

Hotel
Developments



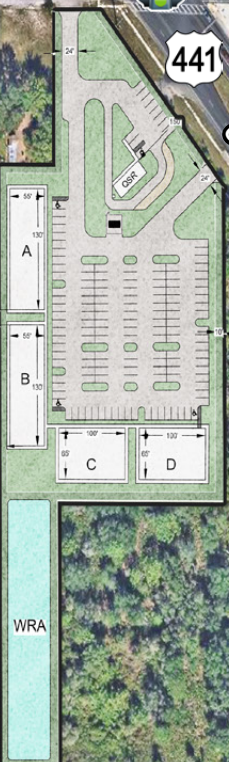
Limit Ave - ±3,500 AADT

Wolf Branch Rd ±12,400 AADT

441

U.S. Hwy 441 ±37,500 AADT

RaceTrac



Mt Dora Retail Development

[Click to See Site on Google Maps](#)

Available

20010 US-441
Mt Dora, FL 32757

Demographics

5-Mile Demographics (2024)



67,756
POPULATION



\$90,280
AVG HH INCOME



27,892
HOUSEHOLDS



46.4
MEDIAN AGE



61,814
DAYTIME POPULATION

Property and Market Highlights:

- Opportunity to enter the Mt Dora market in a brand-new retail center boasting excellent visibility across its ±4.5 acres
- Suites range from 1,200 s.f. to 28,500 s.f., allowing for a tenant to operate the location as a flagship store in the Mt Dora area
- 143 parking spaces for a 5:1,000 parking ratio
- Monument sign available along Limit Ave / Wolf Branch Rd
- Two distinct entry and exit points on both thoroughfares U.S. Highway 441 and Limit Ave
- Resides on a signalized intersection that witnesses a combined traffic count of ±53,400 AADT
- U.S. Highway 441 is a primary roadway throughout Mt Dora
- Immediate area is witnessing a surge in residential growth from planned, approved and ongoing construction, resulting in ±1,673 units and homes to be delivered
- Diverse customer base comprised of the most affluent seniors demographic as well as family-oriented consumers

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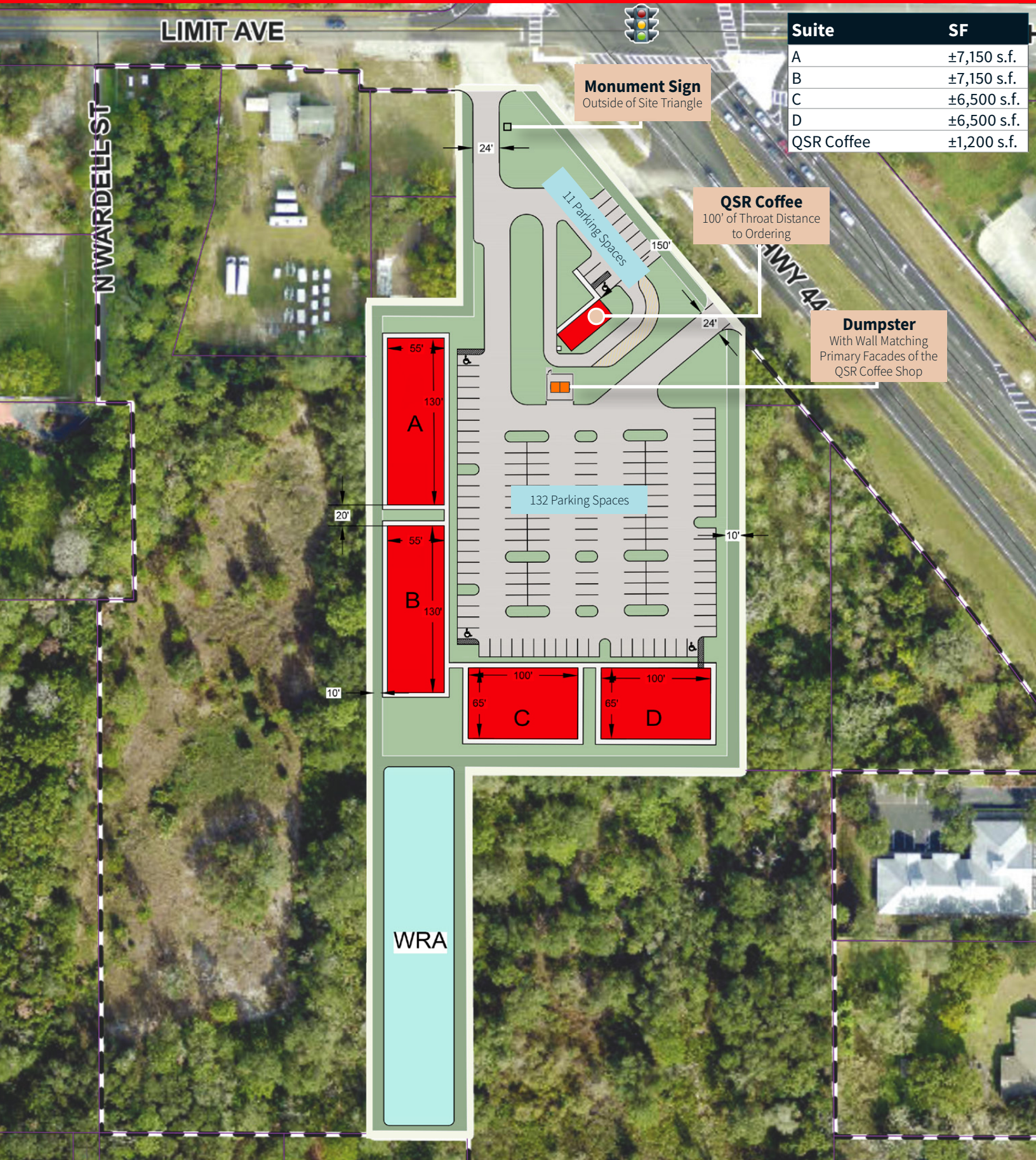
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Market Aerial



Site Plan



| Suite | SF |
|------------|-------------|
| A | ±7,150 s.f. |
| B | ±7,150 s.f. |
| C | ±6,500 s.f. |
| D | ±6,500 s.f. |
| QSR Coffee | ±1,200 s.f. |

Monument Sign
Outside of Site Triangle

QSR Coffee
100' of Throat Distance to Ordering

Dumpster
With Wall Matching Primary Facades of the QSR Coffee Shop

WRA

Demographics: 1-3-5 Mile Radius

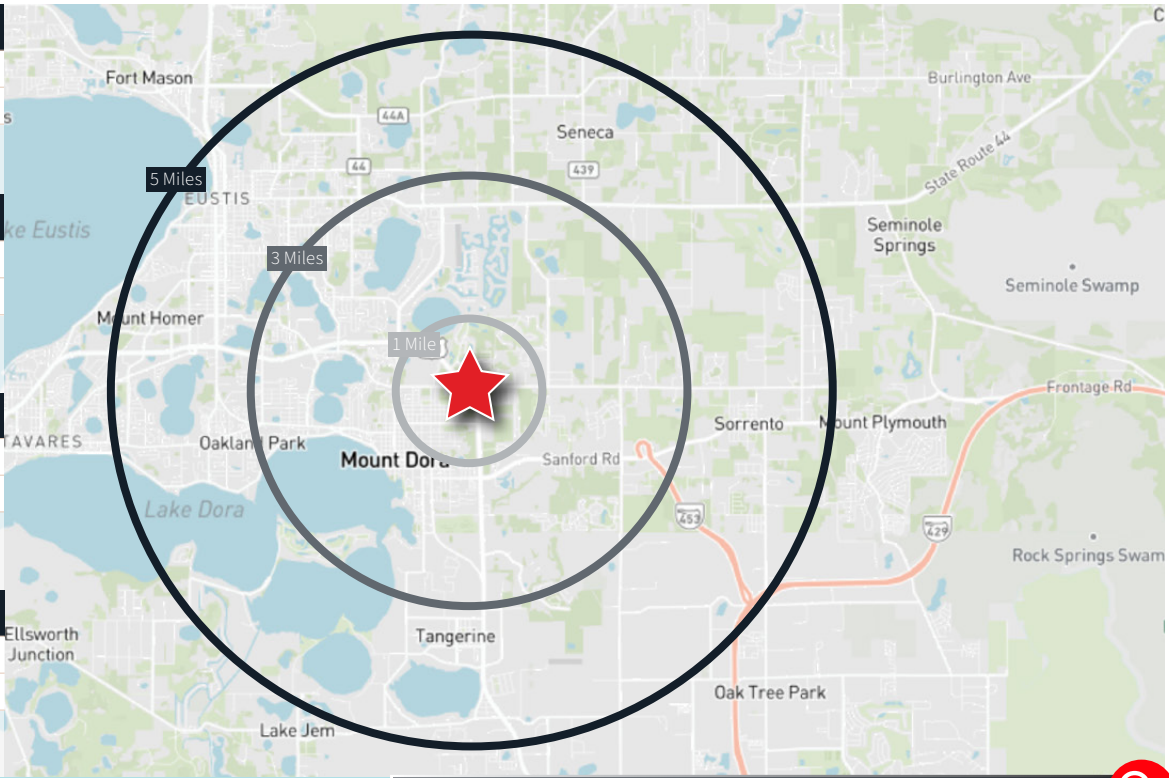
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| Population Summary | | |
|--------------------|--------|--------|
| 1 Mile | 3 Mile | 5 Mile |
| 5,848 | 30,391 | 67,756 |

| Average Household Income | | |
|--------------------------|----------|----------|
| 1 Mile | 3 Mile | 5 Mile |
| \$80,896 | \$94,064 | \$90,280 |

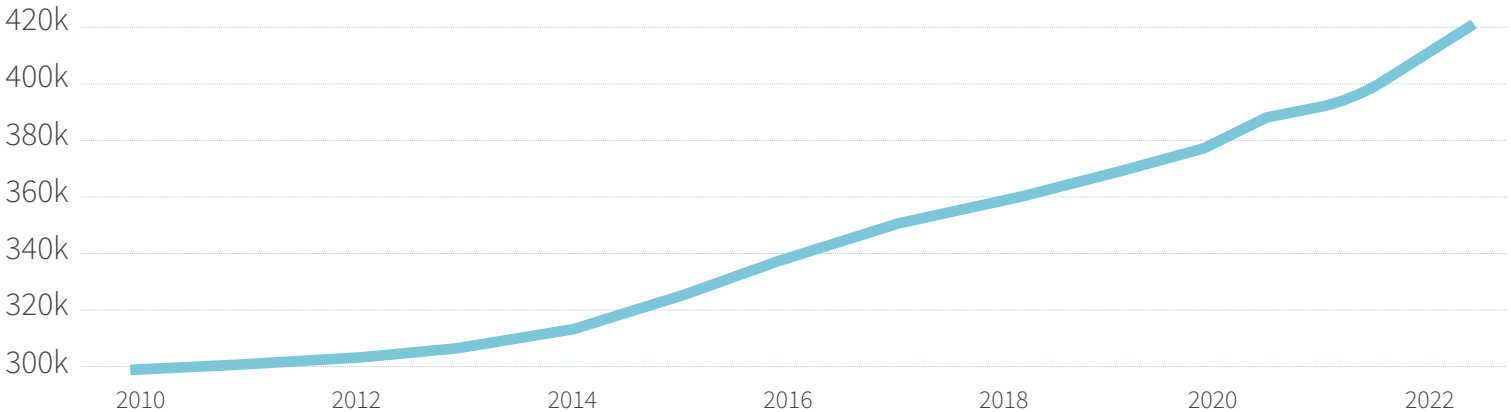
| Daytime Population | | |
|--------------------|--------|--------|
| 1 Mile | 3 Mile | 5 Mile |
| 5,029 | 28,316 | 61,814 |

| Median Age | | |
|------------|--------|--------|
| 1 Mile | 3 Mile | 5 Mile |
| 43.7 | 48.1 | 46.4 |



Population in Lake County

Lake County's population count has increased by a significant 37.8% from 2010 to 2022. In comparison, the U.S. population grew by 7.7% on average and the Florida population grew by 18% during this same time period.



Source: The U.S. Census Bureau.



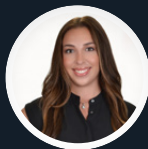
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