

RELIGIOUS PROPERTY FOR SALE

31,025± SF TOTAL ON 2.40± AC FOR SALE

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COMMERCIAL



600 S GROVE ST | EUSTIS, FL 32726

ASKING PRICE: \$3,500,900

PROPERTY OVERVIEW

The property consists of two parcels when combined measure 2.40± acres.

The property has five religious buildings totaling 31,025± SF that are connected by covered walkways.

Buildings include a 13,608± SF sanctuary building, a 4,180± multi-purpose building, a 9,701± SF fellowship hall building, and two classroom/choir room buildings measuring 2,000± SF and 1,536± SF.

The sanctuary building consists of a large assembly space with seating for approximately 800 people, a 25-seat chapel, a narthex, and multiple offices

PROPERTY SPECIFICATIONS

PARCEL IDS	11-19-26-0100-113-00000 11-19-26-0100-121-00000
TOTAL SF	31,025± SF
ACREAGE	2.40± AC
COUNTY	Lake
FUTURE LAND USE	RT, Residential/Office Transitional
USE	Religious
PARKING	75 Paved Spots, Grass

FOR MORE INFORMATION, PLEASE CONTACT:

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CARLIN BEEKMAN | **407.540.7789**
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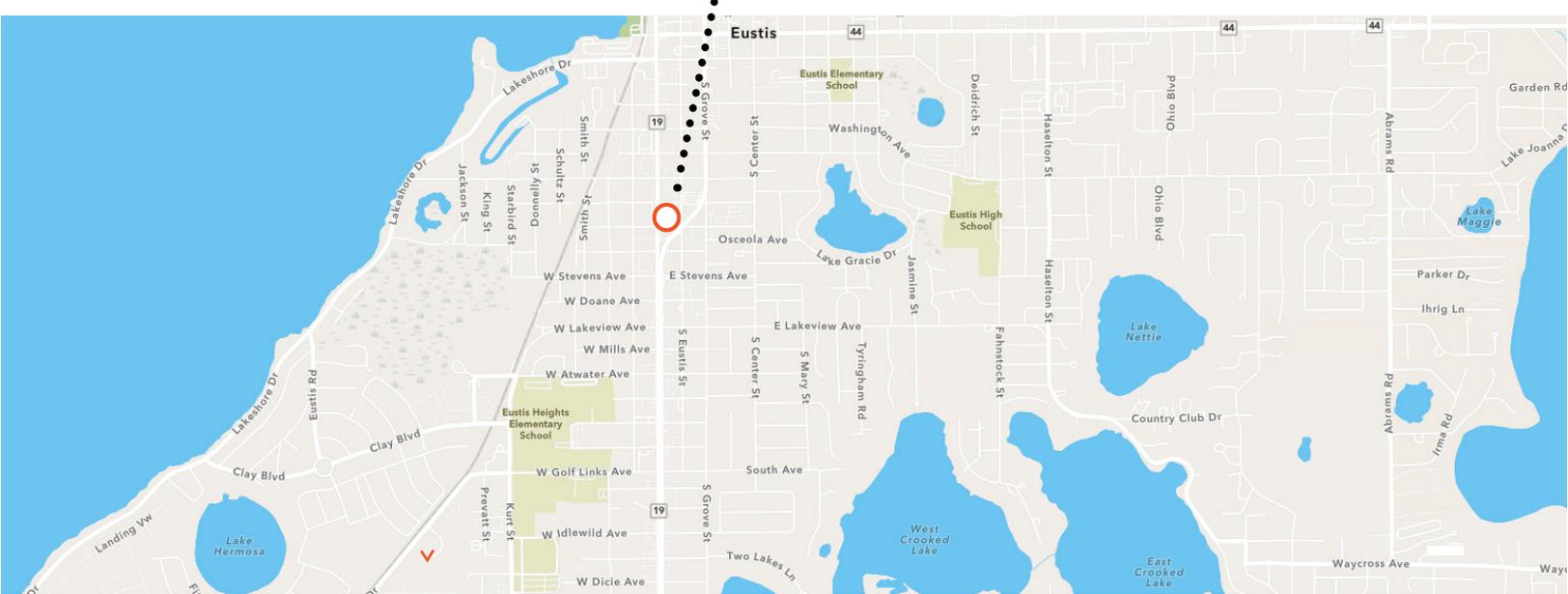
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Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

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AERIAL & PROPERTY LOCATION



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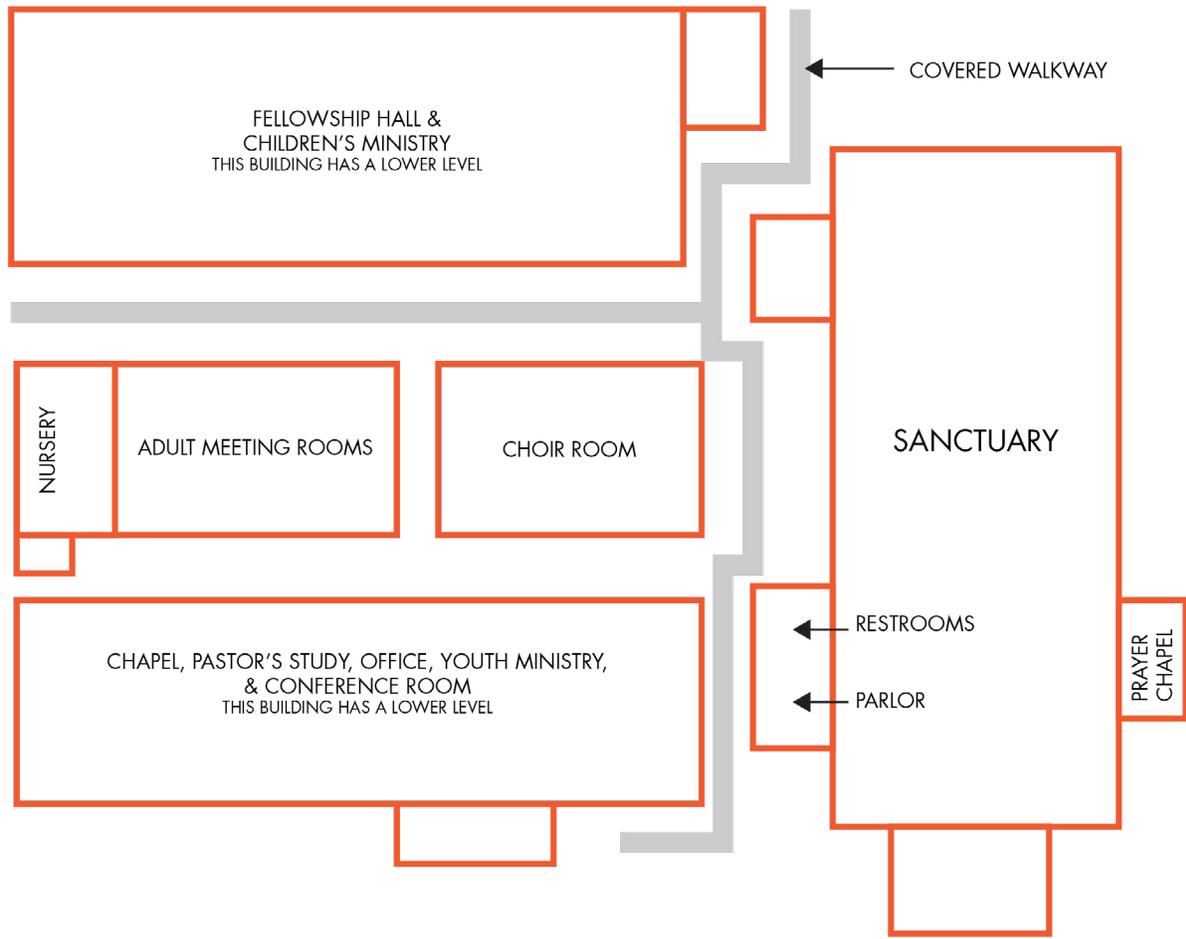
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CAMPUS LAYOUT

WOODWARD AVENUE

S. EUSTIS STREET

S. GROVE STREET



* NOT DRAWN TO SCALE

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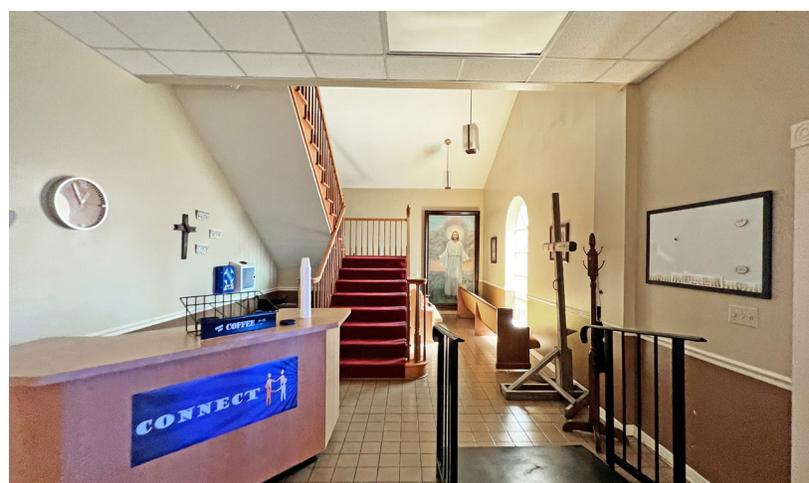
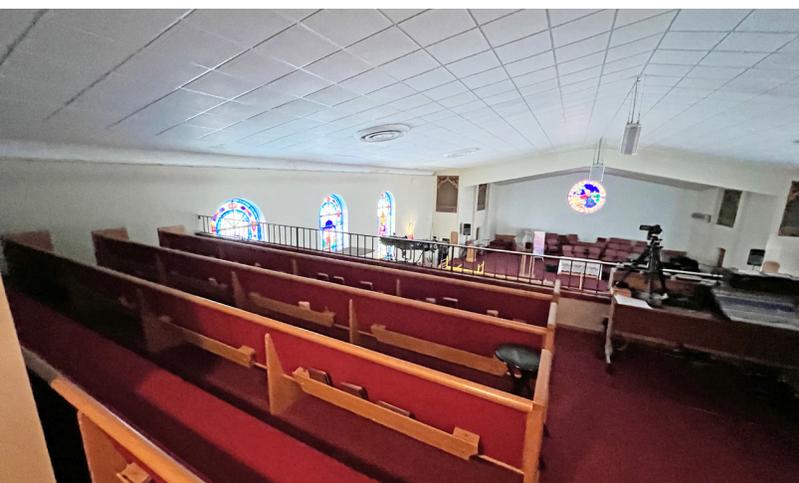
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PROPERTY PHOTOS



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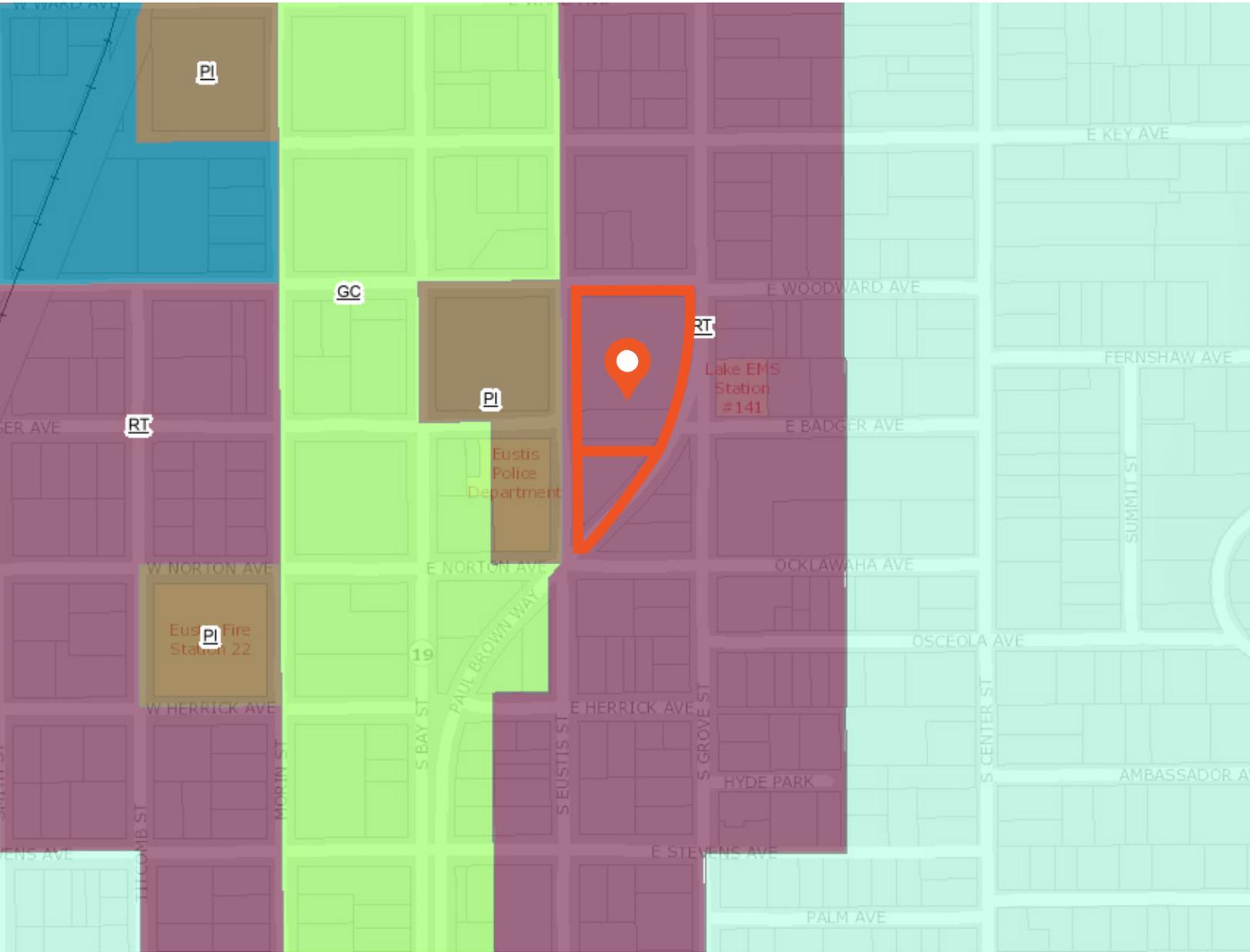
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FUTURE LAND USE



**RT - Residential/
Office Transitional**

The current future land use designation is RT-Residential/Office Transitional. This FLU designation is a mixed-use district allowing for residential, professional/business office, outdoor recreation, and school uses, with the purpose of maintaining residential character in the area. The maximum density is 12 units per acre.

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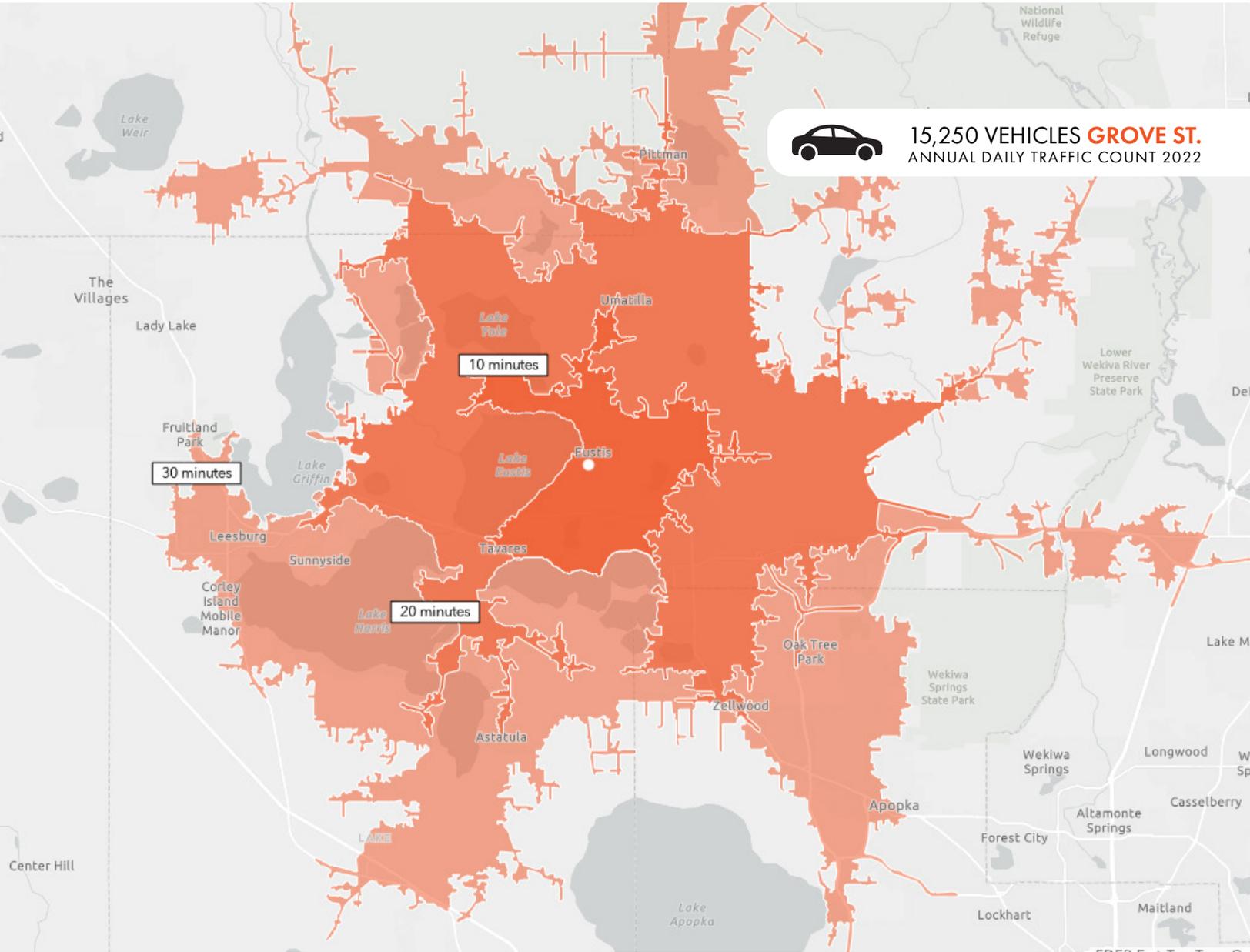
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DRIVE TIMES TO FACILITY ON SUNDAYS AT 9AM



APPROXIMATE TRAVEL TIMES

UMATILLA	10 MINUTES	TAVARES	15 MINUTES
GRAND ISLAND	10 MINUTES	SORRENTO	20 MINUTES
MOUNT DORA	13 MINUTES	LEESBURG	30 MINUTES

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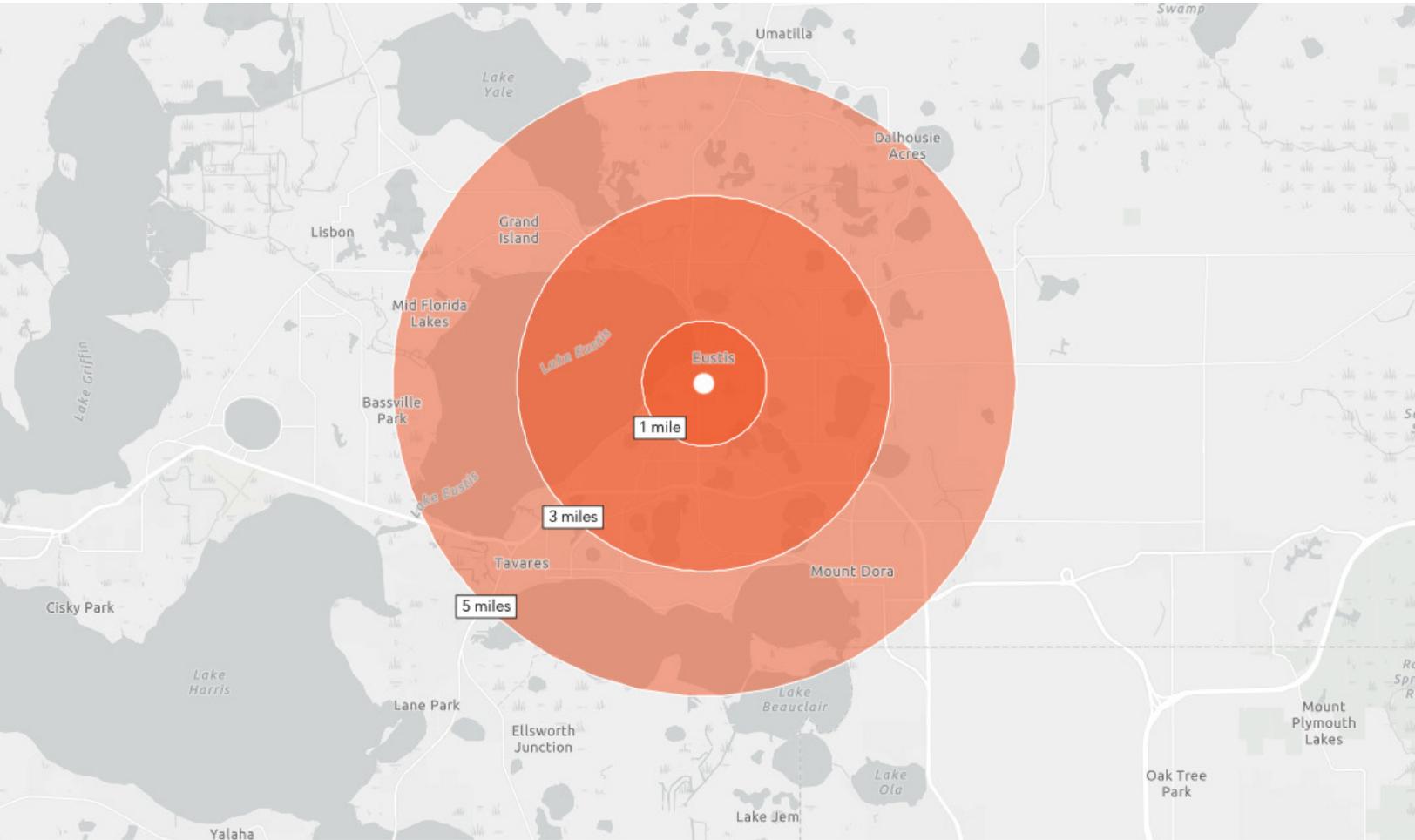
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DEMOGRAPHICS



1 MILE RADIUS

	7,794 ESTIMATED POPULATION 2025
	39.9 MEDIAN AGE
	\$235,202 MEDIAN HOME VALUE 2025
	3,066 TOTAL EMPLOYEES
	\$79,246 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	39,048 ESTIMATED POPULATION 2025
	44.0 MEDIAN AGE
	\$265,244 MEDIAN HOME VALUE 2025
	15,500 TOTAL EMPLOYEES
	\$87,741 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	75,946 ESTIMATED POPULATION 2025
	46.2 MEDIAN AGE
	\$280,606 MEDIAN HOME VALUE 2025
	26,318 TOTAL EMPLOYEES
	\$90,964 AVG HOUSEHOLD INCOME

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