

# Up to $\pm 1.07$ AC Hard Corner Parcel Available

Outparcel to Publix Shopping Center

Huffstetler Dr & David Walker Dr

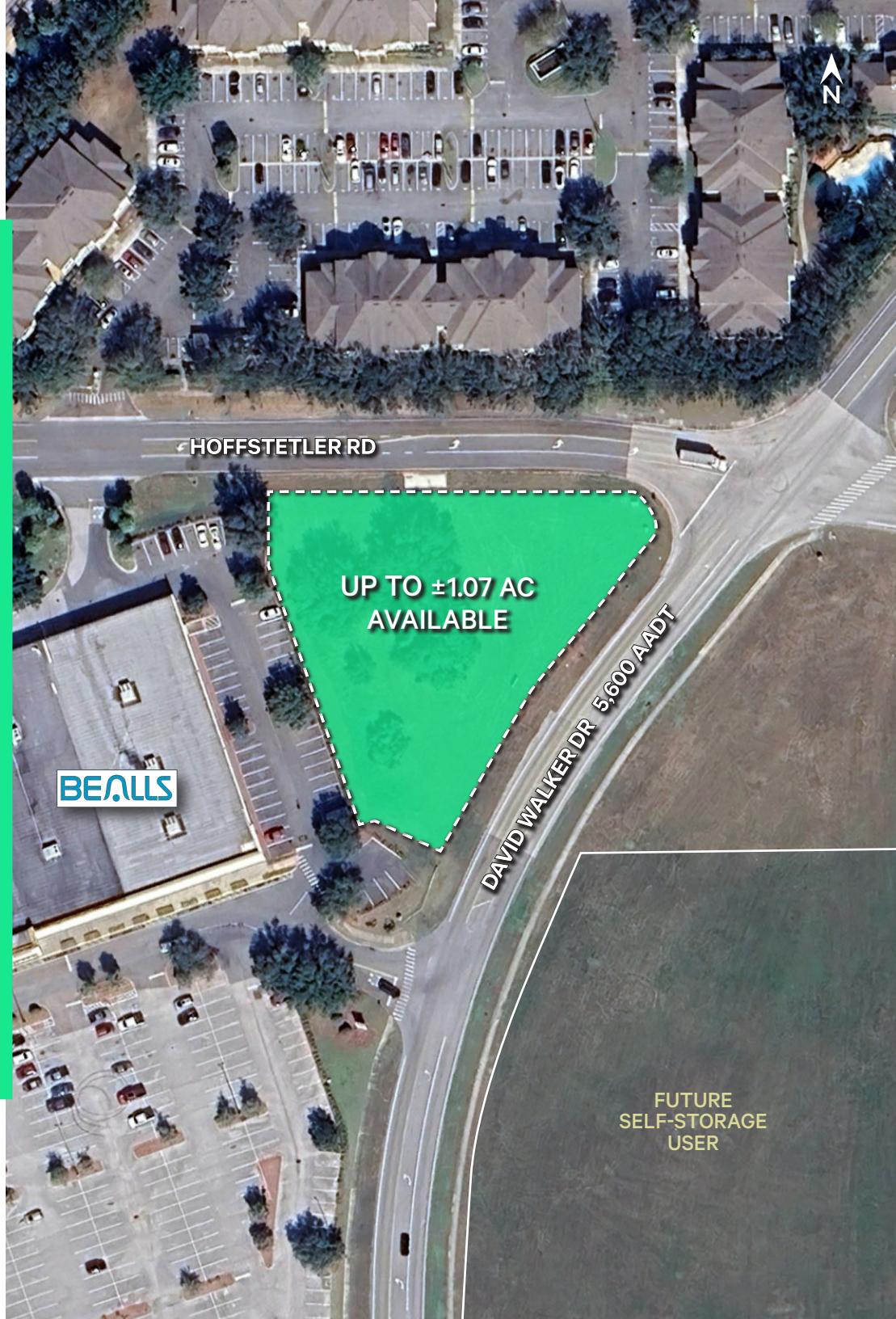
Eustis, FL 32726

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# 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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Huffstetler Dr & David Walker Dr | Eustis, FL32786

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# Neighboring Retailers



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# Eustis Trade Area



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# 2024 Estimated Demographics

## 3 Mile Radius

	35,805
Population	
	46
Median Age	
	43,261
Daytime Population	
	\$81,084
Average Household Income	

## 10 Minute Drive Time

	53,020
Population	
	47.5
Median Age	
	62,109
Daytime Population	
	\$82,341
Average Household Income	

## 5 Mile Radius

	84,507
Population	
	49.5
Median Age	
	86,431
Daytime Population	
	\$85,169
Average Household Income	

## 15 Minute Drive Time

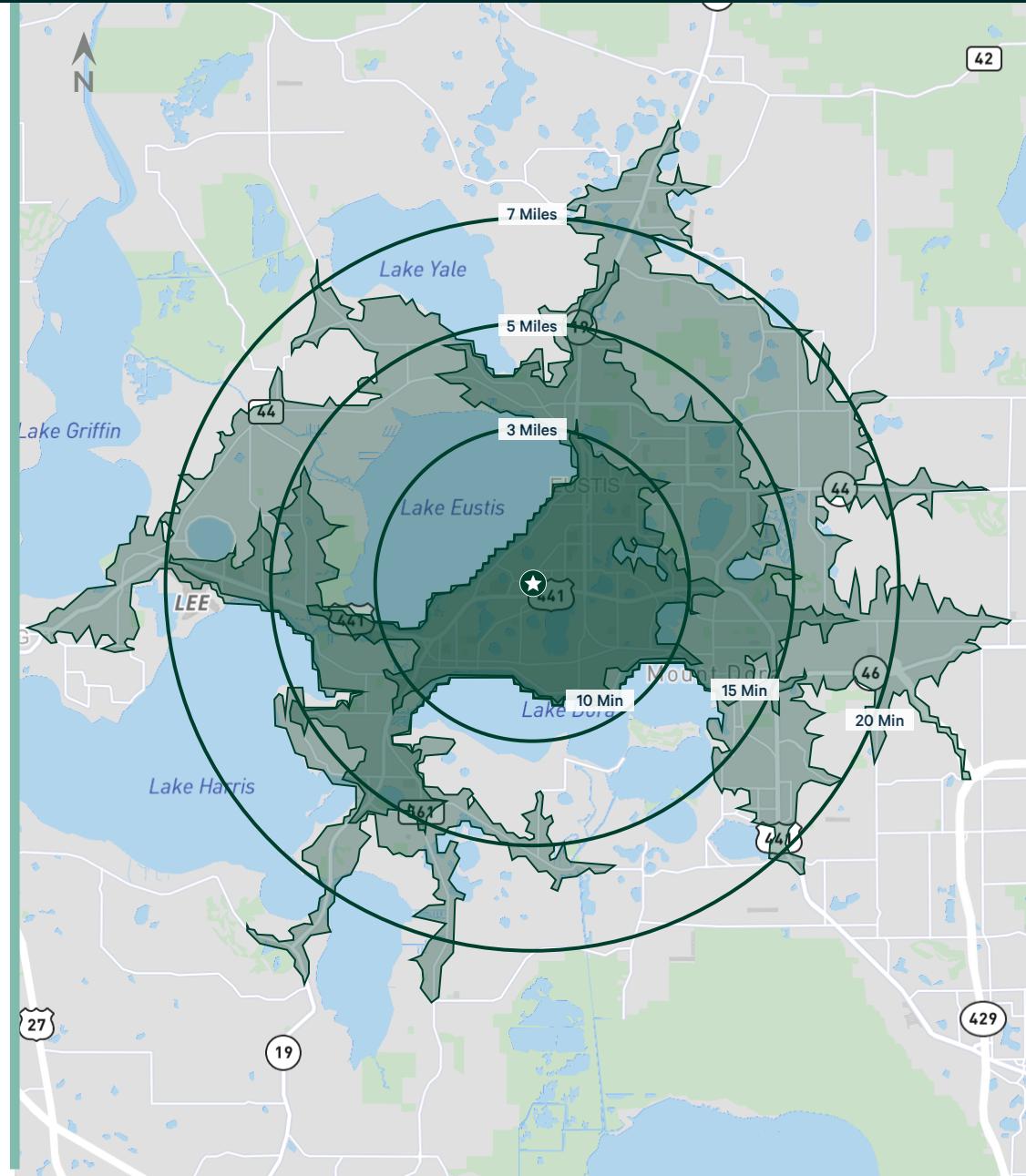
	96,806
Population	
	49.5
Median Age	
	98,570
Daytime Population	
	\$86,859
Average Household Income	

## 7 Mile Radius

	114,176
Population	
	49.9
Median Age	
	110,650
Daytime Population	
	\$88,973
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 please contact:

## **Cabot L. Jaffee III**

Senior Vice President  
Advisory & Transaction Services  
+1 407 404 5051  
[cabot.jaffee@cbre.com](mailto:cabot.jaffee@cbre.com)

## **Katy Taylor**

Senior Associate  
Advisory & Transaction Services  
+1 407 404 5071  
[katy.taylor1@cbre.com](mailto:katy.taylor1@cbre.com)

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