



# EUSTIS VILLAGE

2864 David Walker Drive, Eustis, FL 32726

## RETAIL SPACE FOR LEASE



### PROPERTY OVERVIEW

- » Available retail space: 1,400 SF | Up to 25,000 SF
- » Retail box opportunity
- » Community shopping center anchored by Publix and Bealls Department Store
- » Center draws in 1.2M visits per year
- » Located on US Hwy 441 (44,000 AADT), the primary commercial corridor in North Lake County
- » Near AdventHealth Waterman, a 287-bed full-service hospital with more than 1,700 employees
- » Less than one mile from Avalon Park, a 155-acres master-planned community with more than 1,100 residential units

### DEMOGRAPHICS

|                | 1 Mile   | 3 Miles  | 5 Miles  |
|----------------|----------|----------|----------|
| Population     | 4,833    | 33,829   | 83,095   |
| Households     | 2,395    | 14,420   | 35,786   |
| Daytime Pop.   | 6,315    | 29,352   | 57,885   |
| Ave. HH Income | \$84,274 | \$87,716 | \$86,903 |



# FranklinStreet

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**MICHAEL BATTEY**  
DIRECTOR

📞 407.458.5414

✉ [Mike.Battey@FranklinSt.com](mailto:Mike.Battey@FranklinSt.com)

**KATY TAYLOR**  
SENIOR ASSOCIATE

📞 407.458.5429

✉ [Katy.Taylor@FranklinSt.com](mailto:Katy.Taylor@FranklinSt.com)



| UNIT      | TENANT                     | SF           |
|-----------|----------------------------|--------------|
| 2802A     | AVAILABLE                  | Up to 25,000 |
| 2802      | Bealls                     | 50,000       |
| 2810-2812 | Quest Diagnostics          | 4,104        |
| 2814      | Luigi's Italian Restaurant | 2,100        |
| 2820      | CATO Fashions              | 4,200        |
| 2830      | Sally Beauty Supply        | 1,365        |
| 2832      | Eustis Liquors             | 4,200        |
| 2840      | Publix                     | 44,271       |
| 2860      | Glamour Nails              | 1,050        |
| 2862      | Great Clips                | 1,750        |
| 2864      | AVAILABLE                  | 1,400        |
| 2866      | GNC                        | 1,400        |
| 2868      | Wild Birds Unlimited       | 1,300        |
| 2870      | China King                 | 1,200        |
| 2880      | The UPS Store              | 1,200        |
| 2882      | Cell Phone Repair          | 1,200        |
| 2884      | Red Crab                   | 5,230        |
| 2900 - 10 | AdventHealth Senior Care   | 5,957        |



**MICHAEL BATTEY** ☎ 407.458.5414  
**DIRECTOR** ✉ Mike.Battey@FranklinSt.com

**KATY TAYLOR** ☎ 407.458.5429  
**SENIOR ASSOCIATE** ✉ Katy.Taylor@FranklinSt.com



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