



C3 Zoned Commercial Land

Property Description

Total 4.14 acres of zoned C3 Commercial Vacant Land.

ALLOWABLE USES:

- Retail Sales establishments / Service Establishments such as financial institutions, health spas
- General office users / Medical offices / Vet or Animal clinics
- Car washes / Dry Cleaners or laundromats
- Day Care Center

Location Description

Located right off of busy 441, this hidden gem of a location is only 2 miles from Advent Health with popular nearby stores including Hobby Lobby, Ross, J Maxx, Pet Supermarket, Walmart, Target, and Kohl's. This land is also located only a stone throw away from popular restaurants such as Burger King, Denny's, Chick Fil A, Chili's, Panera, and Froggers.

This property does not have direct 441 access. However, it is easily accessible to navigate and exit the street. Ultimately, this property is perfect for anyone looking for land in Mount Dora that is not only private but easily reachable.

Highlights

Acres 4.14 total

Lot Size 1 & 2 1.51 & 1.44

Lot Size 3: 1.19

Pricing: Call for Pricing

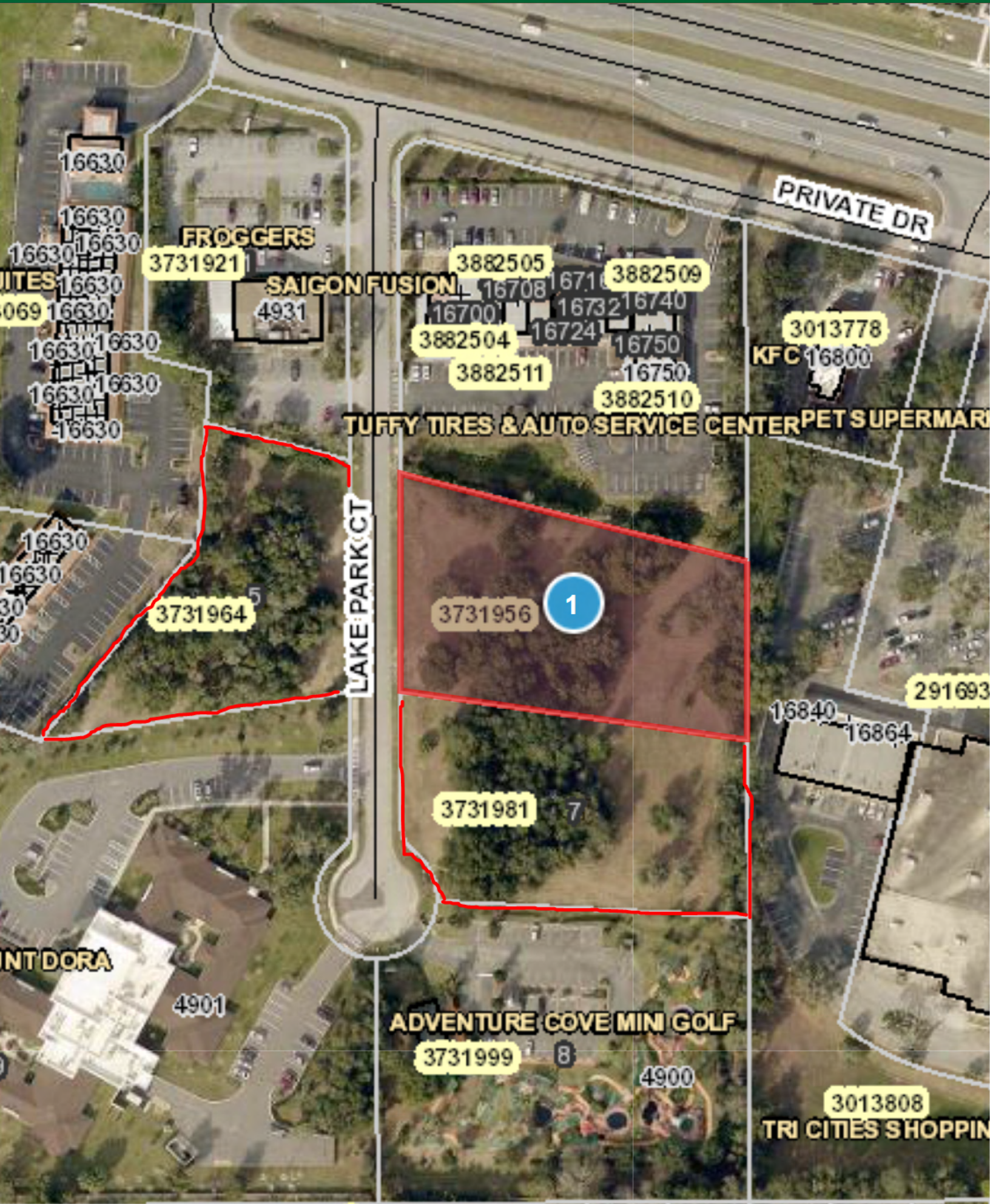
PROPERTY PHOTOS

Mount Dora Commercial Vacant Land
Lake Park Court | Mount Dora, FL



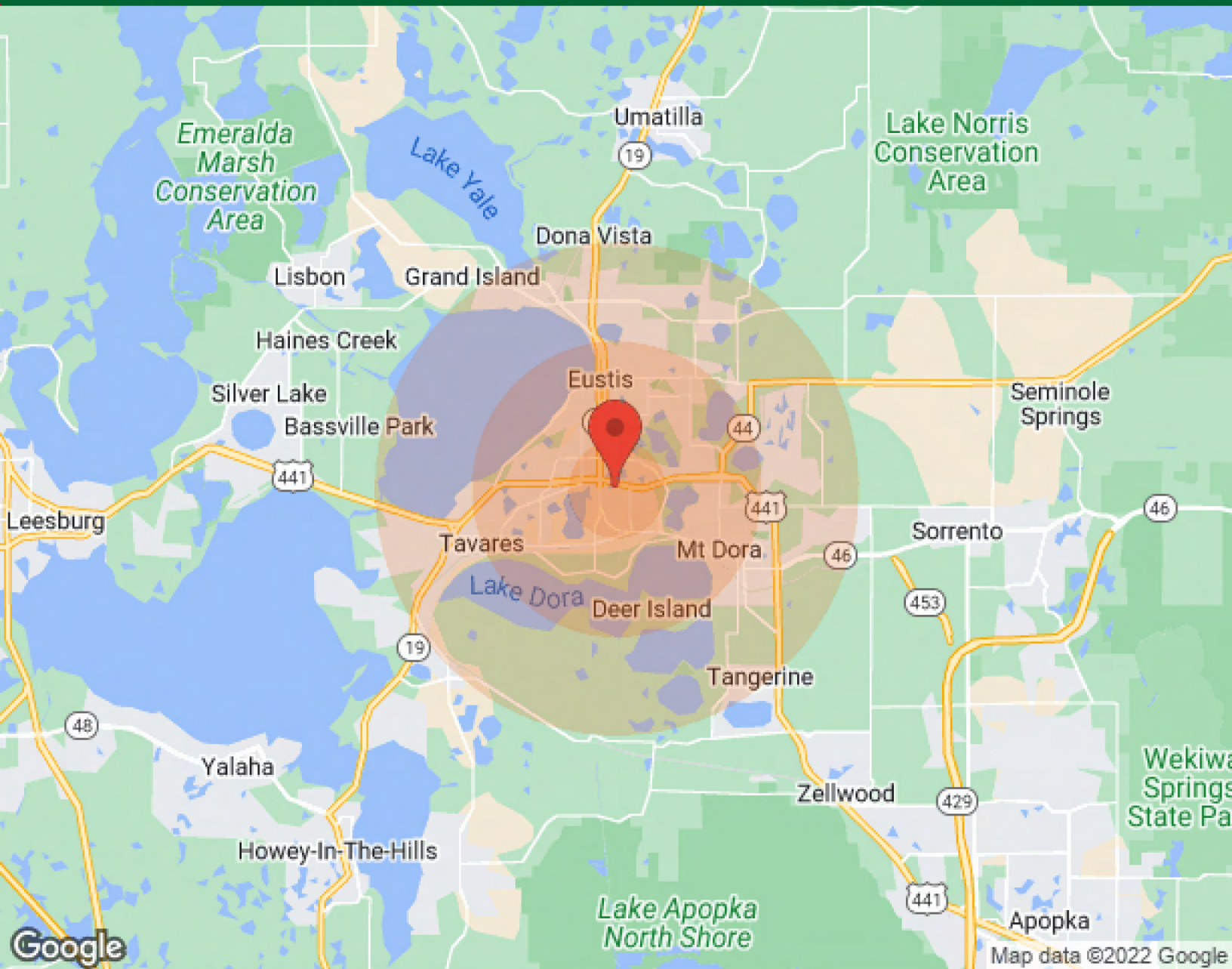
PROPERTY PHOTOS

Mount Dora Commercial Vacant Land
Lake Park Court | Mount Dora, FL



DEMOGRAPHICS

Mount Dora Commercial Vacant Land
Lake Park Court | Mount Dora, FL



Male	2,169	15,563	26,521	Total Units	2,718	18,306	31,256
Female	2,819	18,226	30,341	Occupied	2,201	15,361	26,005
Total Population	4,988	33,789	56,862	Owner Occupied	1,178	9,482	18,028
				Renter Occupied	1,023	5,879	7,977
				Vacant	517	2,945	5,251
Ages 0-14	989	6,193	9,404				
Ages 15-24	591	3,841	6,161				
Ages 55-64	516	3,818	6,685				
Ages 65+	1,368	9,272	17,739				
Median	\$28,903	\$40,715	\$40,280				
< \$15,000	445	2,298	3,469				
\$15,000-\$24,999	245	2,034	2,989				
\$25,000-\$34,999	456	2,211	3,565				
\$35,000-\$49,999	242	1,947	3,398				
\$50,000-\$74,999	371	3,021	4,828				
\$75,000-\$99,999	155	1,269	2,308				
\$10,000-\$149,999	149	1,086	2,479				
\$150,000-\$199,999	21	376	550				
> \$200,000	16	204	552				

AERIAL MAP

Mount Dora Commercial Vacant Land
Lake Park Court | Mount Dora, FL



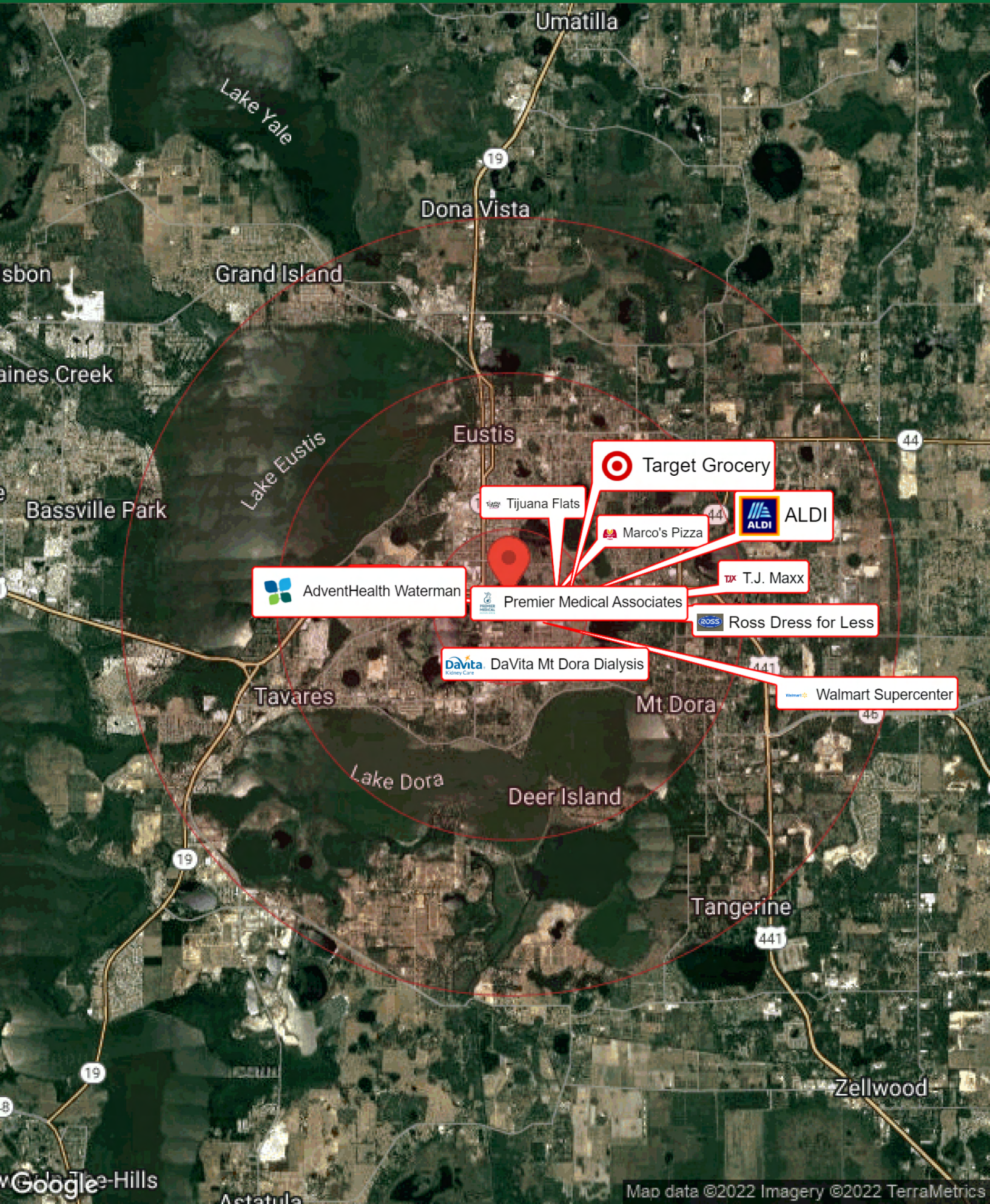
LOCATION MAPS


Mount Dora Commercial Vacant Land
Lake Park Court | Mount Dora, FL





BUSINESS MAP

Mount Dora Commercial Vacant Land
Lake Park Court | Mount Dora, FL




 Target Grocery


 Tijuana Flats


 Marco's Pizza

 ALDI

 T.J. Maxx

 Ross Dress for Less

 Walmart Supercenter

 DaVita Mt Dora Dialysis

 Premier Medical Associates

 AdventHealth Waterman

DISCLAIMER

Mount Dora Commercial Vacant Land
Lake Park Court | Mount Dora, FL

All materials and information received or derived from Floridian Real Estate Group, 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 Floridian Real Estate Group, 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. Floridian Real Estate Group 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. Floridian Real Estate Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Floridian Real Estate Group does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Floridian Real Estate Group in compliance with all applicable fair housing and equal opportunity laws.