1200

**ALYSSA RODRIGUEZ & ANTHONY TUEROS**  
**407-802-7798 / 954-516-9211**



**COLDWELL BANKER**  
HUBBARD HANSEN

# FOR LEASE - 390/324 W BURLEIGH BLVD - MULTIPLE SUITES



## PROPERTY DESCRIPTION

AVAILABLE NOW – Prime Retail/Office Space in Tavares, FL. Don't miss this rare opportunity to lease a versatile retail/office space in a high-traffic, road-front location with unbeatable visibility and signage potential. These units are perfectly positioned for a variety of business uses. Located just off US Hwy 441 and FL-19, this property sits in the heart of one of Central Florida's fastest-growing markets—Lake County. The site offers direct road frontage, ensuring maximum exposure to steady daily traffic. Proximity to Key Destinations: Award-winning AdventHealth Waterman Hospital – 2 minutes, Lake County Government Buildings & Courthouse – 4 minutes, Downtown Mount Dora – under 15 minutes, and Downtown Leesburg – 20 minutes. Easy commute to Clermont, Orlando, and The Villages. This is a blank canvas for your vision—ideal for retail, professional services, or specialty use. Call today to schedule a private showing and secure your spot in this prime location.

**ALYSSA RODRIGUEZ & ANTHONY TUEROS**  
**407-802-7798 / 954-516-9211**



**COLDWELL BANKER**  
HUBBARD HANSEN

# LOCATION - 390/324 W BURLEIGH BLVD - MULTIPLE SUITES

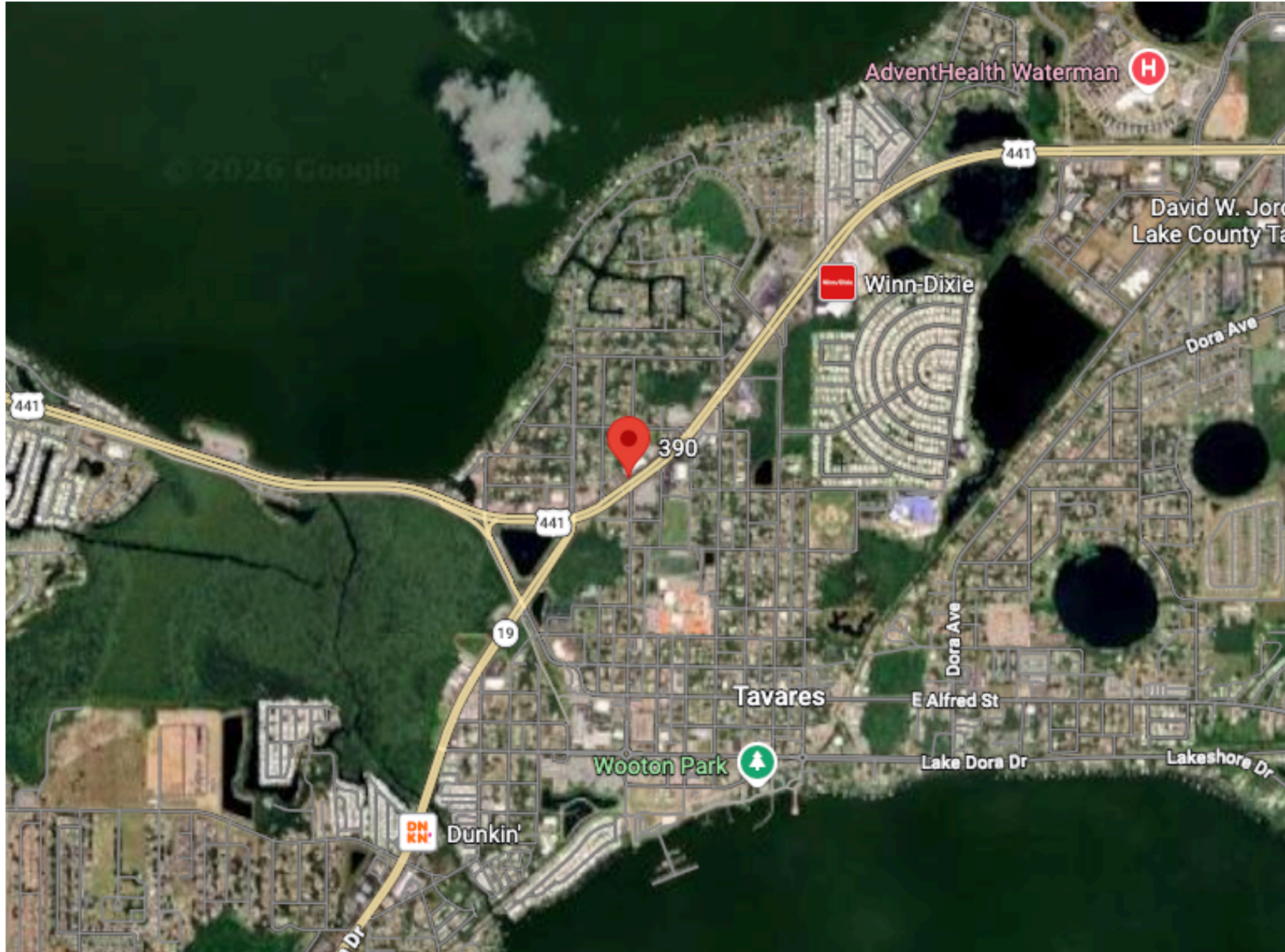


**ALYSSA RODRIGUEZ & ANTHONY TUEROS**  
**407-802-7798 / 954-516-9211**



**COLDWELL BANKER**  
**HUBBARD HANSEN**

# LOCATION - 390/324 W BURLEIGH BLVD - MULTIPLE SUITES



# PROPERTY HIGHLIGHTS - 390/324 W BURLEIGH BLVD - MULTIPLE SUITES

## PROPERTY FEATURES

- **VERSATILE RETAIL / COMMERCIAL SPACE**
  - AVAILABLE IN VARIOUS SUITE SIZES (E.G., +/- 1,200 SF RETAIL UNITS) WITHIN THE BUILDING, SUITABLE FOR MULTIPLE TENANT USES SUCH AS RETAIL, PROFESSIONAL SERVICES, OR SPECIALTY BUSINESSES.
- **HIGH-VISIBILITY ROAD FRONTAGE**
  - EXCELLENT SIGNAGE AND EXPOSURE ON WEST BURLEIGH BOULEVARD WITH DIRECT TRAFFIC VISIBILITY, IDEAL FOR WALK-BY AND DRIVE-BY CUSTOMER ENGAGEMENT.
- **FUNCTIONAL INTERIORS**
  - FLOORPLANS THAT SERVE AS A BLANK CANVAS FOR TENANT BUILD-OUTS, OFFICE SPACE, RETAIL SALES, OR CUSTOMER-FACING OPERATIONS. SOME UNITS INCLUDE BUILT-OUT RECEPTION, OFFICES, AND BACK-ROOM AREAS WITH A RESTROOM.
- **YEAR BUILT & CONSTRUCTION**
  - CONSTRUCTED IN 1986 WITH BLOCK CONSTRUCTION AND CENTRAL AIR CONDITIONING — A SOLID, WELL-MAINTAINED COMMERCIAL PROPERTY.
- **ZONING: C-2 COMMERCIAL**
  - ZONED C-2, ALLOWING A WIDE RANGE OF COMMERCIAL USES INCLUDING RETAIL SHOPS, PROFESSIONAL SERVICES, AND OTHER COMPATIBLE BUSINESS TYPES (VERIFY SPECIFIC PERMITTED USES WITH THE CITY).



**ALYSSA RODRIGUEZ & ANTHONY TUEROS**  
**407-802-7798 / 954-516-9211**



**COLDWELL BANKER**  
**HUBBARD HANSEN**

# TENTATIVE RENT SCHEDULE - 390/324 W BURLEIGH BLVD - MULTIPLE SUITES



## **LOT & BUILDING SIZE**

– ~14,520 SF RETAIL CENTER ON ~0.9 ACRE LOT, WITH MULTIPLE LEASE OPTIONS AVAILABLE AND POTENTIAL FOR DIVISIBLE SPACES.

## **• PRIME CENTRAL LAKE COUNTY LOCATION**

– JUST OFF US-441 AND STATE ROAD 19, SITUATED IN ONE OF CENTRAL FLORIDA'S FASTEST-GROWING MARKETS, WITH STRONG COMMUTER AND LOCAL TRAFFIC.

## **• NEAR MAJOR DESTINATIONS**

- ONLY ~2 MINUTES TO ADVENTHEALTH WATERMAN HOSPITAL.
- ~4 MINUTES TO THE LAKE COUNTY GOVERNMENT BUILDINGS & COURTHOUSE.
- ~15 MINUTES TO DOWNTOWN MOUNT DORA, A VIBRANT HISTORIC AND TOURISM HUB.
- ~20 MINUTES TO DOWNTOWN LEESBURG.

## **• EASY REGIONAL ACCESS**

– CONVENIENT DRIVE TO CLERMONT, ORLANDO METRO AREA, AND THE VILLAGES, MAKING IT REACHABLE FOR EMPLOYEES, CLIENTS, AND CUSTOMERS THROUGHOUT LAKE AND SURROUNDING COUNTIES.

## **• NEIGHBORHOOD AMENITIES & BUSINESSES**

– SURROUNDED BY ESTABLISHED LOCAL BUSINESSES, SERVICES, AND EATERIES SUPPORTING DAILY TRAFFIC AND COMMUNITY ENGAGEMENT (E.G., SANDWICH SHOPS, SPECIALTY SERVICES).



**ALYSSA RODRIGUEZ & ANTHONY TUEROS**  
**407-802-7798 / 954-516-9211**



**COLDWELL BANKER**  
HUBBARD HANSEN

# TENTATIVE RENT SCHEDULE - 390/324 W BURLEIGH BLVD - MULTIPLE SUITES

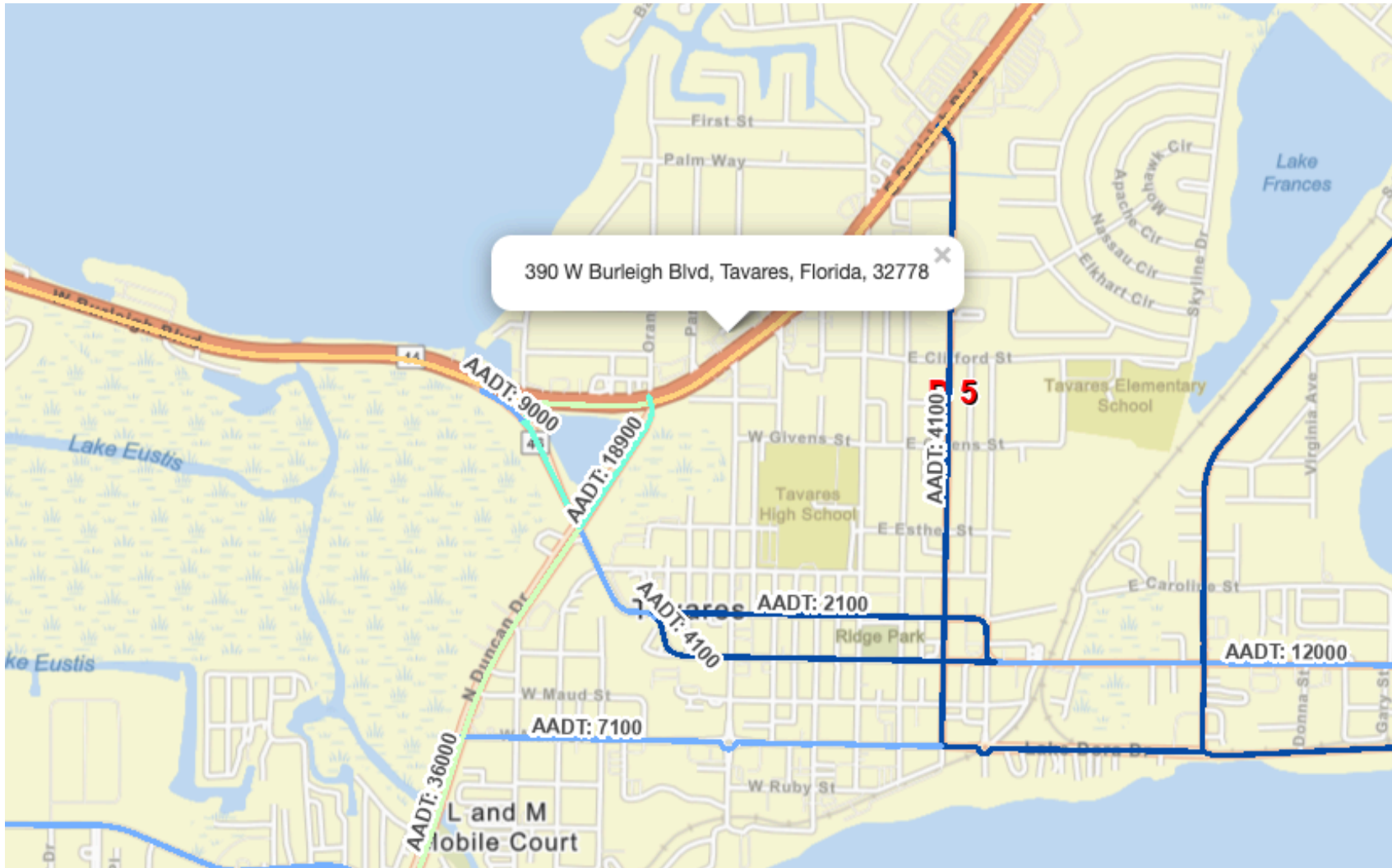
<b>1200 SF @ \$17.50/SF with 5% Annual Increase</b>		
	<b>Yearly Rent</b>	<b>Monthly Rent</b>
Year 1	\$21,000.00	\$1,750.00
Year 2	\$22,050.00	\$1,837.50
Year 3	\$23,152.50	\$1,929.38
<b>3200 SF @ \$17.50 /SF with 5% Annual Increase</b>		
	<b>Yearly Rent</b>	<b>Annual Rent</b>
Year 1	\$56,000.00	\$4,666.67
Year 2	\$58,800.00	\$4,900.00
Year 3	\$61,740.00	\$5,145.00

**ALYSSA RODRIGUEZ & ANTHONY TUEROS**  
**407-802-7798 / 954-516-9211**



**COLDWELL BANKER**  
HUBBARD HANSEN

# FDOT MAP - 390/324 W BURLEIGH BLVD - MULTIPLE SUITES



**ALYSSA RODRIGUEZ & ANTHONY TUEROS**  
**407-802-7798 / 954-516-9211**



**COLDWELL BANKER**  
**HUBBARD HANSEN**



**COLDWELL BANKER  
COMMERCIAL**

**HUBBARD HANSEN**

**ALYSSA RODRIGUEZ & ANTHONY TUEROS**  
**407-802-7798 / 954-516-9211**

[arodsellsrealestate@gmail.com](mailto:arodsellsrealestate@gmail.com) / [anthonytueros@yahoo.com](mailto:anthonytueros@yahoo.com)  
[@arodsells\\_realestate](https://www.instagram.com/arodsells_realestate) / [anthony\\_sells\\_realestate](https://www.instagram.com/anthony_sells_realestate)

©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.