



427 N. Donnelly Street — the brick storefront at center, beneath the striped awning.

427 N. Donnelly Street

Historic Downtown Mount Dora · Mount Dora, FL 32757

\$30 – \$50 / SF

NNN · GROUND & SECOND FLOOR

TOTAL BUILDING 4,691 SF Two-story historic storefront	GROUND FLOOR 2,456 SF \$50.00 / SF NNN	SECOND FLOOR ±2,235 SF \$30.00 / SF NNN	EST. NNN \$6.00 Per SF, annually
AVAILABLE Now Immediate occupancy	DIVISIBLE 2 Units Whole building or by floor	PARKING 3 Spaces Dedicated, gated rear alley	YEAR BUILT 1910 Original wood floors

THE SPACE

Historic 1910 storefront in the heart of downtown Mount Dora, directly on Donnelly Street — the city's primary retail and dining corridor and the epicenter of its year-round festival calendar.

Approximately 4,691 SF across two levels, available immediately as a single-tenant footprint or divisible by floor. The ground level offers open retail frontage on Donnelly with original wood floors, track lighting, and a gallery-ready layout suited to boutique, specialty retail, studio, or professional services.

The second floor leases independently for office, creative, or service use. It has its own private sidewalk entrance plus a second exterior stair, so the two floors operate cleanly as separate units or flow together as one.

Rear alley access with three dedicated off-street parking spaces and a gated rear entry — a rarity on Donnelly.

PROPERTY HIGHLIGHTS

- Front-and-center on Donnelly Street, downtown Mount Dora's main pedestrian corridor
- Year-round event traffic: Arts Festival (200K+ visitors), Craft Fair, Bicycle Festival, holiday lighting, monthly street events
- Lease the whole building or split it — ground-floor retail at \$50 NNN, second-floor suite at \$30 NNN
- Second floor has its own private sidewalk entrance — true separate-tenant capability
- Three dedicated off-street parking spaces via gated rear alley
- Below-market NNN, estimated at \$6.00 / SF
- Locally based owner-developer landlord — fast decisions, buildout negotiable

LEASING CONTACT

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AVAILABLE SPACES

Lease the whole building or take a floor.

SPACE	USE	SF	BASE RENT	EST. NNN	GROSS / SF	EST. MONTHLY
Ground Floor Donnelly storefront	Retail / Gallery / Studio	2,456	\$50.00 / SF	\$6.00 / SF	\$56.00	\$11,461
Second Floor Private entrance	Office / Creative / Services	±2,235	\$30.00 / SF	\$6.00 / SF	\$36.00	\$6,705
Entire Building	Single-tenant footprint	4,691	\$40.47 / SF	\$6.00 / SF	\$46.47	\$18,166



Ground-floor retail — original wood floors, track lighting, and an open gallery layout with a 659 SF storefront bay adjoining.

LEASE TERMS

Lease type	NNN
Ground floor base rent	\$50.00 / SF / yr
Second floor base rent	\$30.00 / SF / yr
Estimated NNN	\$6.00 / SF / yr
Term	Negotiable
Tenant improvements	Negotiable
Availability	Immediate
Parking	3 dedicated rear spaces

THE LOCATION

Mount Dora is one of Central Florida's most visited small-town downtowns, drawing steady weekend and seasonal traffic from Orlando, The Villages, and the Lake County lake chain. Donnelly Street is its spine — a walkable run of boutiques, galleries, restaurants, and the Lakeside Inn, anchored by Donnelly Park at 5th Avenue.

THE LANDLORD

G3 Development is a family-run commercial real estate firm headquartered two blocks away at 310 N. Baker Street, with an active portfolio of downtown Mount Dora retail, office, and mixed-use properties. Decisions are made locally and quickly.

Square footages are approximate and subject to verification; second-floor area is derived from total building area less ground-floor area. NNN expenses are estimated and reconciled annually. Monthly figures shown are base rent plus estimated NNN, before sales tax. All information is deemed reliable but not guaranteed and is subject to change or withdrawal without notice. Change-of-use approvals, if required, are the responsibility of the tenant.



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