

# Church of God - Golden Triangle Community Chapel

3601 W Old US Highway 441, Mount Dora, FL 32757

Special  
Purpose  
Property For  
Sale



## 360° VIRTUAL TOUR

### Property Description

Church facility located on 2.4 acres of property located in Mount Dora, Florida with frontage on Old US Hwy 441. Total building area consists of 8,668 SF which is divided into 2 separate buildings. The front building is 5,918 SF and consists of a 2,400 SF sanctuary, 6 classrooms, a large meeting room with a kitchen and multiple restrooms. The rear building is a 2,750 SF fellowship hall with a full kitchen, restrooms and storage area. All furniture, fixtures, and tangible property included in sale!

Seller to install new roof and HVAC system prior to closing. Multiple possible uses include a Church, private school, pre-school or general commercial.

### OFFERING SUMMARY

Sale Price:	\$1,050,000
Lot Size:	2.4 Acres
Building Size:	8,668 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,305	16,691	32,065
Total Population	7,365	37,835	74,640
Average HH Income	\$64,612	\$77,873	\$83,780



### Loyd Robbins

Principal Broker  
(941)-356-9659  
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3580 S. Tuttle Ave  
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[www.rerobbins.com](http://www.rerobbins.com)

# Situated on 2.4 Acres

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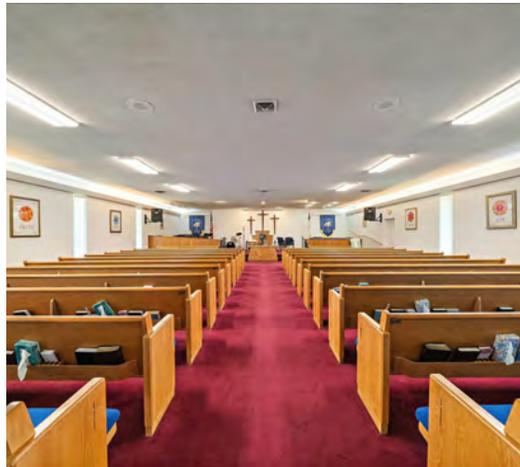
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# All Furniture, Fixtures, & Tangible Property Included

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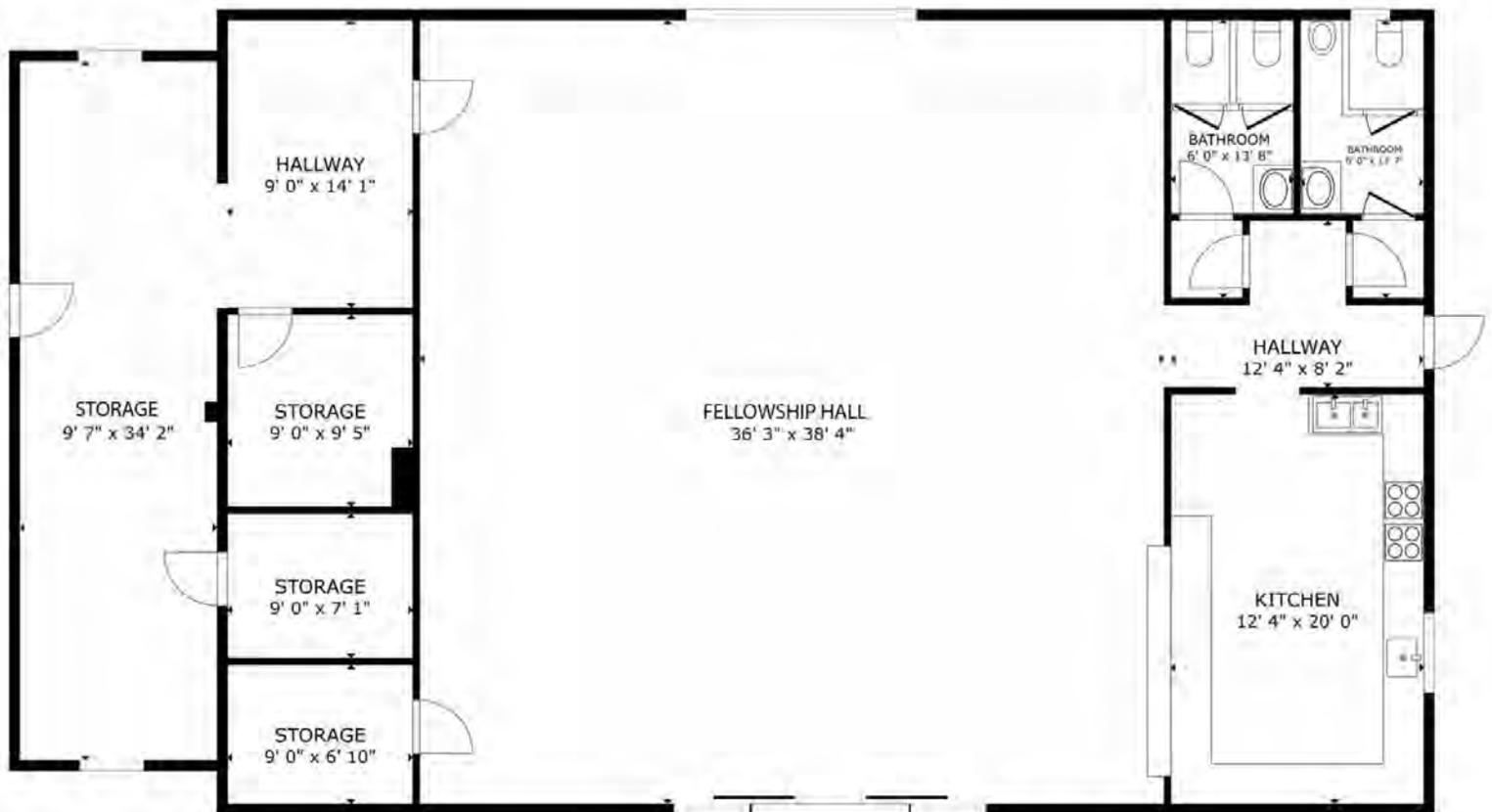


# Fellowship Hall Building Floor Plan

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## Fellowship Hall Building Floor Plan



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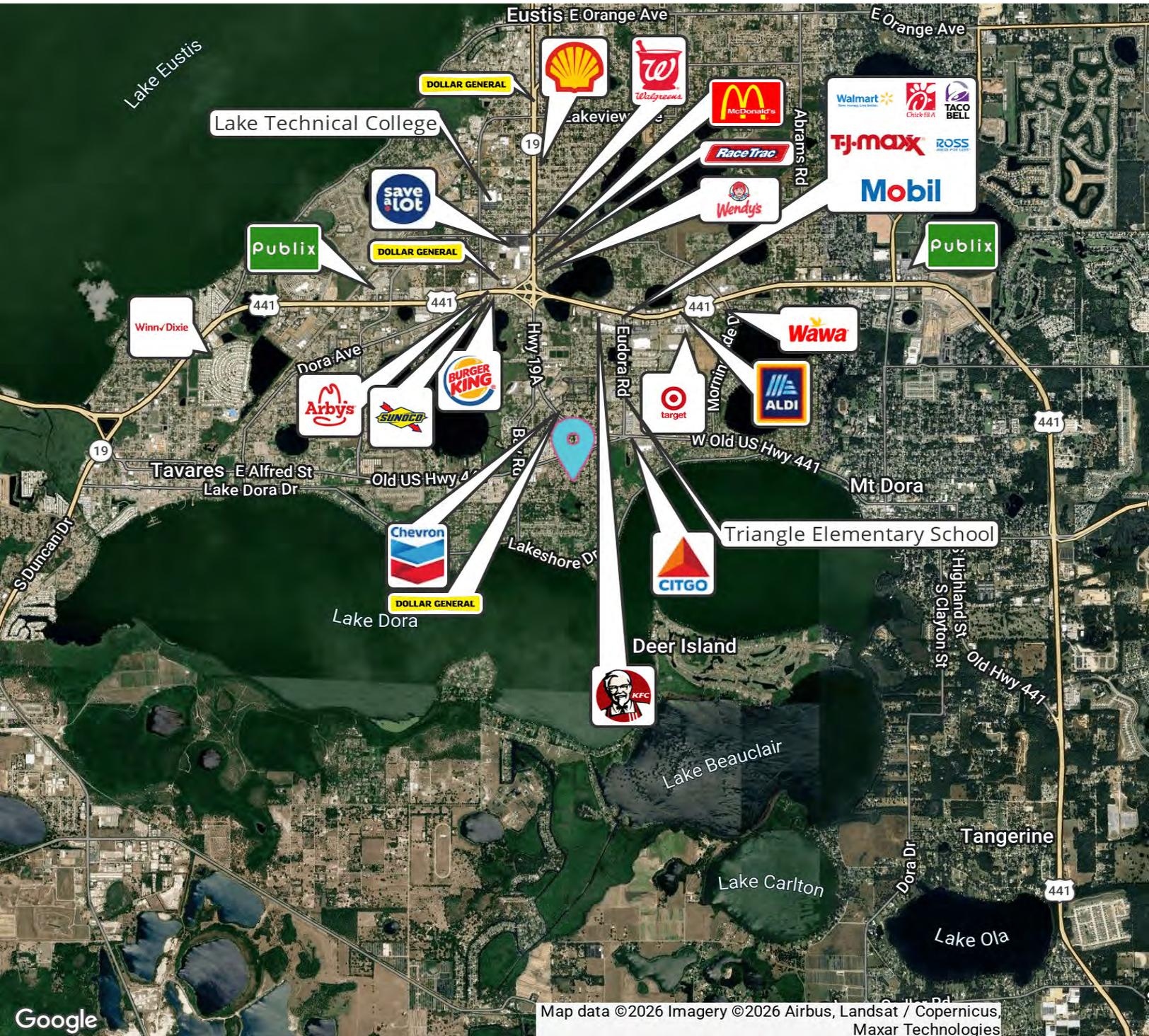
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# Well Traveled Corridor

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Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies



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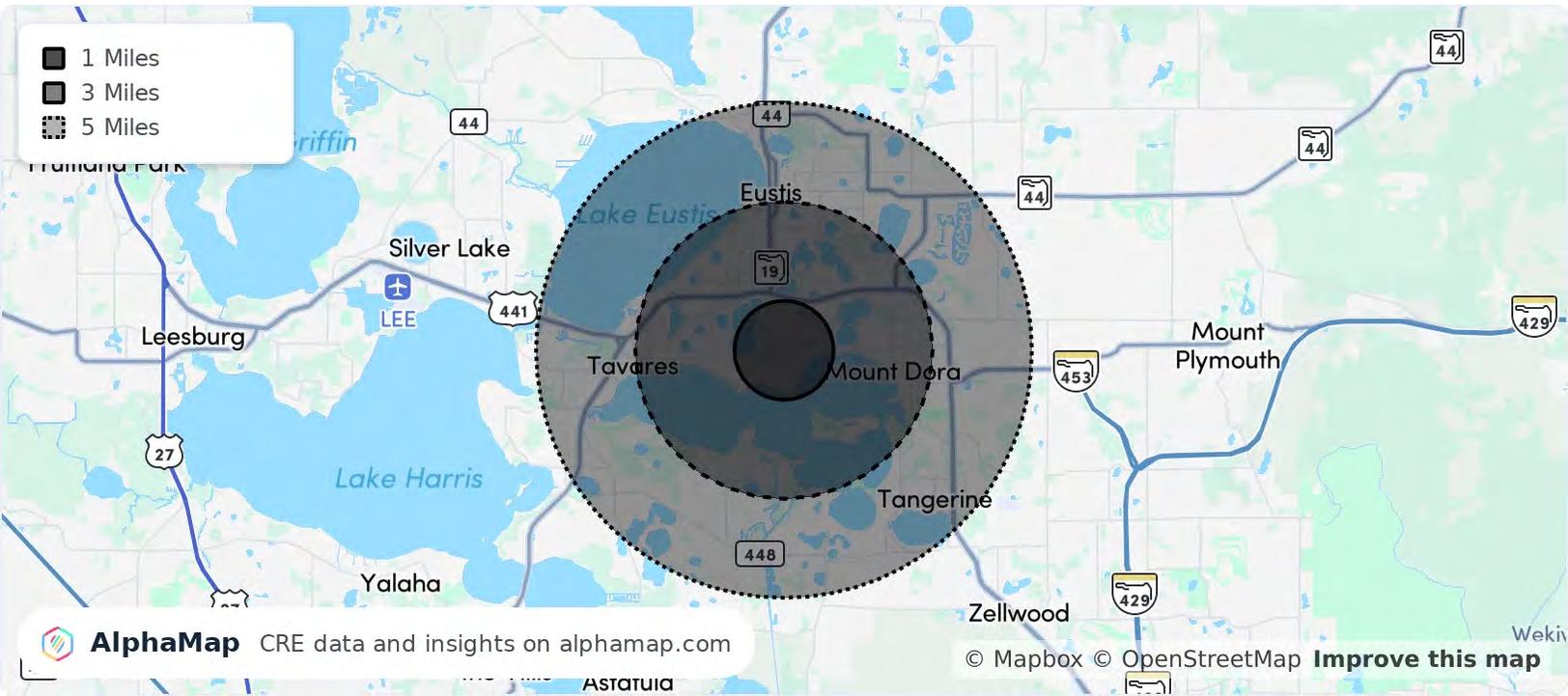


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# Established Community Base

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,443	20,485	53,088
Average Age	45	45	47
Average Age (Male)	44	44	46
Average Age (Female)	46	46	48
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	958	8,396	22,274
Persons per HH	2.6	2.4	2.4
Average HH Income	\$111,695	\$99,195	\$92,991
Average House Value	\$461,309	\$391,406	\$370,367
Per Capita Income	\$42,959	\$41,331	\$38,746

Map and demographics data derived from AlphaMap



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