

# Up to ±1.07 AC Hard Corner Parcel Available

Outparcel to Publix Shopping Center

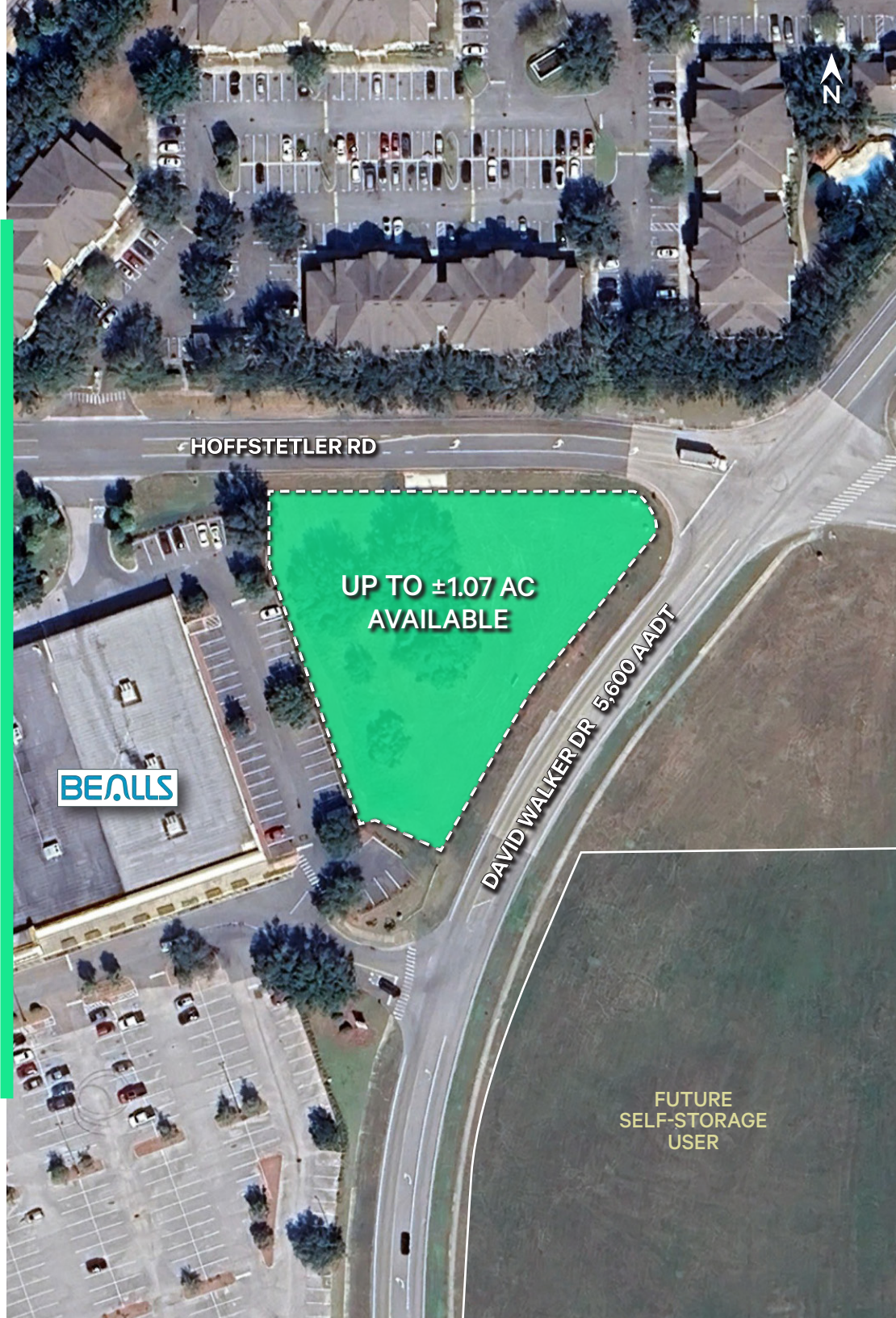
Huffstetler Dr & David Walker Dr  
Eustis, FL 32726  
[www.cbre.com/orlando](http://www.cbre.com/orlando)





# Property Highlights

- + HARD CORNER PARCEL AVAILABLE
- + For ground lease for BTS:
  - Up to 1.07± AC
- + Outparcel to Publix Shopping Center
- + Located at the hard corner of Huffstetler Dr and David Walker Dr and SW 60<sup>th</sup> St with excellent visibility
- + Situated 0.25 miles north of highly trafficked State Rd 441 with 50,500 AADT
- + Positioned in main trade area of Eustis, FL serving the surrounding cities of Mt Dora and Tavares
- + New free-standing Orlando Health Emergency Room and medical offices to be constructed at corner of US 441 & Dillard Rd
- + Join nearby retailer: Publix, Bealls, AdventHealth, Gator's Dockside, Sonic, Applebee's, Truist, Sally Beauty, GNC, The UPS Store, Great Clips, CATO Fashions, Chipotle, Dunkn, Starbucks, Verizon, Planet Smoothie, Oakwood Smokehouse & Grill





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# Neighboring Retailers



AVAILABLE  
UP TO ±1.07 AC

PINECREST  
ACADEMY TAVARES  
812 STUDENTS

HOFFSTETLER RD

DILLARD DR

DAVID WALKER DR 5,600 AADT

Advent Health Well 65+  
Publix  
TRUIST  
SONIC  
Applebees  
BEALLS  
SALLY BEAUTY  
CAT O GNC  
Great Clips  
The UPS Store

Starbucks  
Verizon  
Oakwood  
Pepboys Auto

Advent Health  
Waterman  
269 BEDS

U-HAUL

PROPOSED  
MEDICAL  
OFFICES

ORLANDO  
HEALTH  
Emergency  
Room  
COMING SOON

US 441 50,500 AADT

SouthState

MT HOMER RD 4,300 AADT

Insight

DUNKIN'  
CHIPOTLE  
7-ELEVEN

Lakeside  
& Louie's

KOHL'S  
FIREHOUSE  
SUBS  
HIBBETT  
SPORTS  
DOLLAR TREE

Seacoast Bank





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# Eustis Trade Area





# 2024 Estimated Demographics

## 3 Mile Radius

 **35,805**  
Population

 **46**  
Median Age

 **43,261**  
Daytime Population

 **\$81,084**  
Average Household Income

## 5 Mile Radius

 **84,507**  
Population

 **49.5**  
Median Age

 **86,431**  
Daytime Population

 **\$85,169**  
Average Household Income

## 7 Mile Radius

 **114,176**  
Population

 **49.9**  
Median Age

 **110,650**  
Daytime Population

 **\$88,973**  
Average Household Income

## 10 Minute Drive Time

 **53,020**  
Population

 **47.5**  
Median Age

 **62,109**  
Daytime Population

 **\$82,341**  
Average Household Income

## 15 Minute Drive Time

 **96,806**  
Population

 **49.5**  
Median Age

 **98,570**  
Daytime Population

 **\$86,859**  
Average Household Income

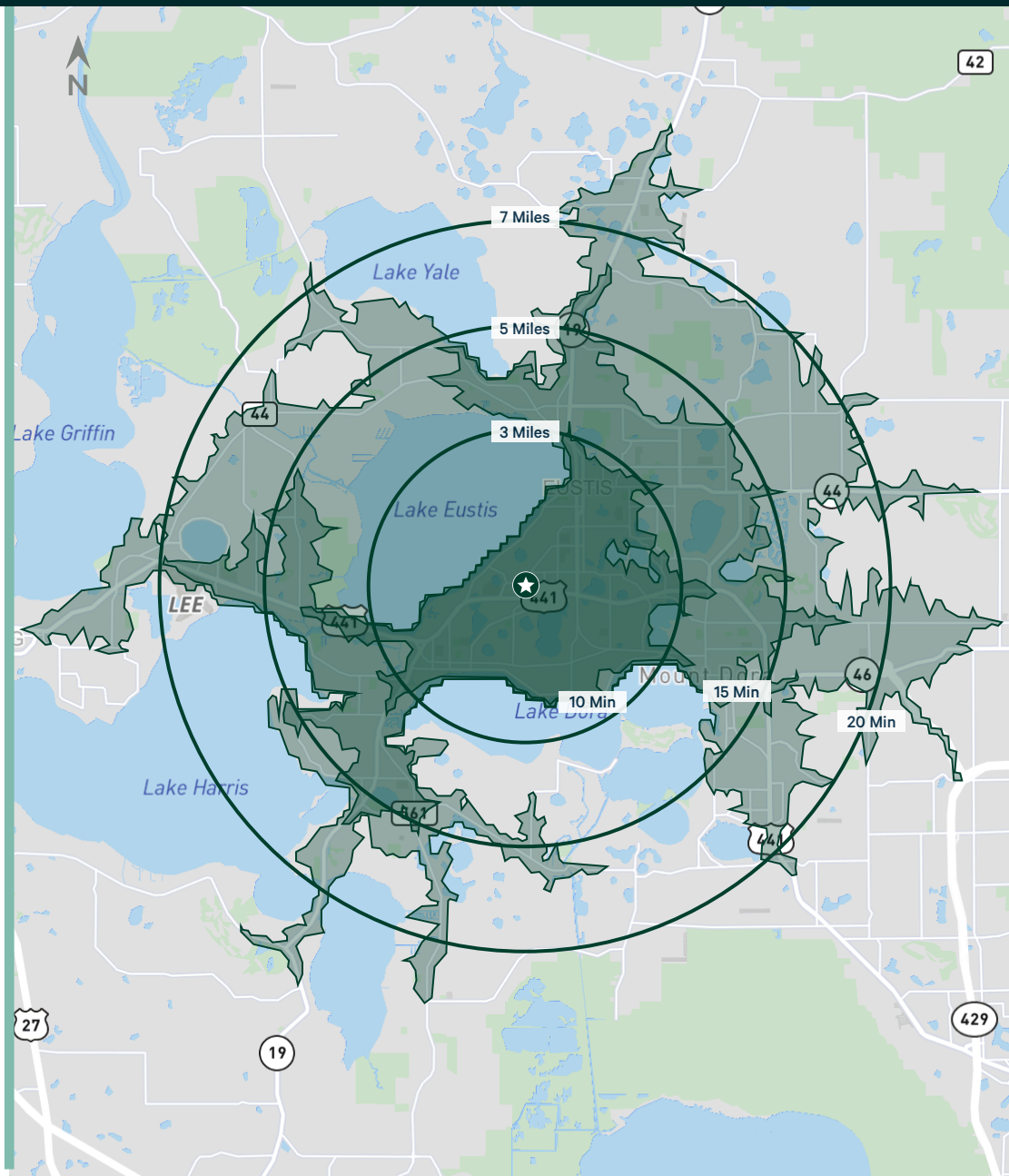
## 20 Minute Drive Time

 **144,163**  
Population

 **49.1**  
Median Age

 **142,092**  
Daytime Population

 **\$91,331**  
Average Household Income



For leasing information  
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