

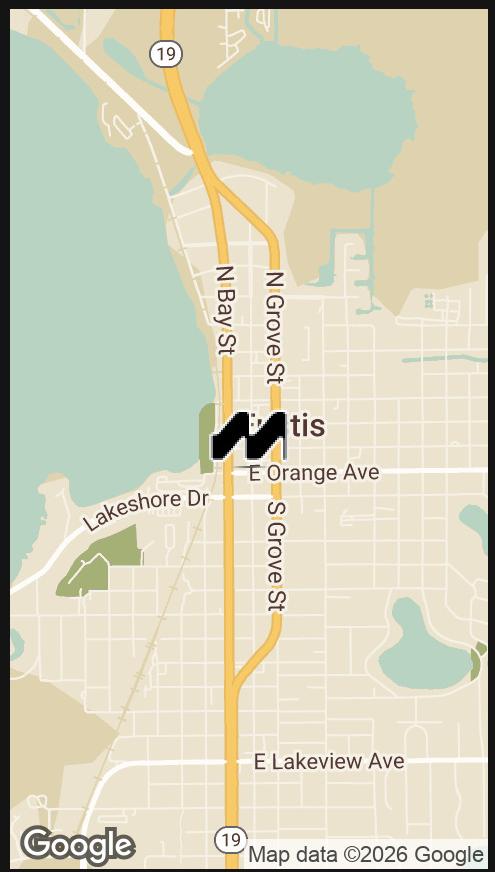


# Eustis Center

2 N EUSTIS ST # 18, EUSTIS, FL 32726

## Property Overview

Step into success with this inviting 1644 SF retail space and 1756 SF of Medical Office at 2-18 N Eustis St, in Eustis, FL. Boasting a prime location, this property offers an excellent opportunity to capitalize on the growing downtown local market. The move-in-ready layout and modern design present the ideal canvas for showcasing your retail concept. With abundant walkable traffic, your business will enjoy high visibility and accessibility, attracting both regulars and passersby. The expansive windows flood the space with natural light, creating an inviting atmosphere for shoppers. Don't miss this chance to elevate your retail venture in a vibrant, walkable market setting.



FOR MORE INFORMATION | [MILLENIAPARTNERS.COM](http://MILLENIAPARTNERS.COM)

PRESENTED BY

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## EXECUTIVE SUMMARY

2 N EUSTIS ST # 18, EUSTIS, FL 32726

# Eustis Center



## OFFERING SUMMARY

|                |                           |
|----------------|---------------------------|
| Lease Rate:    | Call For Details          |
| Building Size: | 16,736 SF                 |
| Available SF:  | 1,644 - 1,756 SF          |
| Lot Size:      | 16,698 SF                 |
| Use:           | Medical Office and Retail |
| Year Built:    | 1904                      |
| Renovated:     | 2024                      |
| Zoning:        | CBD                       |
| Market:        | Downtown Eustis           |
| Submarket:     | Downtown Eustis           |
| Traffic Count: | 25,000                    |

## LOCATION OVERVIEW

Immerse yourself in the vibrant atmosphere of Downtown Eustis. Just steps away from the property, you'll find an array of charming shops, dining options, and entertainment venues, creating a dynamic and engaging environment for both locals and visitors. The bustling street retail scene is complemented by frequent events and community gatherings, ensuring a steady flow of foot traffic and potential customers. Embrace the unique character and quaint charm of the area, where your retail venture can thrive amidst the historical architecture and scenic waterfront. With the convenience of nearby parking and a variety of local attractions, Downtown Eustis offers the perfect backdrop for your retail success.

| SPACES             | LEASE RATE       | SPACE SIZE |
|--------------------|------------------|------------|
| Suite 18 (Retail)  | Call For Details | 1,644 SF   |
| Suite 16 (Medical) | Contact Broker   | 1,756 SF   |

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RETAIL PROPERTY  
**For Lease**

## ADDITIONAL PHOTOS

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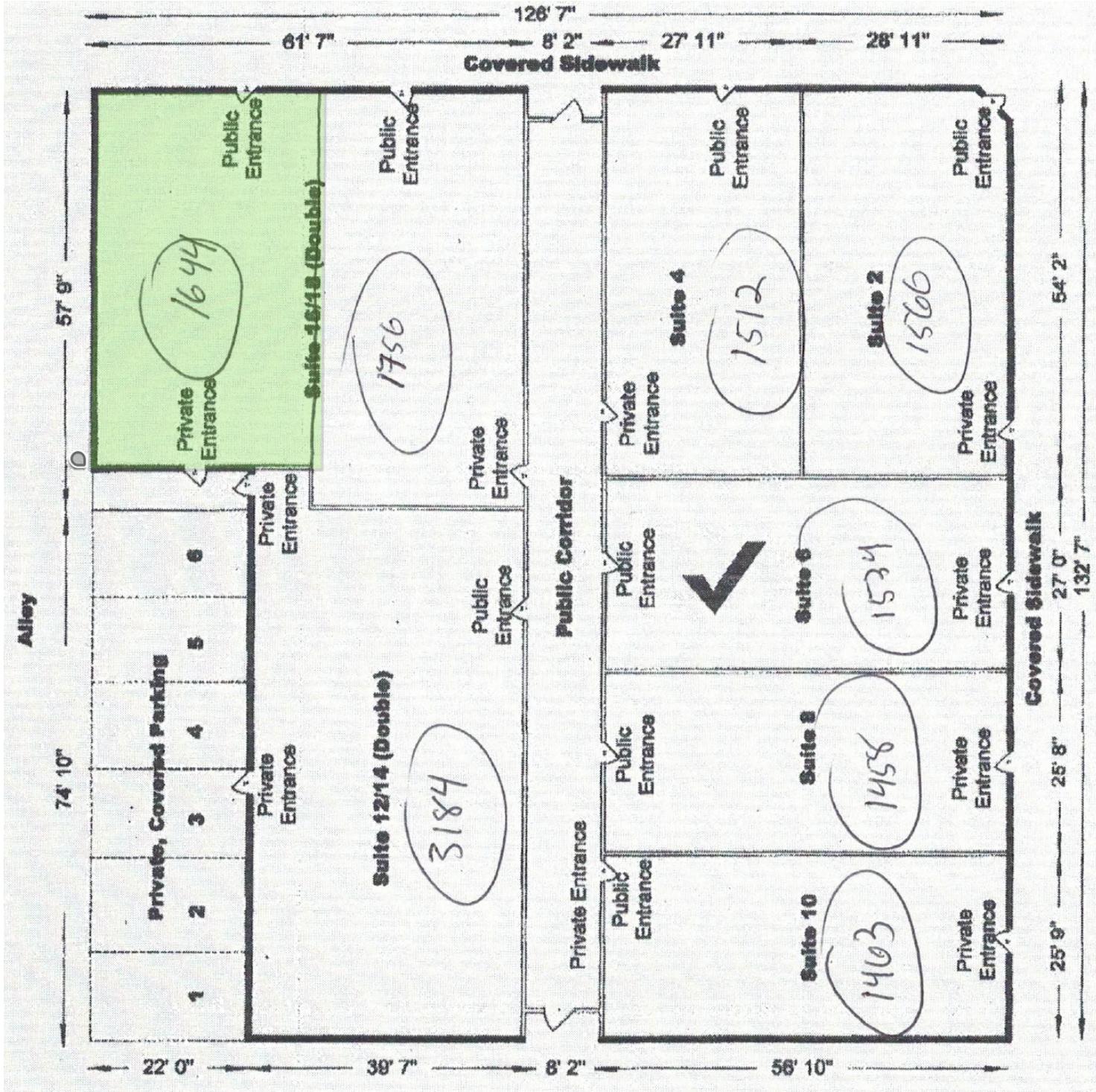
RETAIL PROPERTY

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## FLOOR PLANS (SUITE 16 IN GREEN)

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## RETAILER MAP

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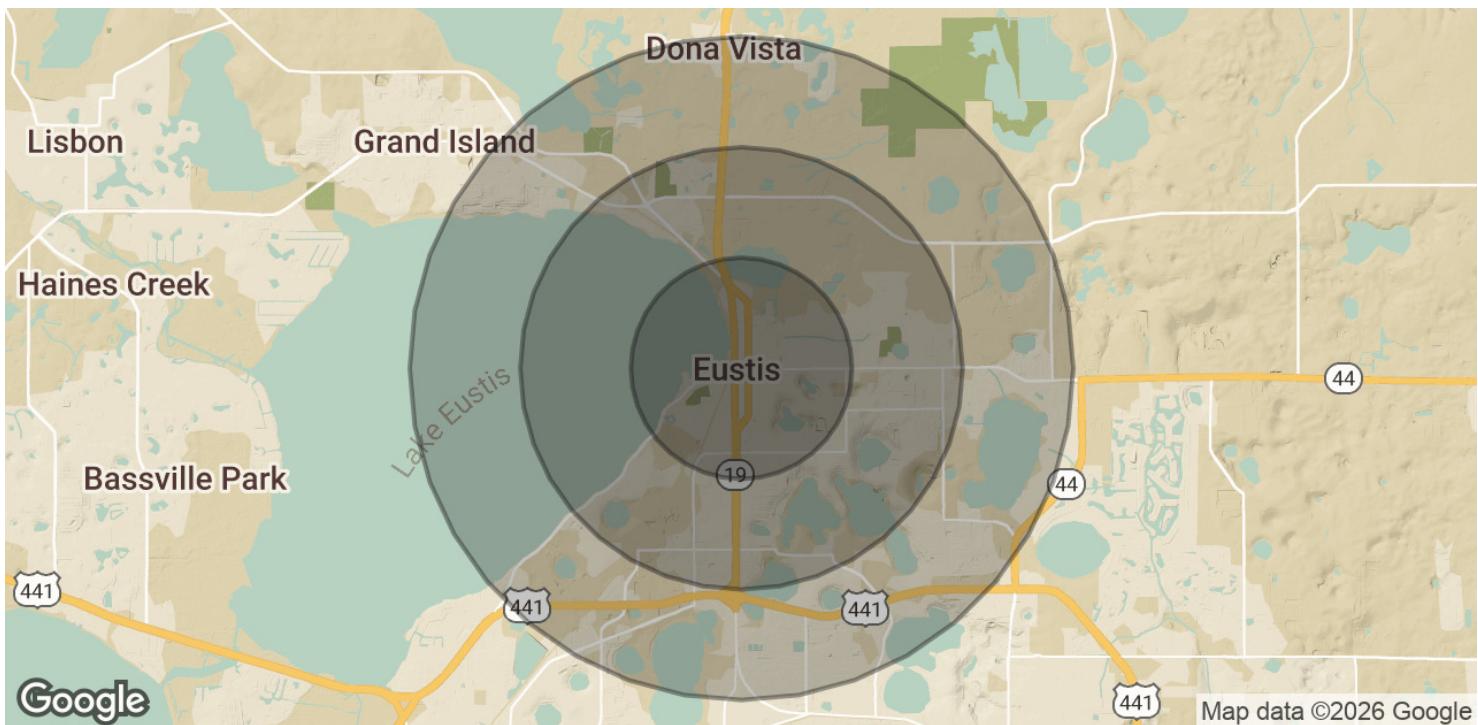
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RETAIL PROPERTY

For Lease



| POPULATION           | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 6,544  | 18,892  | 35,731  |
| Average Age          | 43     | 44      | 45      |
| Average Age (Male)   | 41     | 43      | 44      |
| Average Age (Female) | 44     | 46      | 47      |

| HOUSEHOLDS & INCOME | 1 MILE    | 2 MILES   | 3 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,596     | 7,820     | 14,992    |
| # of Persons per HH | 2.5       | 2.4       | 2.4       |
| Average HH Income   | \$70,404  | \$75,504  | \$81,730  |
| Average House Value | \$237,297 | \$258,243 | \$288,436 |

Demographics data derived from AlphaMap