

AVAILABLE

PURSUIT
DEVELOPMENT

Insite
COMMERCIAL
REAL ESTATE



1.39 ACRE PAD

10150 N. US HWY 441, BELLEVIEW, FL 34420

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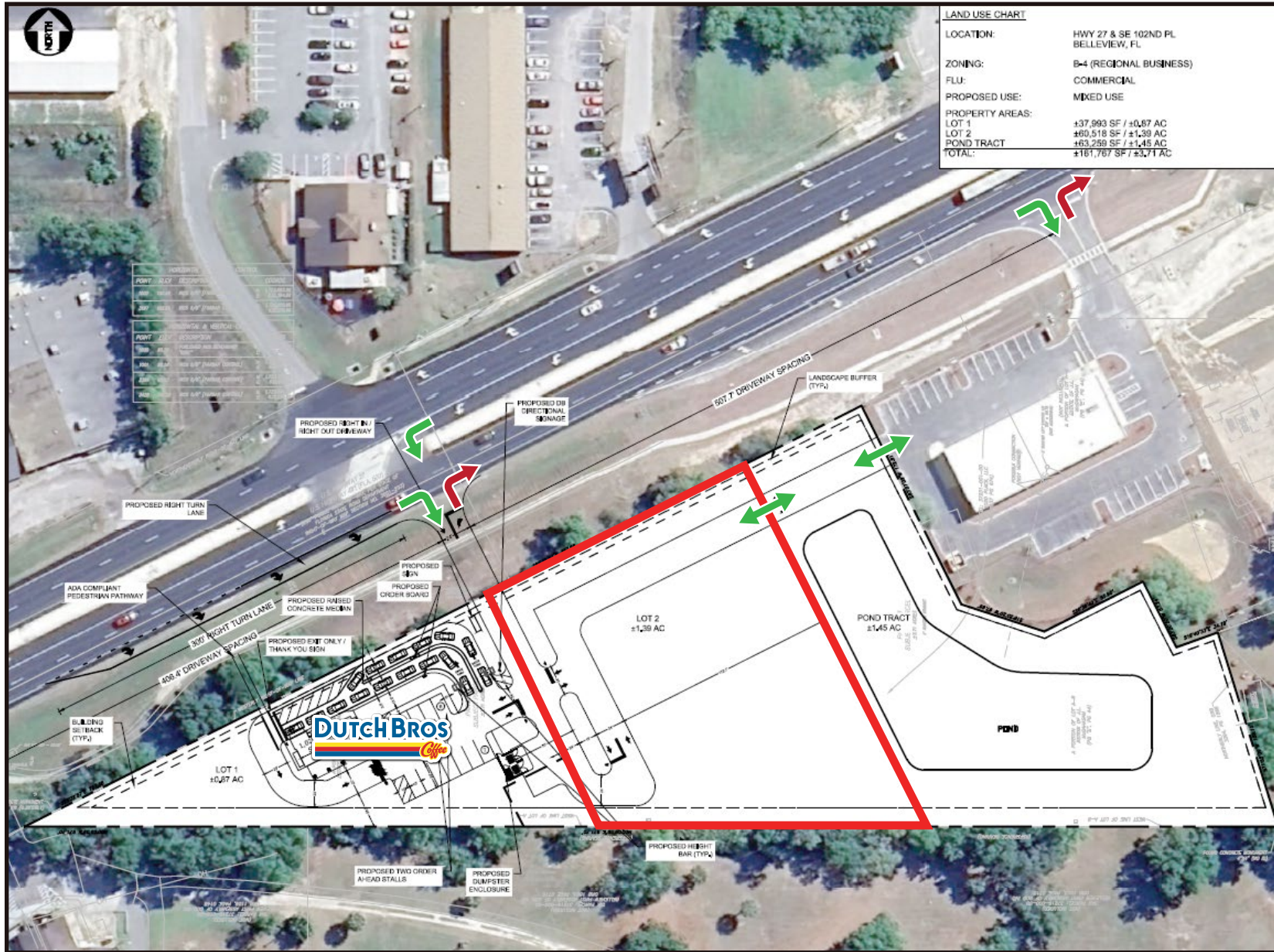


PROPERTY HIGHLIGHTS

- **1.39 AC outparcel available for ground lease, sale, or build-to-suit.**
- Located along US-441 / US-27 with frontage to 31,500 VPD.
- Adjacent to newly built Mavis Tire and Tidal Wave Auto Spa, and Dutch Bros under construction.
- Cross access providing access to LI/RI/RO access point on the north side of the site and to traffic signal at the south side of the site.
- Zoning allows for retail, QSR, bank, medical.

2025 DEMOGRAPHICS

	Population	1 Mile	3,220
		3 Miles	20,827
		5 Miles	60,563
	Average Household Income	1 Mile	\$93,452
		3 Miles	\$83,910
		5 Miles	\$84,174
	Employees	1 Mile	1,251
		3 Miles	5,325
		5 Miles	12,997



LAND USE CHART	
LOCATION:	HWY 27 & SE 102ND PL BELLEVUE, FL
ZONING:	B-4 (REGIONAL BUSINESS)
FLU:	COMMERCIAL
PROPOSED USE:	MIXED USE
PROPERTY AREAS:	
LOT 1	+37,993 SF / +0.67 AC
LOT 2	+60,518 SF / +1.39 AC
POND TRACT	+63,259 SF / +1.45 AC
TOTAL:	+161,767 SF / +3.71 AC

FOR MORE
INFORMATION
PLEASE CONTACT

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