



MOUNT DORA PLAZA  
New Listing

# MOUNT DORA PLAZA



## OFFERING SUMMARY

Building Size	73,479 SF
Price / SF	\$96.53
Cap Rate	7.25%
NOI	\$519,091
Year Built	1978



## PROPERTY OVERVIEW

Prime Realty is proud to present, For Sale, Mount Dora Plaza - a fully occupied  $\pm 74,170$  SF neighborhood Shopping Center on approximately 9.45 acres located along W Old Hwy 441 (12,000 VPD) in the heart of Mount Dora, Florida. The center features a diverse mix of national, regional, and local tenants including USPS, Family Dollar, and Treasure Mart, as well as long-standing tenant Mount Dora Pizza, which has operated at the center since 1978. This stable retail asset benefits from a dense and growing trade area, solid demographics, and multiple long-term tenants with staggered lease expirations. Mount Dora Plaza is a rare value-add opportunity in a highly sought-after Central Florida submarket.



2700 West Old US Highway 441  
Mount Dora, FL 32757

Sale Price

# \$7,160,000

**ALEX MINOOFAR**

Senior Director

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**NICK CARCIERI**

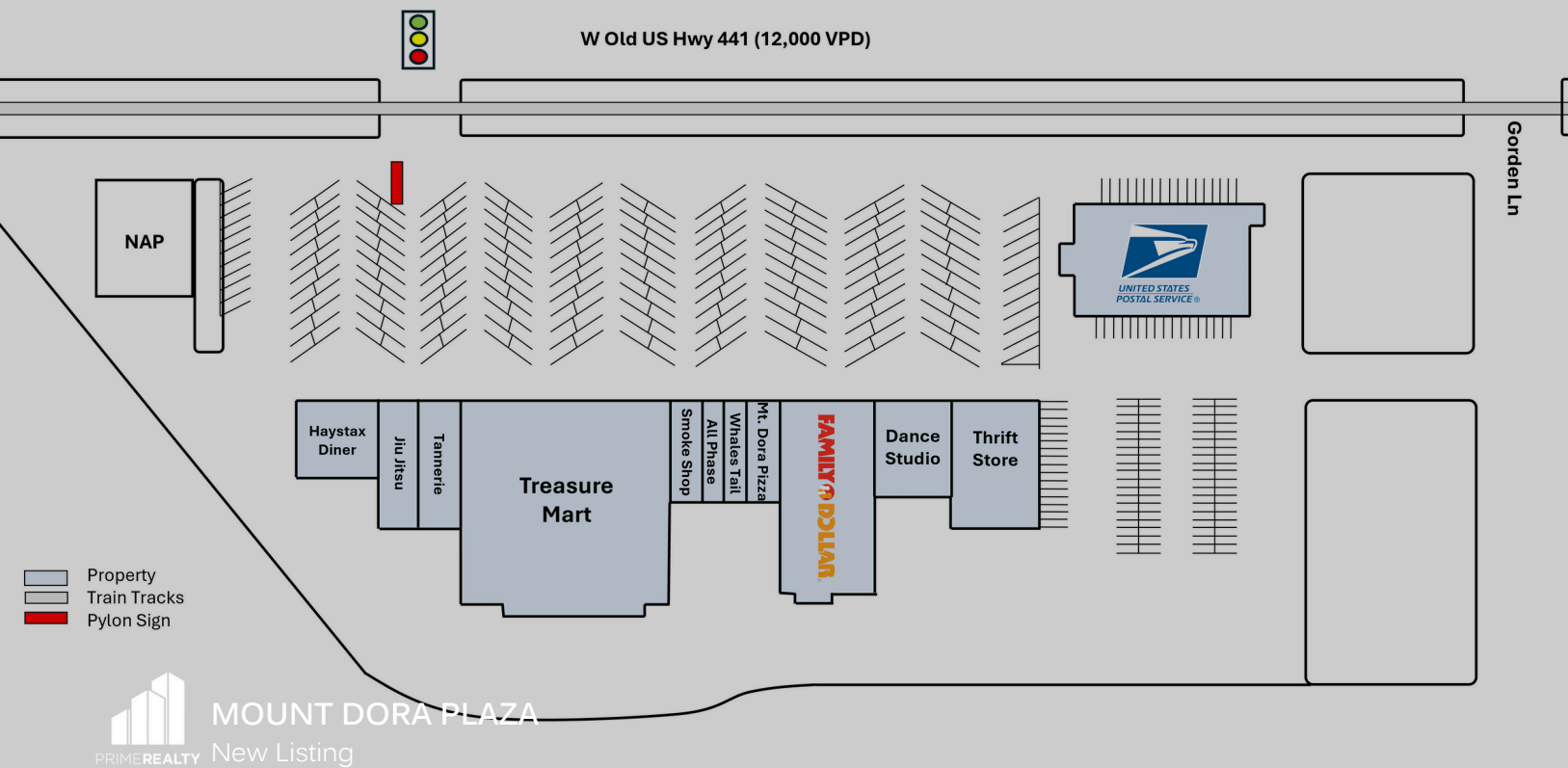
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## PROPERTY HIGHLIGHTS

### Strong In-Place Cash Flow

The Property generates a stable income, fully leased by a diverse mix of national, regional, and local tenants.

### Value-Add Opportunity with Short-Term Lease Expirations

Despite healthy current income, The Asset features a weighted average lease term (WALT) of 2.8 years, presenting a near-term opportunity to increase NOI through market rent adjustments and converting gross leases (Family Dollar & Treasure Mart) to NNN.

### Abundant Parking to Support Diverse Tenancy

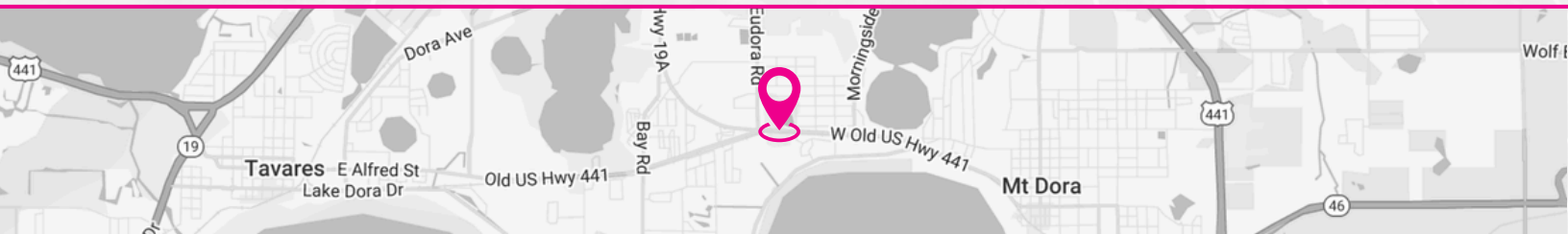
With 447 surface parking spaces ( $\pm 6.2/1,000$  SF ratio), The Property offers ample parking capacity to accommodate a wide range of tenant uses, including retail, medical, and service-based operators.

### Excellent Visibility & Accessibility

Situated along W Old Hwy 441 ( $\pm 12,000$  VPD), The Property enjoys prominent visibility and ease of access from all directions. Three points of ingress/egress, including access via a signalized intersection, provide seamless traffic flow for customers and tenants alike.

### Well-Maintained Asset with Limited Capital Exposure

The Property has been consistently maintained, with roof and HVAC systems in excellent condition, resulting in minimal deferred maintenance and limited near-term capital expenditure requirements.



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