

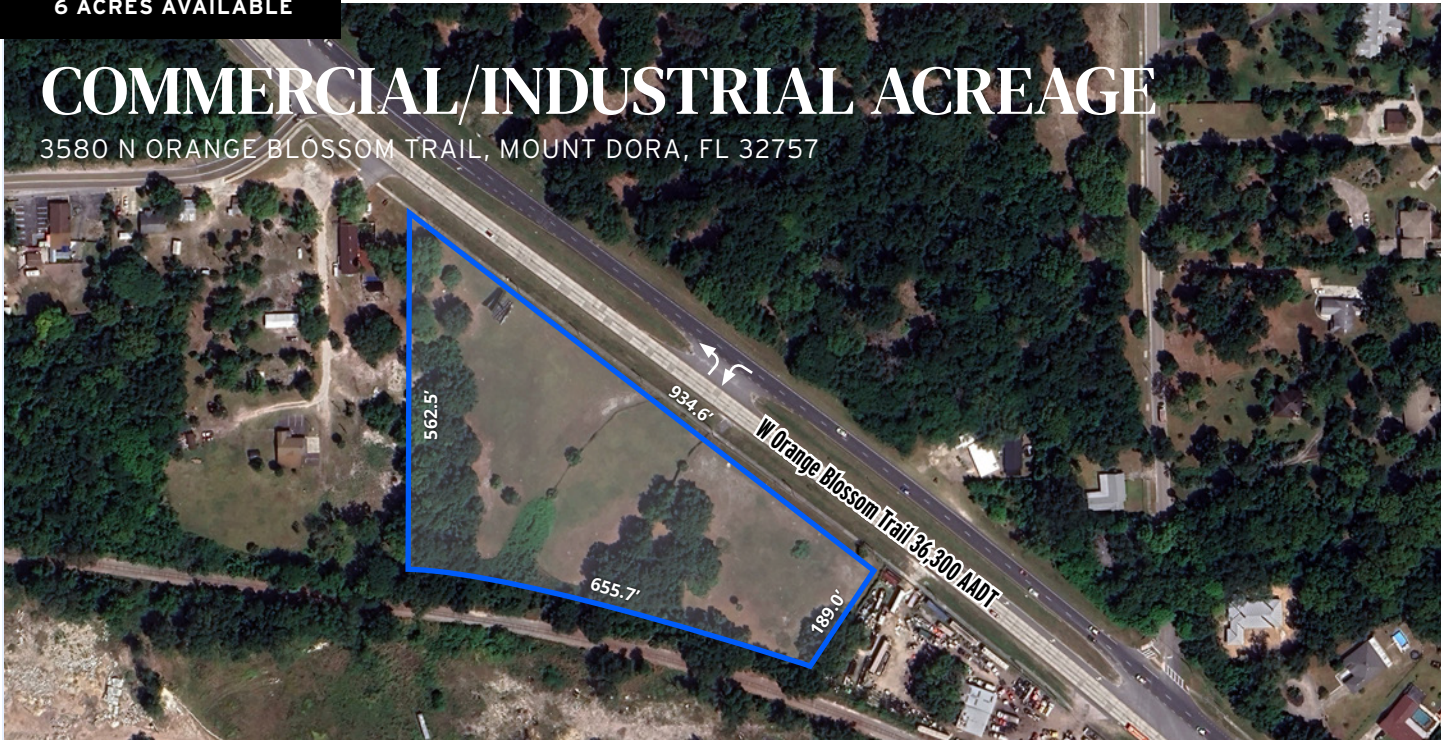
# For Sale

6 ACRES FOR SALE  
3580 N ORANGE BLOSSOM TRAIL, MOUNT DORA, FL 32757

6 ACRES AVAILABLE

## COMMERCIAL/INDUSTRIAL ACREAGE

3580 N ORANGE BLOSSOM TRAIL, MOUNT DORA, FL 32757



### DESCRIPTION

6 Acres available along N Orange Blossom Trail in the Mount Dora/Apopka submarket. The site is ideal for all commercial users, including small-bay industrial, flex warehouses, self-storage & more

### PROPERTY OVERVIEW

AVAILABLE	6 ACRES
ASKING RATE	\$1,800,000.00
ZONING	RSTD C-3
PARCEL ID	21-20-27-0000-00-136

### HIGHLIGHTS

- The site is located along N Orange Blossom Trail (US Highway 441) and Jones Avenue which experience 36,300 cars passing the site daily
- There is a billboard on the north side of the property producing income and included in the sale
- There are 78,000 residents with incomes over \$114,000 in a 15-minute drivetime of the site
- The property has 935' of frontage along N Orange Blossom Trail
- Direct Access from Northbound and Southbound SR 441

BUSINESSES IN CLOSE PROXIMITY:



FOR MORE INFORMATION, PLEASE CONTACT:

Jill Roberts  
407.625.4510  
Principal  
Jill@AtriumCommercial.com

JP Beaulieu, CCIM, CLS  
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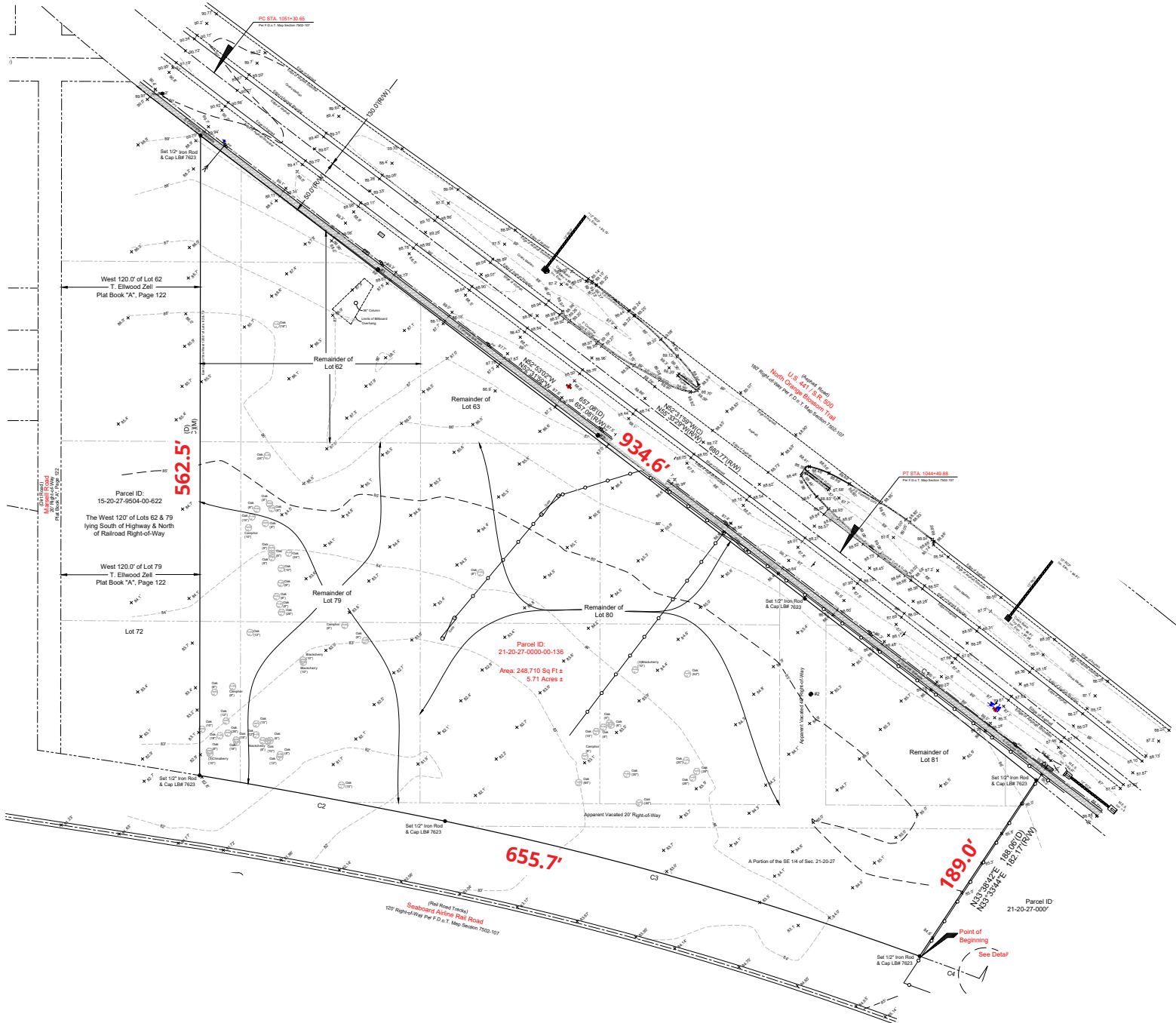
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## SURVEY



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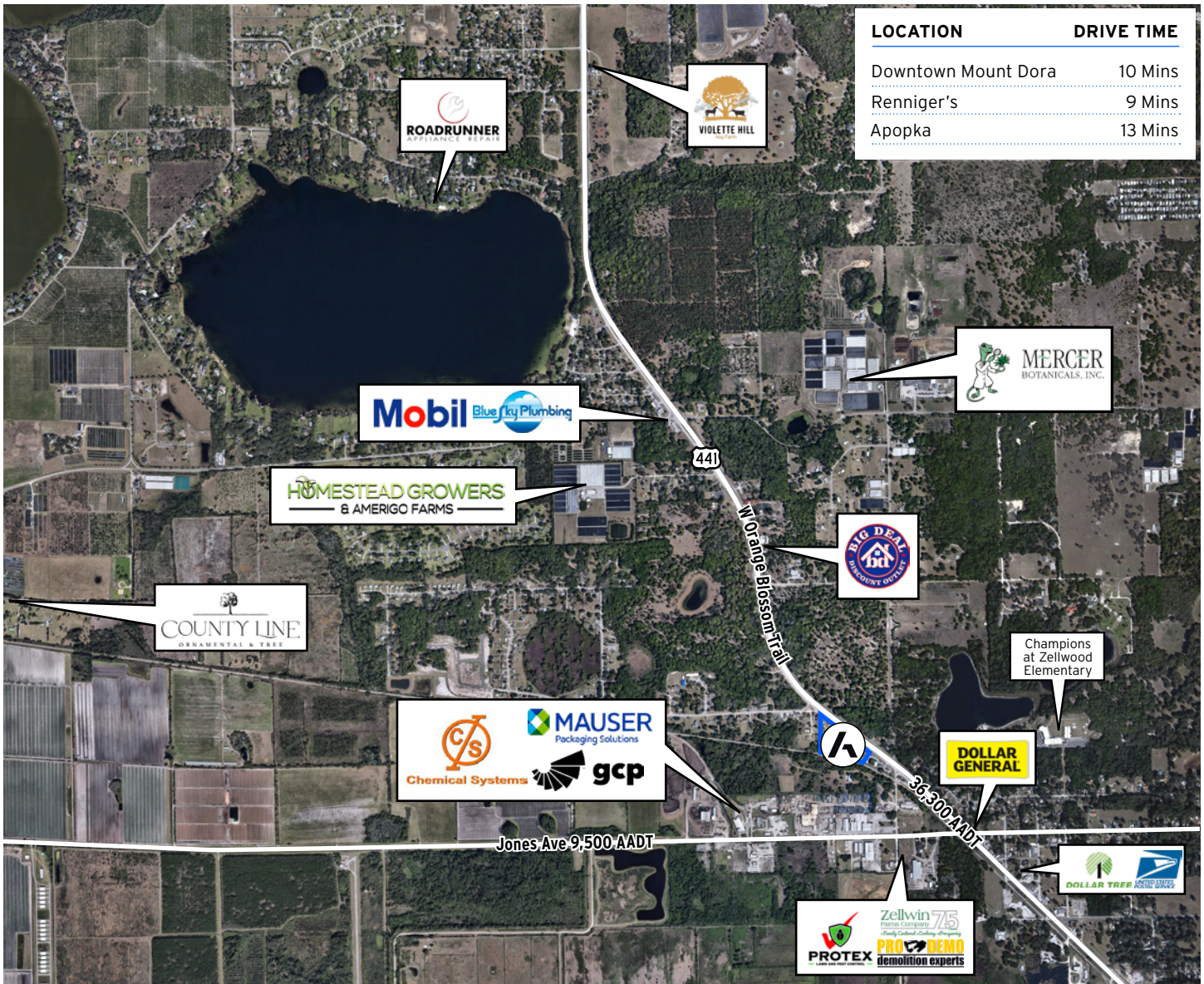




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## KEY LOCATIONS



**36,300 AADT**  
W Orange Blossom Trail

**9,500 AADT**  
Jones Ave

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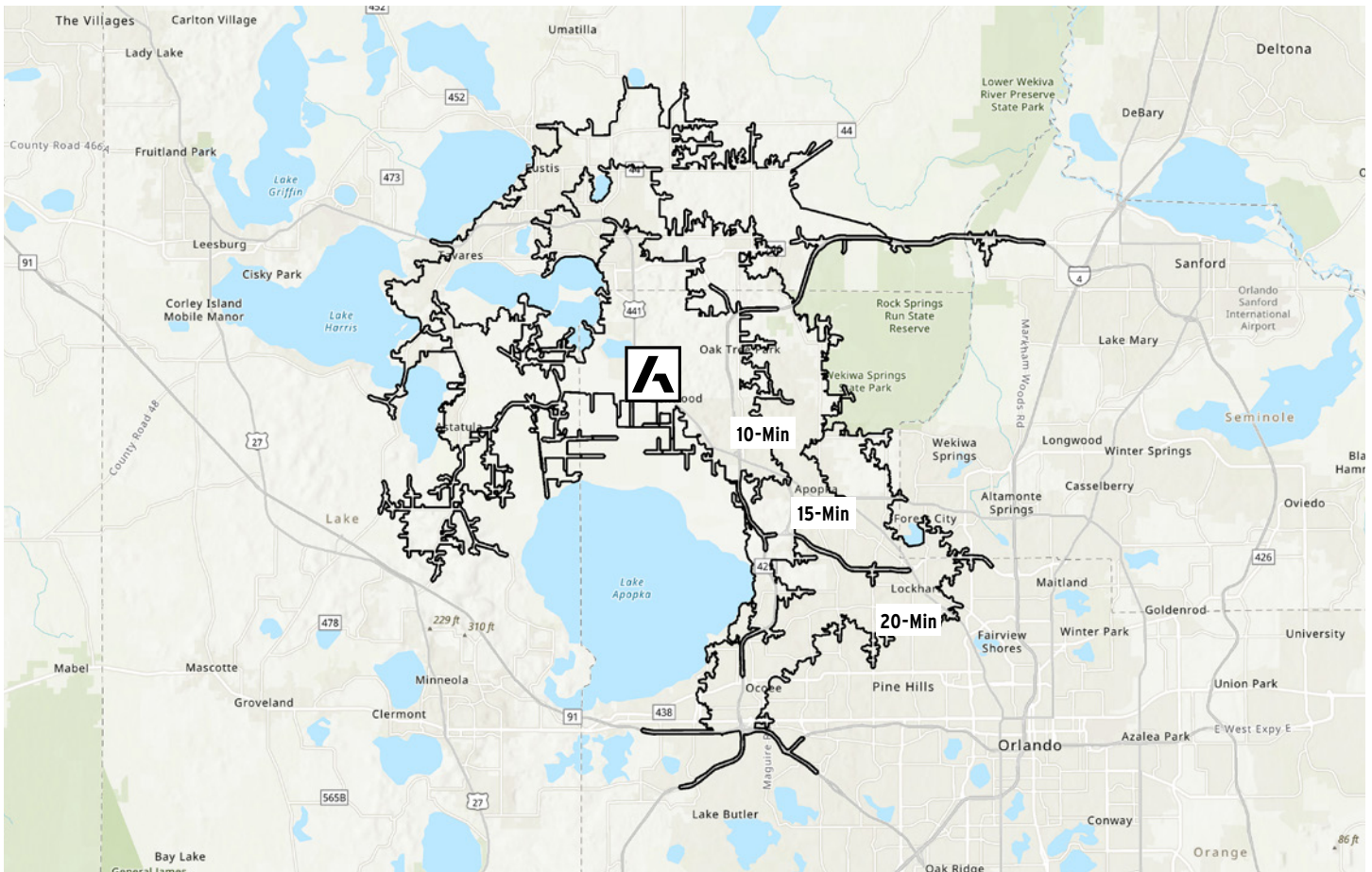




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## DRIVE TIMES & DEMOGRAPHICS



### 10-MINUTE DRIVE TIME



30,272

ESTIMATED POPULATION



11,815

HOUSEHOLDS



8,162

TOTAL EMPLOYEES



\$106,796

AVERAGE HOUSEHOLD INCOME

### 15-MINUTE DRIVE TIME



103,874

ESTIMATED POPULATION



38,246

HOUSEHOLDS



3,081

TOTAL EMPLOYEES



\$113,591

AVERAGE HOUSEHOLD INCOME

### 20-MINUTE DRIVE TIME



260,521

ESTIMATED POPULATION



94,923

HOUSEHOLDS



9,038

TOTAL EMPLOYEES



\$102,096

AVERAGE HOUSEHOLD INCOME

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