

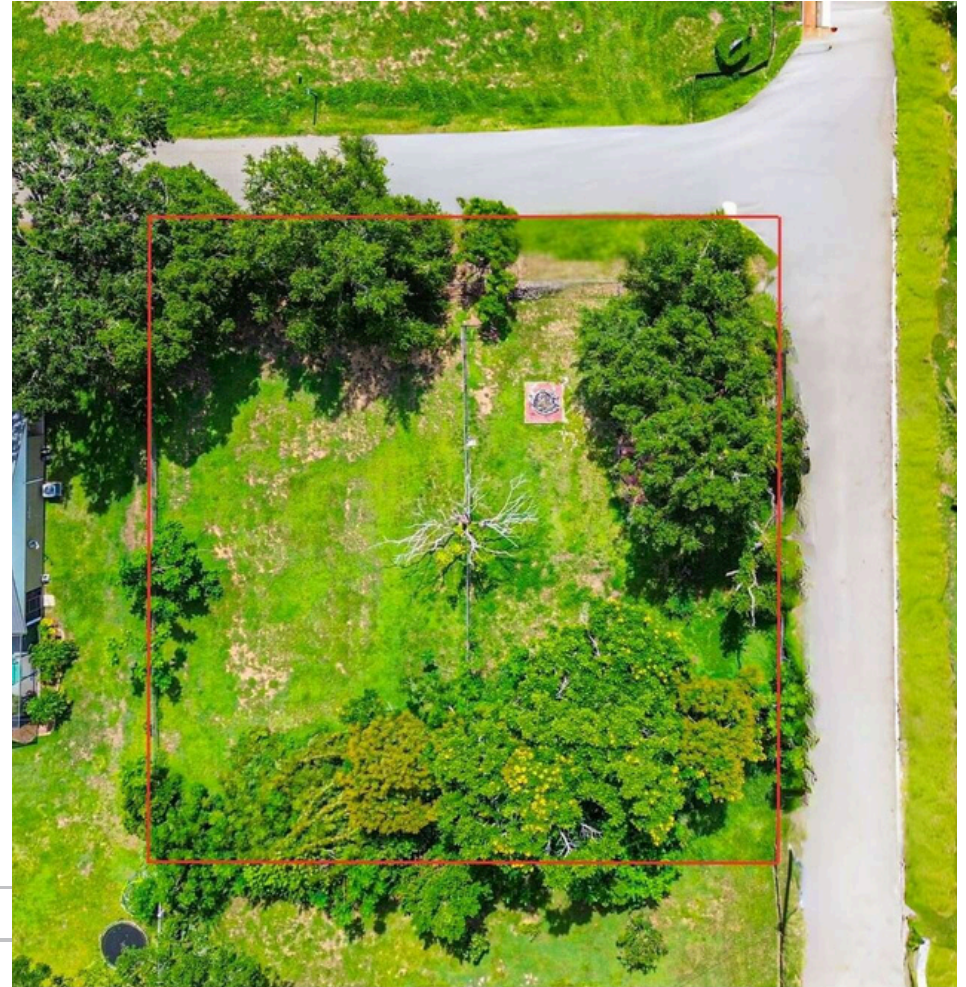
# VACANT COMMERCIAL - MONTVERDE FLORIDA

17025 Lakeside Drive Montverde Florida 34756

## PROPERTY OVERVIEW

Prime OPPORTUNITY in Montverde Florida – Nearly ½ Acre Lot! Don't miss your chance to own this centrally located .49-acre lot in the heart of Montverde's exciting growth and revitalization! Positioned on Lakeside Drive, this parcel sits at the epicenter of Montverde's latest development initiatives and Gentrification projects, making it a smart investment for the future. Zoned C-1 (Commercial), this property offers flexible options for development—ideal for retail, office space, boutique shops, or mixed-use potential. With Future Land Use (FLU) designations that support a variety of commercial endeavors, you'll be perfectly positioned to benefit from the town's upward momentum. Just moments from residential communities, the Montverde Academy, the recently renovated park, stage, downtown, and future commercial growth corridors, this is your opportunity to plant roots in the middle of all the action. Whether you're looking to build now or hold for future development, this lot offers the location, zoning, and potential you've been waiting for.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households Total	123	284	756
Population	332	771	2,067
Average HH Income	\$115,086	\$115,861	\$120,269



### Alyssa Rodriguez

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## PROPERTY HIGHLIGHTS

- Prime Opportunity for development in the heart of Montverde Florida
- Nearly ½ Acre (.46 acres) centrally located on Lakeside Drive
- Last remaining vacant commercial lot in the immediate area – a rare opportunity
- Be the first to build alongside Montverde's newest construction and developments
- Zoned C-1 (Commercial) – ideal for retail, office, mixed use or boutique use
- Potential for commercial, residential, or mixed-use development
- Future Land Use (FLU) supports a wide range of flexible development options
- Located at the center of Montverde's revitalization and gentrification efforts
- Minutes from Montverde Academy, residential neighborhoods, the renovated park and stage, and downtown
- Close proximity to future commercial growth corridors
- Strategic location for developers, investors, or business owners
- Ideal for immediate development or long-term investment potential



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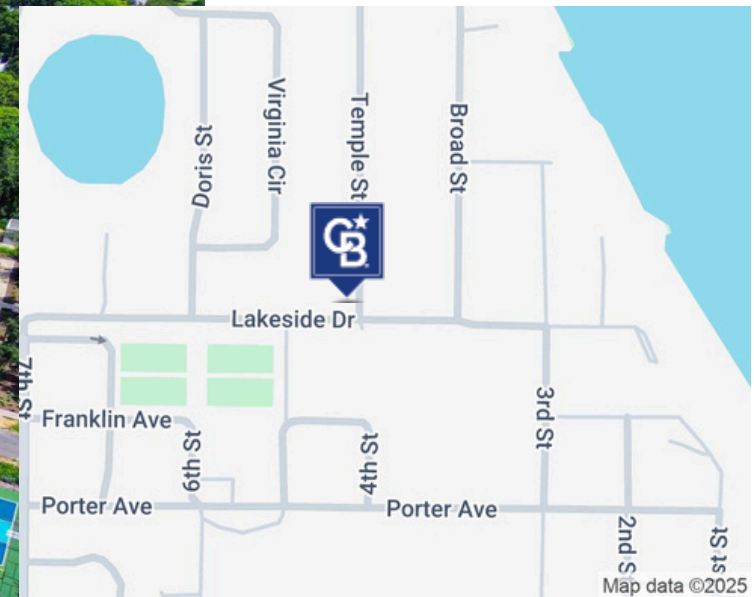
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## LOCATION



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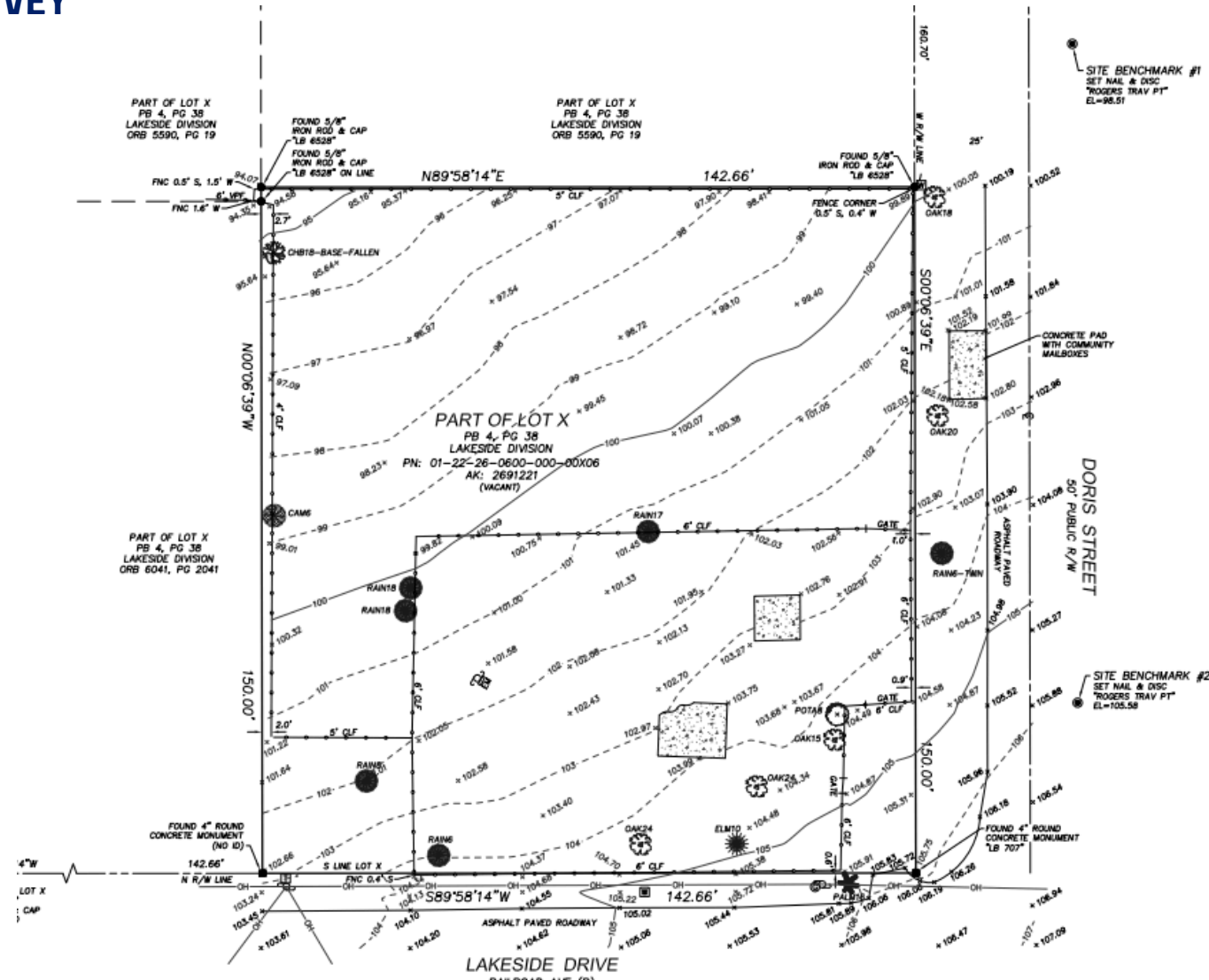


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## TOPOGRAPHIC SURVEY



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## AREA OVERVIEW - MONTVERDE FLORIDA

Montverde is a scenic & highly desirable town located in Lake County, Florida, along the western shore of Lake Apopka. Known for its peaceful setting, rolling hills, and natural beauty, Montverde offers a unique blend of rural charm and convenient access to Central Florida's growing economic and residential corridors.

### Strategic Location

- Approximately 30 minutes west of Downtown Orlando
- Less than 20 minutes to Clermont and Winter Garden
- Convenient access to major roadways including Florida's Turnpike, State Road 50, and SR 429
- Within close proximity to Orlando's theme parks and Orlando International Airport

### Community & Lifestyle

- Montverde maintains a small-town atmosphere with a strong sense of community
- The area features a mix of historic homes, custom estates, and new residential developments
- Known for its tree-lined streets, lakefront views, and low-density living
- Emphasis on outdoor recreation, equestrian activity, and nature preservation

### Education & Prestige

- Home to Montverde Academy, a nationally recognized private boarding and day school with an international reputation for academic and athletic excellence
- Located near other top-rated public and charter schools within Lake County

### Growth & Development

- The town is currently experiencing significant revitalization, with active infrastructure improvements and ongoing public and private investment
- Commercial growth corridors are expanding, and new development projects are enhancing the economic landscape
- Town leadership has prioritized smart growth strategies that preserve Montverde's character while encouraging economic vitality and modernization

### Outdoor Access & Recreation

- Surrounded by lakes and nature preserves, including the Clermont Chain of Lakes and Lake Apopka
- Popular for boating, fishing, kayaking, hiking, and biking
- Nearby access to the West Orange Trail, Lake Louisa State Park, and other outdoor destinations

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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,067	8,774	43,674
Average Age	43	43	41
Average Age (Male)	43	43	40
Average Age (Female)	43	44	42
HOUSEHOLD & INCOME			
Total Households	756	3,210	15,715
Persons per HH	2.7	2.7	2.8
Average HH Income	\$120,269	\$117,371	\$116,061

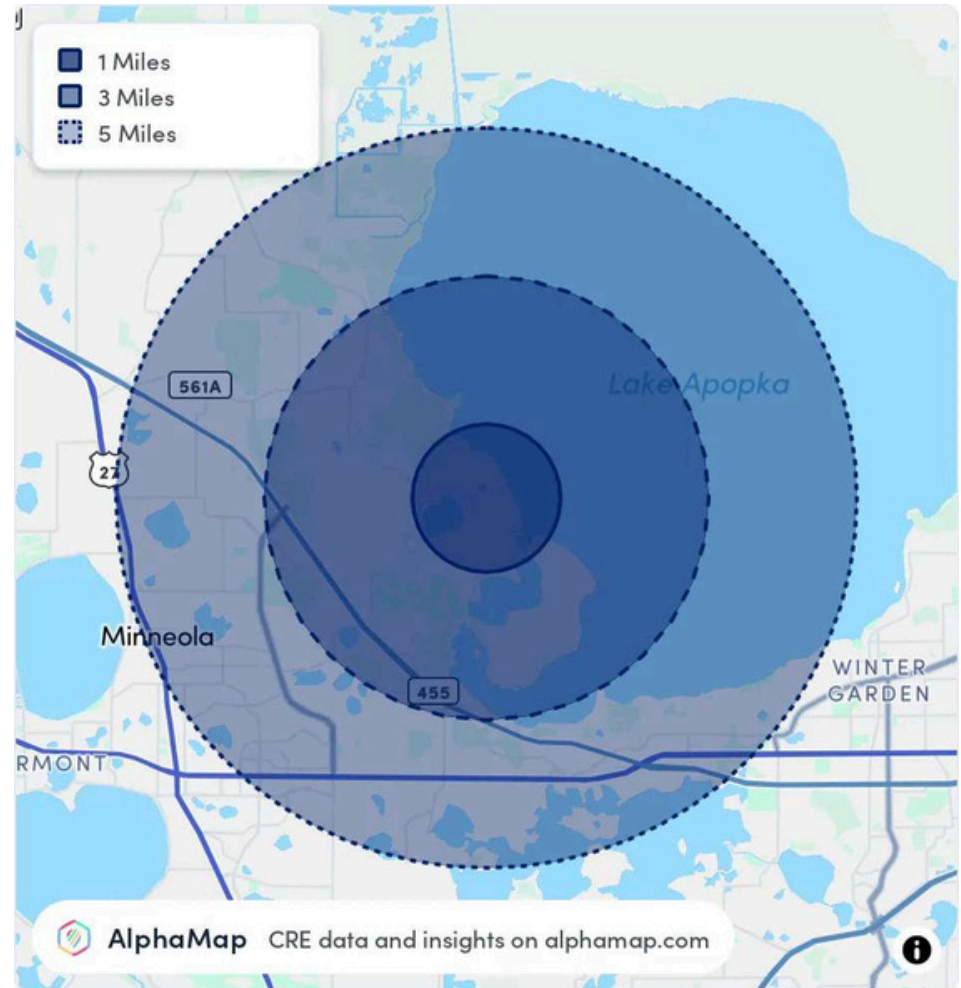


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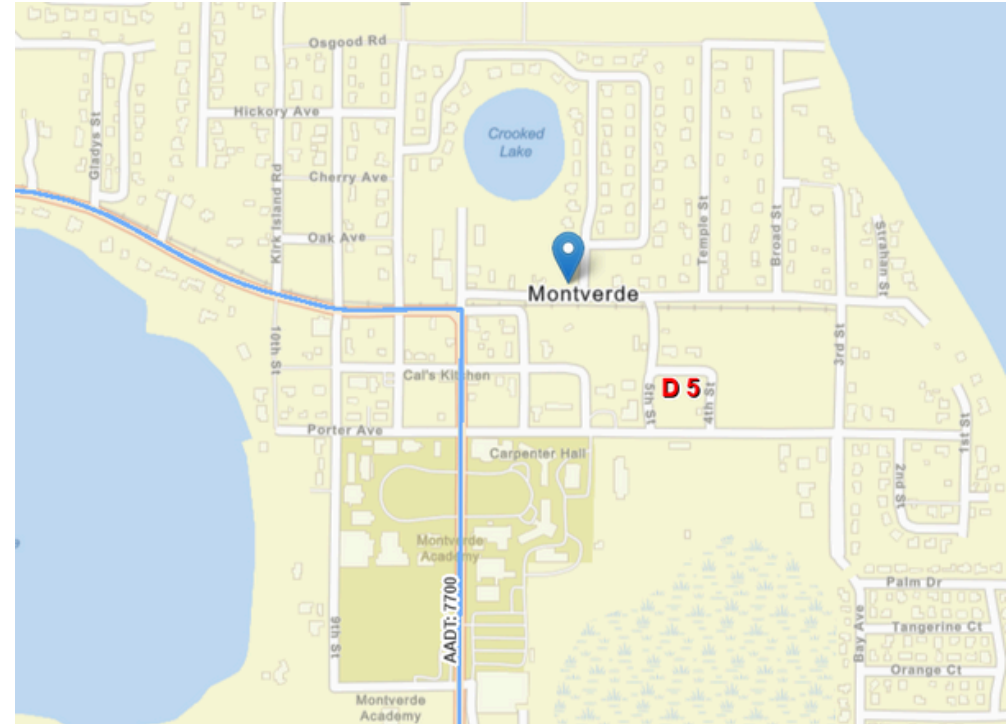
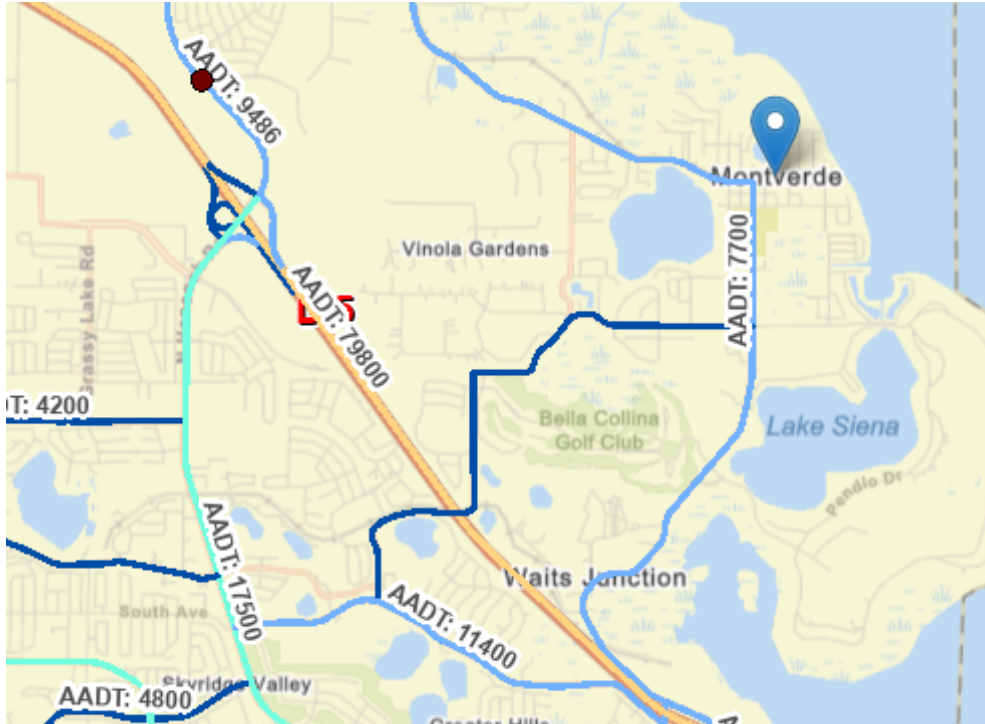


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## TRAFFIC COUNT PER FLDOT



### • AADT

- 0 - 5,000
- 5,001 - 10,000
- 10,001 - 20,000
- 20,001 - 40,000
- 40,001 - 80,000
- 80,001 - 160,000
- > 160,000

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