



**6409 N Orange Blossom Trail / 6322**

**Terrell Rd**

Mount Dora, FL 32757

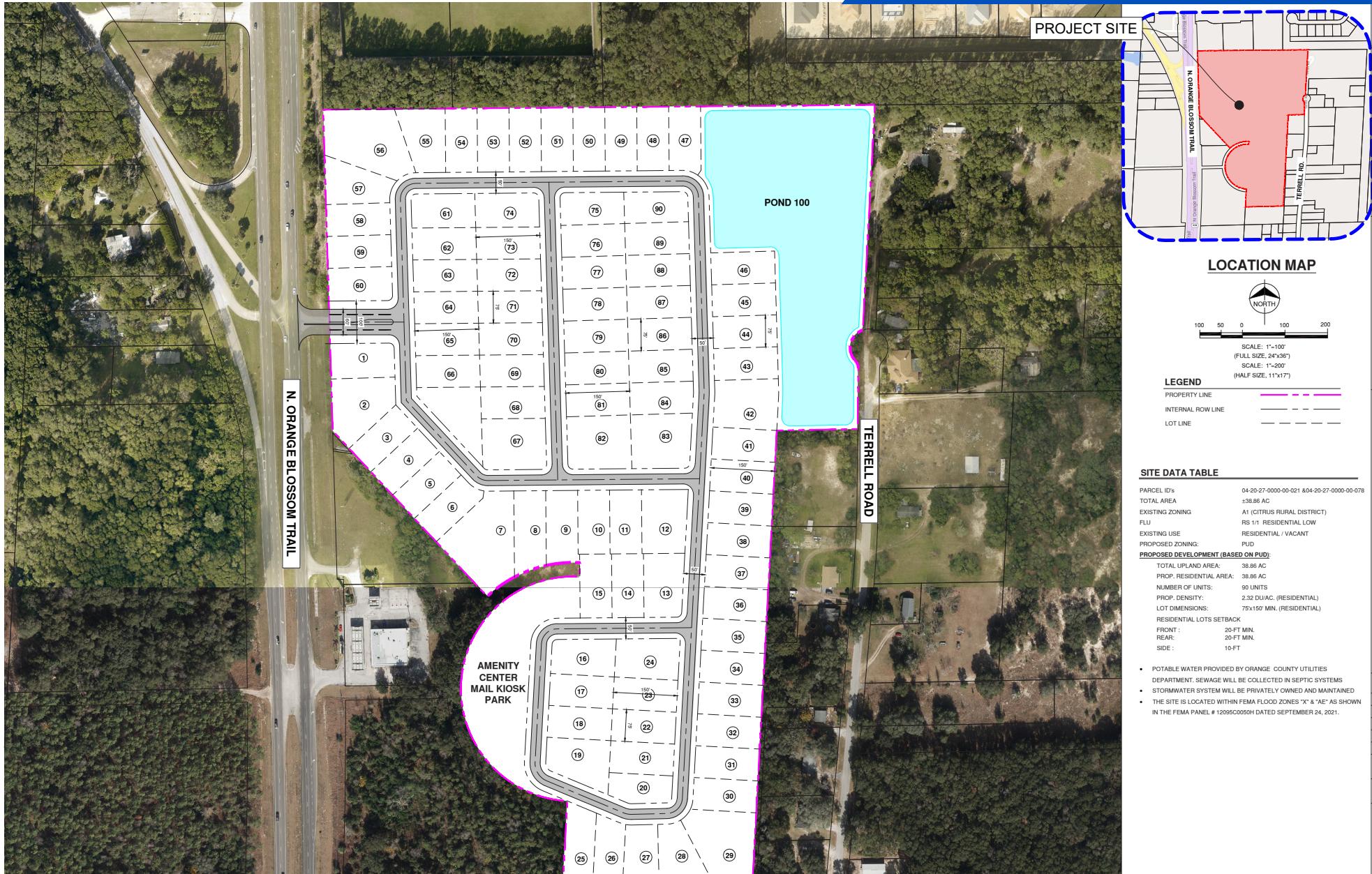
#### Property Highlights

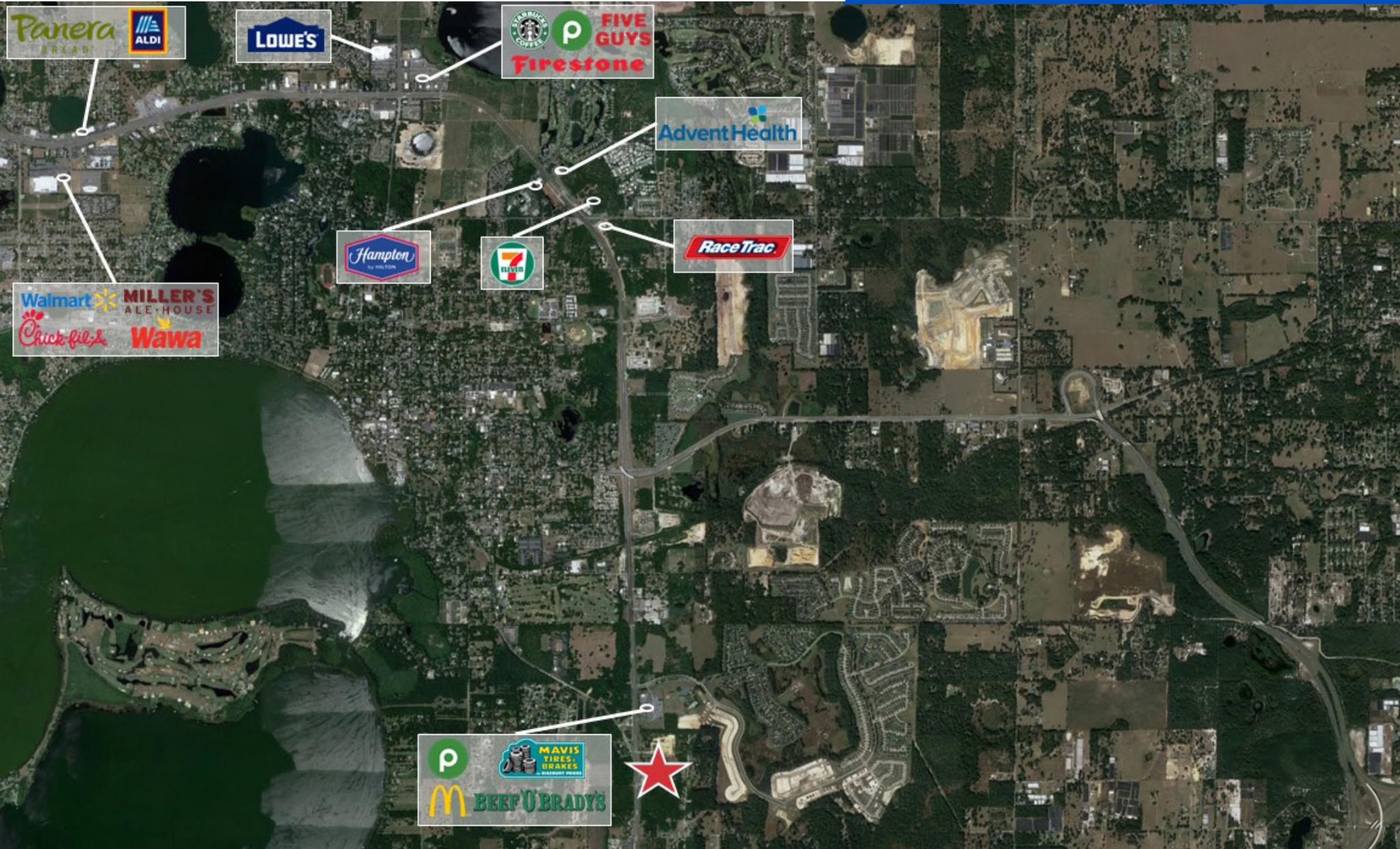
- 38.86 acre site offering retail and residential mixed use development opportunities
- Frontage on Orange Blossom Trail to 25,500 vehicles per day
- Located immediately south of Publix anchored shopping center
- 350+ Single Family Homes Under Construction behind the site as part of Stoneybrook Hills' next development phase. 188 Single Family Homes Under Construction 1.5 Miles south of site.
- Growth market of Lake County in the Orlando MSA

#### DEMOGRAPHIC INFORMATION

Radius	Population	Households
1 Mile	3,641	1,360
3 Miles	19,185	7,619
5 Miles	46,691	19,730

Radius	Average HH Income	Employees
1 Mile	\$120,589	504
3 Miles	\$102,395	15,662
5 Miles	\$95,079	19,720





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