

Bay Street Business Center | SALE

100 N BAY ST, EUSTIS, FL 32726



FOR MORE INFORMATION
MILLENNIA-PARTNERS.COM

PRESENTED BY

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EXECUTIVE SUMMARY

Bay Street Business Center



OFFERING SUMMARY

Asking Price:	\$2,500,000
Building Size:	17,240 SF
Opportunity:	Owner-user/Investor
Condition	Move-in Ready
Use:	Office/Medical
Renovated:	2026
Zoning:	GC
Market:	West Orlando
Submarket:	Downtown Eustis
Traffic Count:	12,750

PROPERTY OVERVIEW

Uncover the immense potential of the 17,240 SF Bay Street Business Center, strategically positioned in the coveted on fronting N Bay St, within the Downtown Eustis submarket. Zoned GC, this property is tailor-made for owner-users and strategic investors seeking a move-in-ready asset with exceptional location benefits and little to no need for capital expenditures post disposition. Its historic charm and ample square footage offer a compelling opportunity for immediate use or adaptive redevelopment, catering to the diverse needs of owner-users and investors alike. Capitalize on the prime location and versatile potential of this property, perfectly poised to accommodate a range of office and medical building investment strategies. Don't miss out on the opportunity to leverage the timeless appeal and strategic advantage of this exceptional property.

PROPERTY HIGHLIGHTS

- \$2.5 M Move-in Ready 17,240 SF Office
- Vacant former Bank of America
- 1+/- AC, including a parking lot
- Ideal for owner-users or investors alike

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OFFICE BUILDING
For Sale

DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,738	16,822	32,315
Average Age	39.8	41.6	44.9
Average Age (Male)	36.9	38.3	41.2
Average Age (Female)	39.5	41.9	46.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,815	6,791	13,533
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$68,608	\$72,040	\$80,428
Average House Value	\$218,641	\$217,123	\$240,110

TRAFFIC COUNT	
Bay St and Orange	12,750/day
Traffic Count Street	S Bay St

2023 American Community Survey (ACS)

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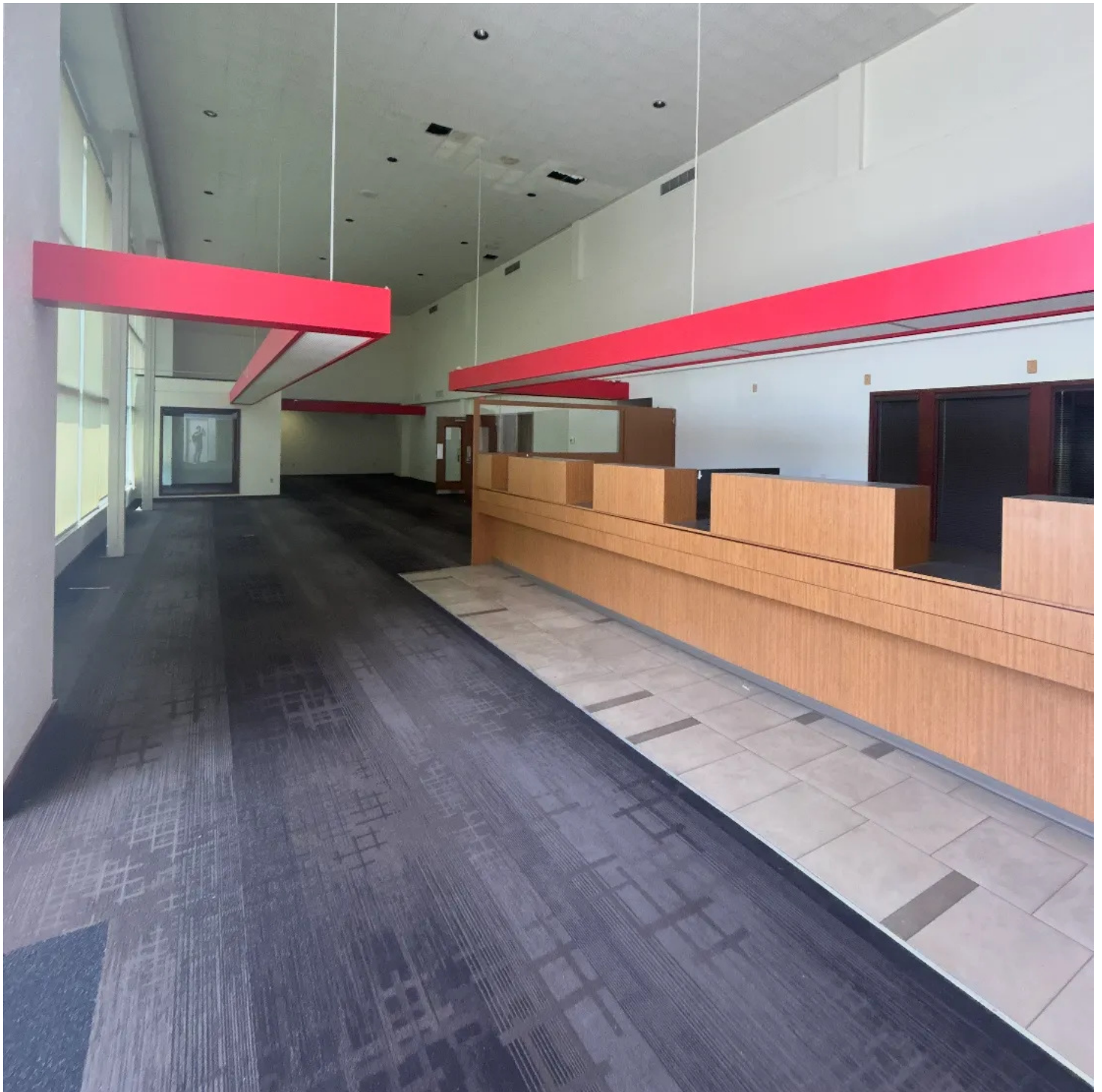
Bay Street Business Center

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OFFICE BUILDING
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INTERIOR PHOTO (FRONT LOBBY)

Bay Street Business Center



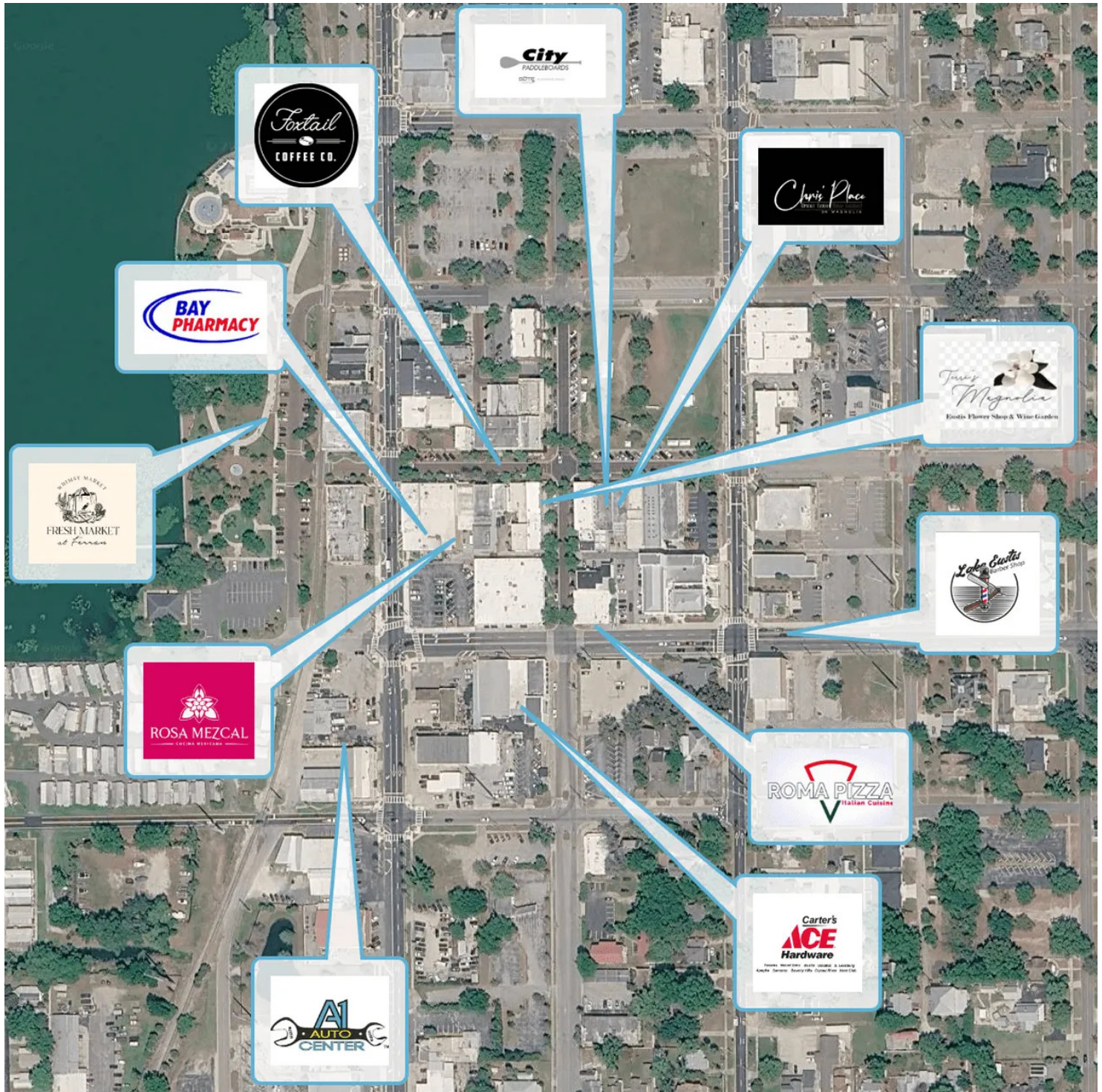
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LOCATION AND RETAIL MAP

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