



# Vacant Commercial US-441 Mount Dora, FL

2.54 Acre Highly Visible Parcel US-441/ Mount Dora



SR 46  
Overpass  
to the 429

Renninger's  
Mount Dora

2.54  
Commercial Acres

US HWY 441

KW COMMERCIAL  
Parks Commercial Group, LLC  
11 S Bumby Ave., Suite 200  
Orlando, FL 32803

MARK ARNOLD  
Senior Associate  
407.353.6391  
marnold@kwcommercial.com

WILLIAM MACGUIRE  
Commercial Agent  
407.222.5064  
wmacguire@kwcommercial.com

IDEAL FOR QSR, SMALL RETAIL, MEDICAL, URGENT CARE, ICE CREAM, COFFEE SHOP, MULTIPLE USES.



# Confidentiality Disclaimer

MOUNT DORA, FL

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

**KW COMMERCIAL**  
11 S Bumby Ave.,  
Suite 200  
Orlando, FL 32803

PRESENTED BY:

**MARK ARNOLD**  
Senior Associate  
C 407.353.6391  
marnold@kwcommercial.com  
FL #BK3220138

**WILLIAM MACGUIRE**  
Commercial Agent  
C 407.222.5064  
wmacquire@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



## 2.54 Acre Highly Visible Commercial Parcels US-441/ Mount Dora

# Executive Summary

HIGHLY VISIBLE vacant commercial parcel consisting of 2.54 Acres in high profile location along US-441 just north of SR 46. Gateway to Mount Dora and North Lake County! Immediately adjacent to Central Florida's famous Renninger's Antique Center. Hard corner of US-441 and Pine Avenue. Zoned C-1, Major Commercial Corridor. FLU- Regional Commercial.

Utility services to site. 680 Ft frontage on US-441. Highly visible location at southeast corner of US-441 and Pine Ave. Mount Dora, FL. 33,500 Vehicles Daily.

Approximately 1 mile north of the SR 46 extension to US-441. Easy access to Central Orlando via US-441 and the Mount Dora and Lake County location. Multiple Retail Commercial uses. Significant homebuilding and commercial development nearby.

<b>Vacant Commercial</b>	
<b>Location:</b>	US-441 & Pine Ave Mount Dora, Fl. Adjacent to Renninger's
<b>Zoning:</b>	C1 Major Commercial
<b>Future Land Use:</b>	Regional Commercial



**IDEAL FOR SMALL RETAIL, QSR, MEDICAL, URGENT CARE, ICE CREAM, COFFEE, SERVICES**



## Property Highlights

Approximately 1 mile north of the SR 46 extension from Tollway 429 to US 441

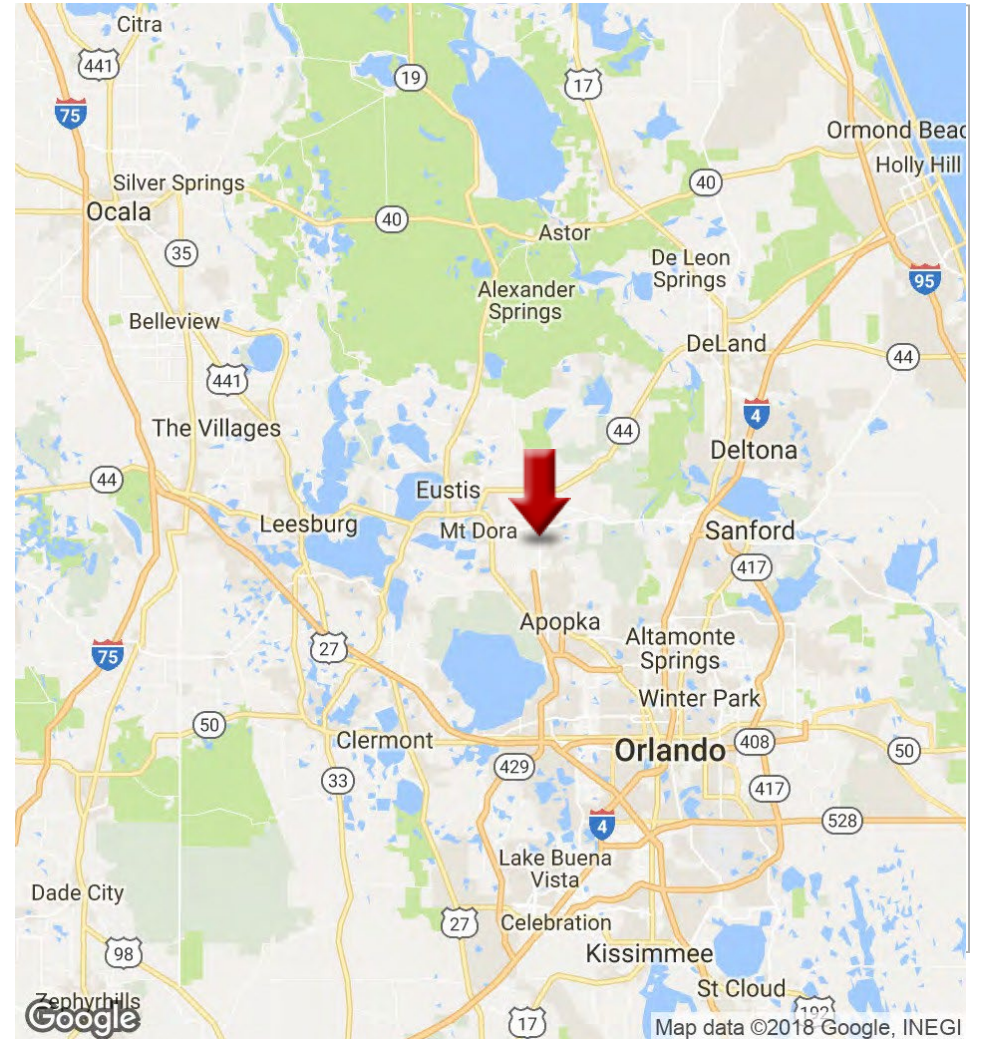
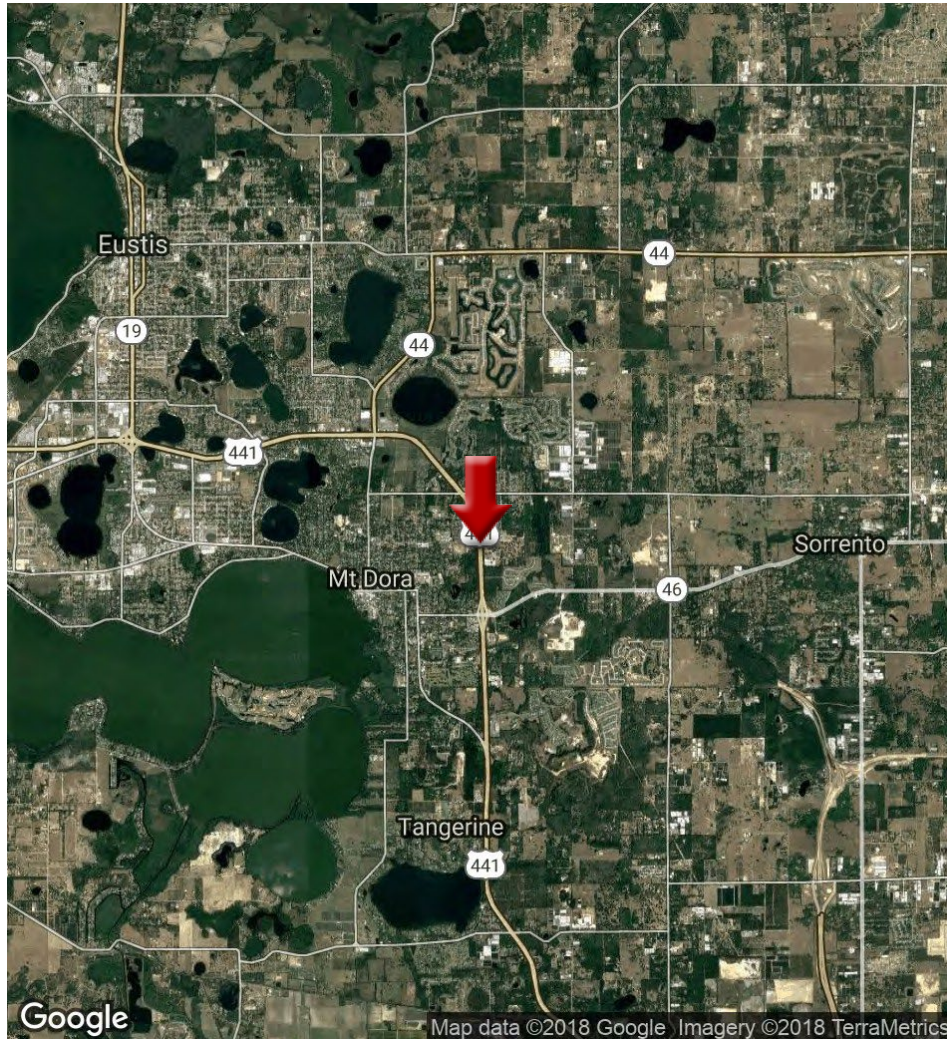


675 (+/-) Foot Frontage on 441, Zoning C1, Major Commercial Corridor,  
FLU – Regional Commercial



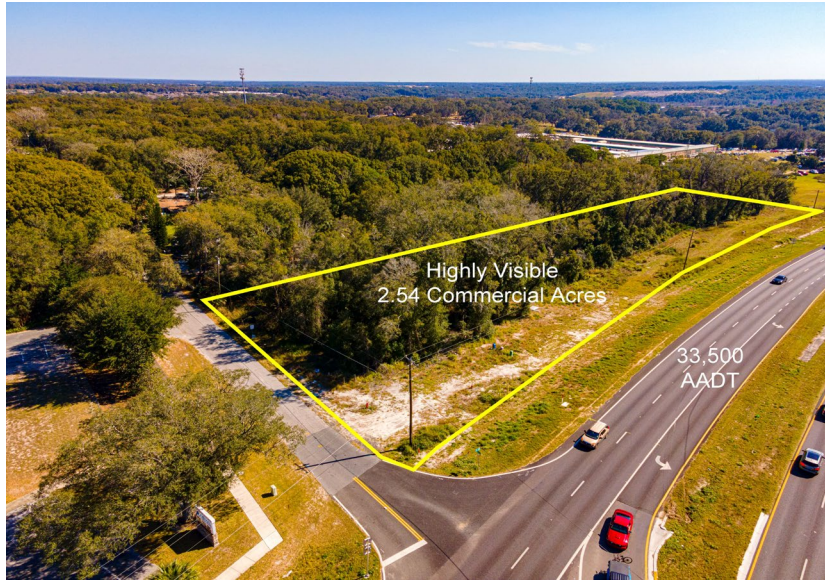
## Location Maps

Adjacent to Renninger's Antique Center – Mount Dora. Hard corner of US-441 and Pine Avenue. Turning Lane, Zoned C-1, Major Commercial Corridor. Future Land Use – Regional Commercial. Multiple Retail Commercial Uses.





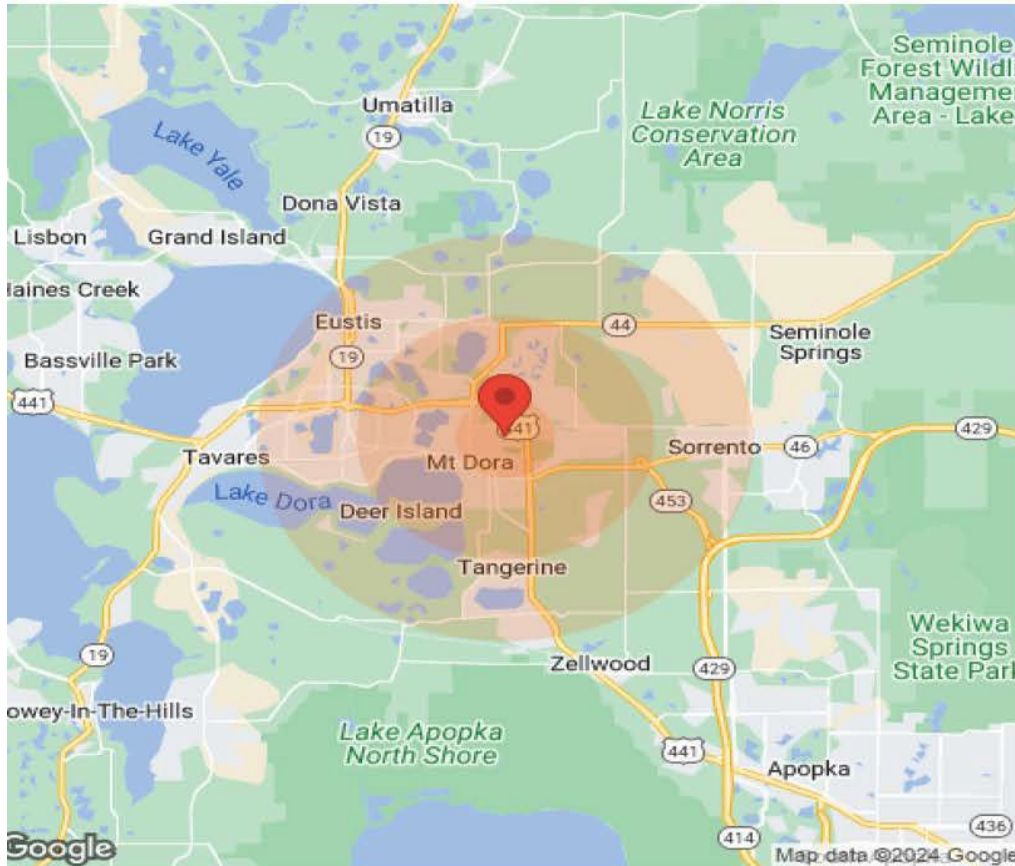
# Property Photos







# Demographics



Population	1 Mile	3 Miles	5 Miles
Male	2,298	15,222	28,543
Female	2,515	17,032	30,827
Total Population	4,813	32,254	59,370
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	973	5,757	10,808
Ages 15-24	624	3,870	7,219
Ages 25-54	1,674	9,953	18,765
Ages 55-64	544	4,039	7,407
Ages 65+	998	8,635	15,171
Income	1 Mile	3 Miles	5 Miles
Median	\$38,201	\$50,300	\$44,869
< \$15,000	461	1,567	2,865
\$15,000-\$24,999	174	1,338	2,869
\$25,000-\$34,999	265	1,650	3,103
\$35,000-\$49,999	383	1,837	3,227
\$50,000-\$74,999	448	3,005	5,237
\$75,000-\$99,999	141	1,480	2,838
\$100,000-\$149,999	131	1,612	2,598
\$150,000-\$199,999	N/A	485	739
> \$200,000	34	340	578
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,749	16,459	29,534
Occupied	2,189	14,002	25,161
Owner Occupied	1,137	9,958	17,492
Renter Occupied	1,052	4,044	7,669
Vacant	560	2,457	4,373

## MOUNT DORA, FLORIDA AT THE TOP OF EVERY LIST!

- Travel + Leisure** 15 Best Places to Retire in Florida  
This Florida Town Is the Perfect Lakefront Getaway  
10 Charming American Towns That Aren't Famous Yet
- Orlando Magazine** 10 Great Places to Live in Orlando in 2023
- Touropia** 15 Most Charming Small Towns in Florida
- Discover** 10 Best Farmer's Markets in Florida
- Culture Trip** 10 Most Beautiful Towns in Florida

- Southern Living Magazine** Dreamiest Towns for Antique Shopping in Florida  
The South's Best Small Towns 2020  
A Small Town With Major Christmas Character
- Chamber of Commerce** 100 Best Cities to Live in Florida
- Country Living Magazine** 16 Best Small Towns in Florida
- Expedia.com** 20 Best Places for Snowbirds this Winter
- Safest Cities in Florida** Top 100 safest cities in Florida

