



**AVAILABLE FOR
SUBLEASE**

1955 N State Road 19
Eustis, FL 32726

PROPERTY HIGHLIGHTS

- Available: 25,650 SF
- ±117' of frontage | 24' clear height
- Access to signalized intersection (35,000+ AADT)
- Delivery Q3 2026



2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	2,956	23,945	61,660
Median HH Income	\$51,003	\$68,284	\$67,875
Median Age	51.5	43.7	47.9

AREA TENANTS



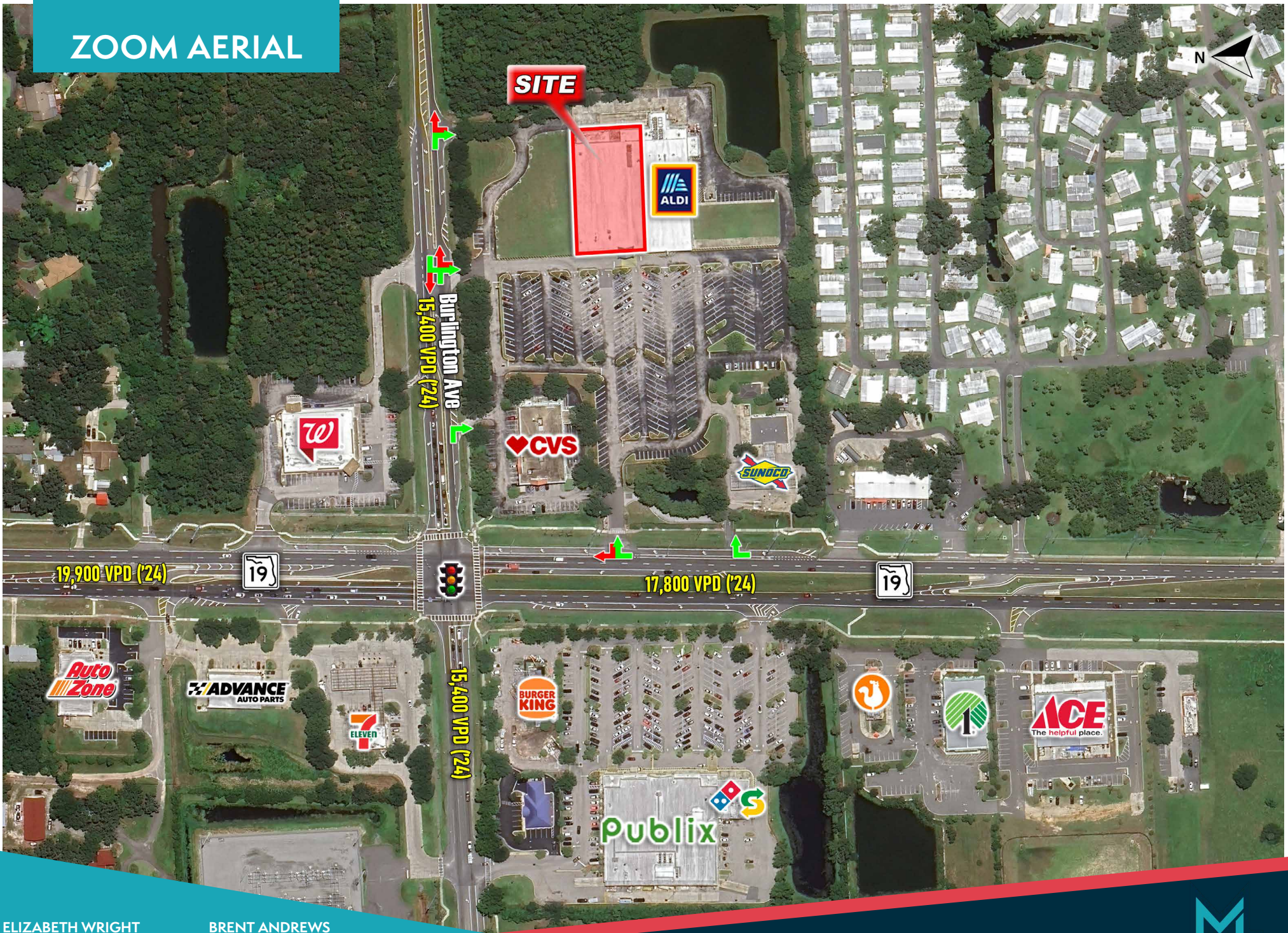
MARKET AERIAL



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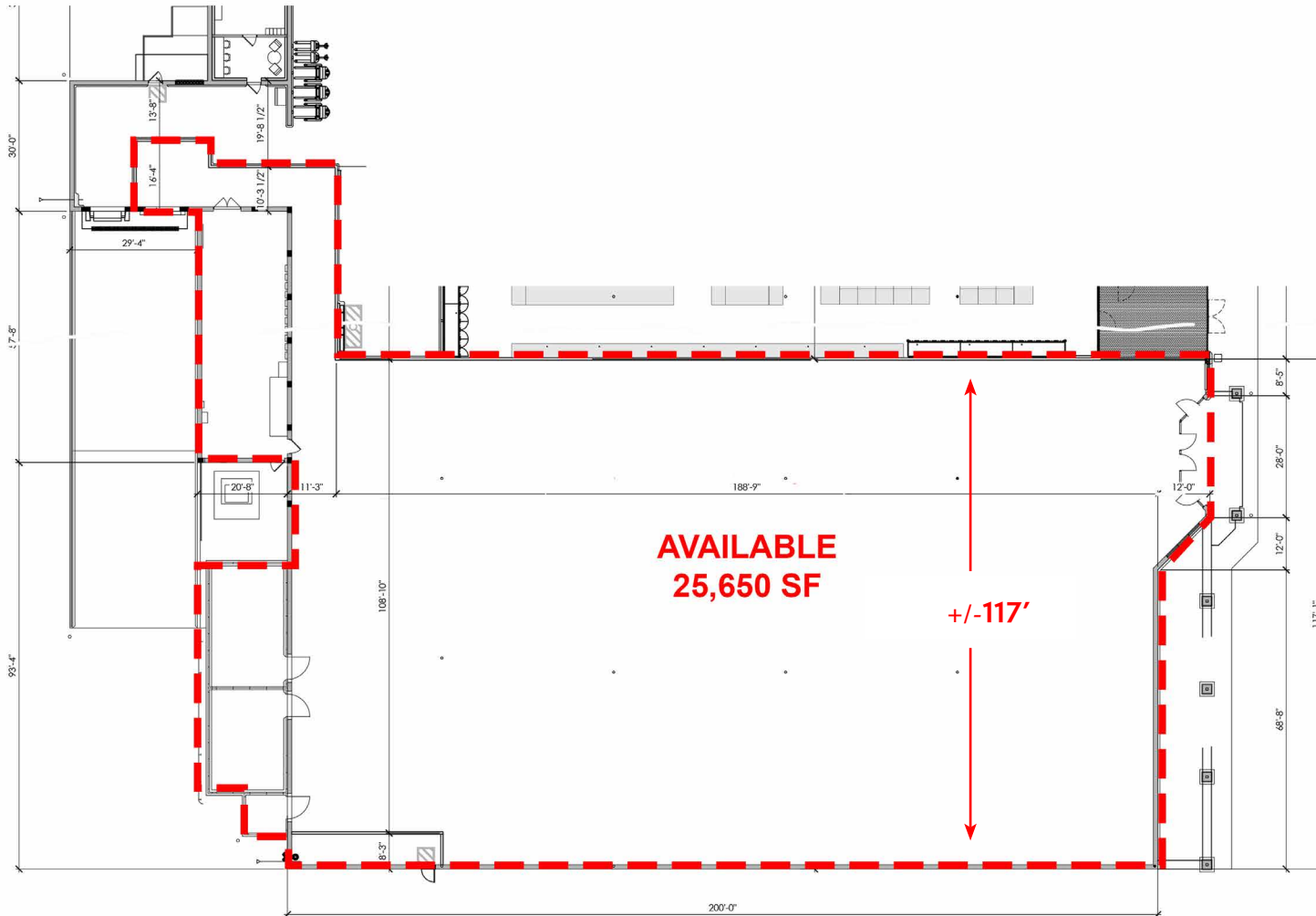
ZOOM AERIAL



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FLOOR PLAN



Burlington Ave




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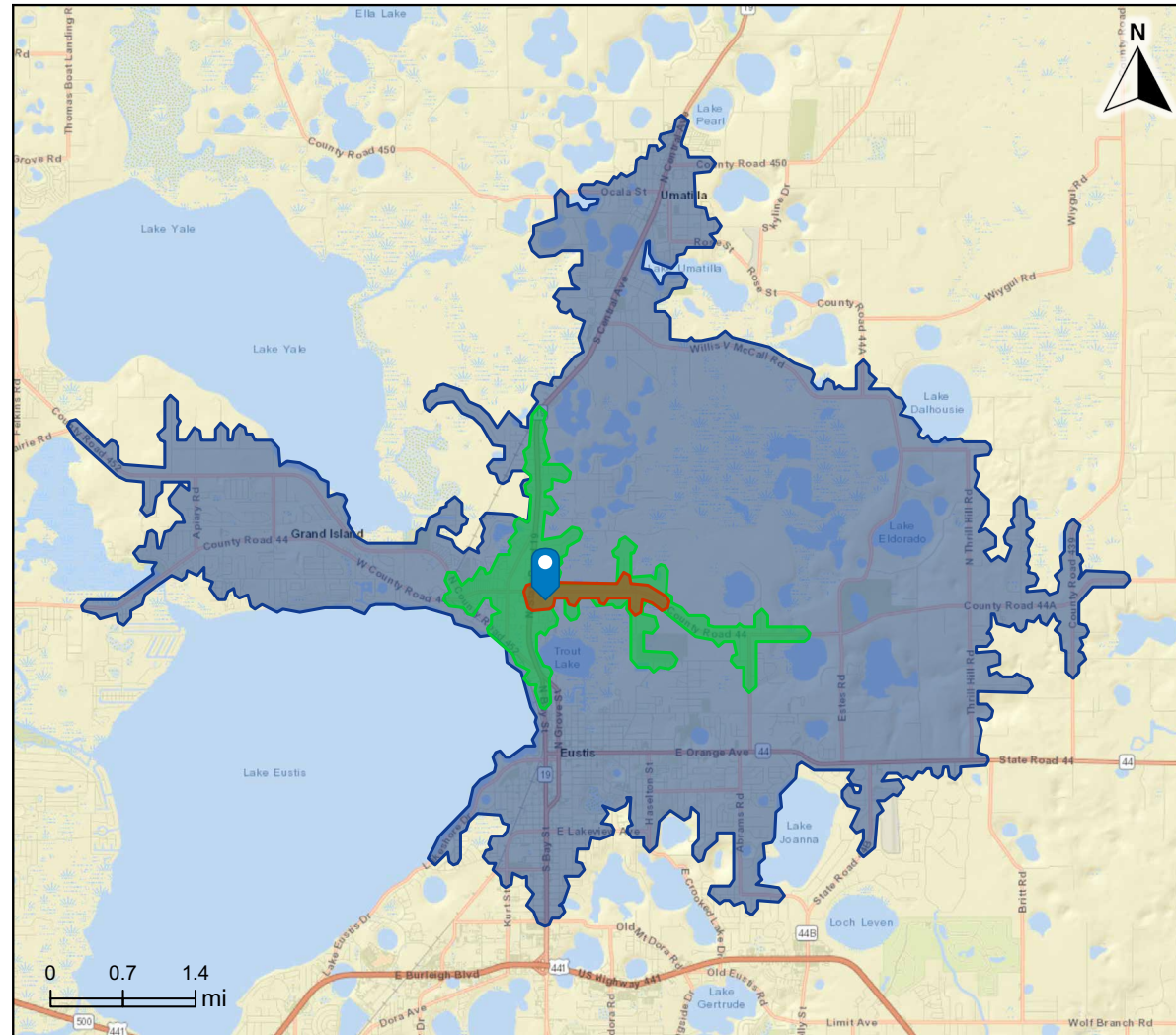
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DRIVETIME MAP

2025 DEMOGRAPHICS

	3 MINUTE DRIVE TIME	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME
	1,061 POPULATION	2,000 POPULATION	27,130 POPULATION
	310 HOUSEHOLDS	1,026 HOUSEHOLDS	10,803 HOUSEHOLDS
	938 DAYTIME POPULATION	1,425 DAYTIME POPULATION	21,152 DAYTIME POPULATION
	\$79,623 AVERAGE HH INCOME	\$83,147 AVERAGE HH INCOME	\$91,153 AVERAGE HH INCOME
	43.1 MEDIAN AGE	53.1 MEDIAN AGE	44.4 MEDIAN AGE



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