



**FOR LEASE**

New Retail Development on SR 44

19040 State Road 44 | Eustis, FL



# New Retail Development on SR 44

19040 State Road 44 | Eustis, FL 32736



1,500 - 9,000 SF

Available

## ABOUT THE PROPERTY

- **Prime Retail Location** on heavily traveled SR 44, offering excellent signage opportunity and consistent daily traffic.
- **Ample Parking** with dedicated lot and convenient front-door entry, enhancing customer flow and accessibility.
- **High Growth Corridor** surrounded by new developments and increasing traffic, offering strong potential for long-term business success.
- **Strategically Located in Eustis**, amid residential expansion and new commercial projects, driving steady consumer demand.
- **Zoned Commercial** with flexible usage options—perfect for retail, office, medical, or specialty use.

## NEARBY RETAILERS

Publix



CHASE



**FIVE GUYS**  
BURGERS and FRIES

## TRAFFIC COUNTS

State Road 44	18,300 VPD
E Orange Ave	12,800 VPD
US Hwy 441	48,000 VPD

Year: 2024 | Source: FDOT

# New Retail Development on SR 44

19040 State Road 44 | Eustis, FL 32736



## SITE PLAN



# 19040 SR 44 | Residential Growth

Eustis, FL

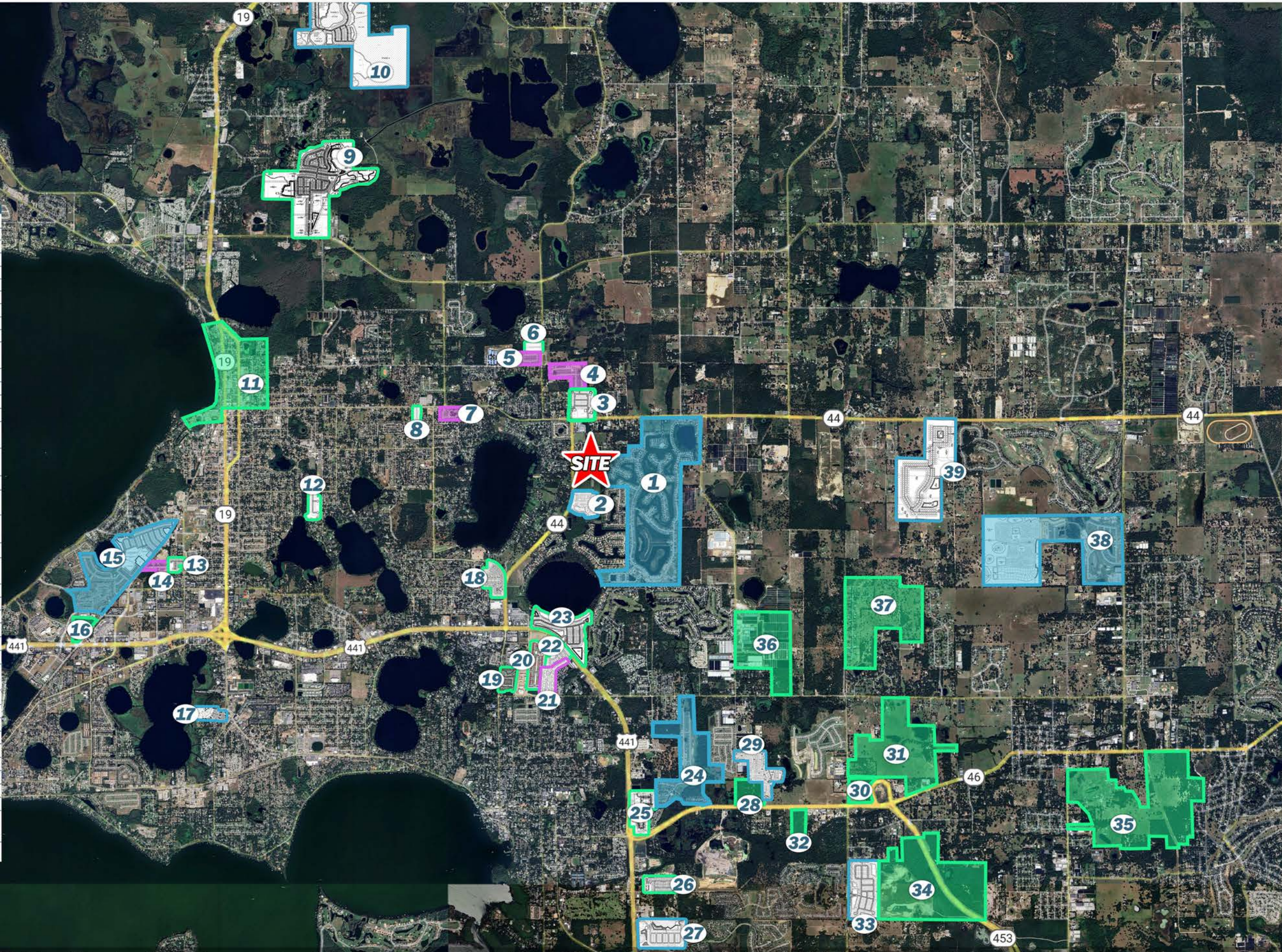


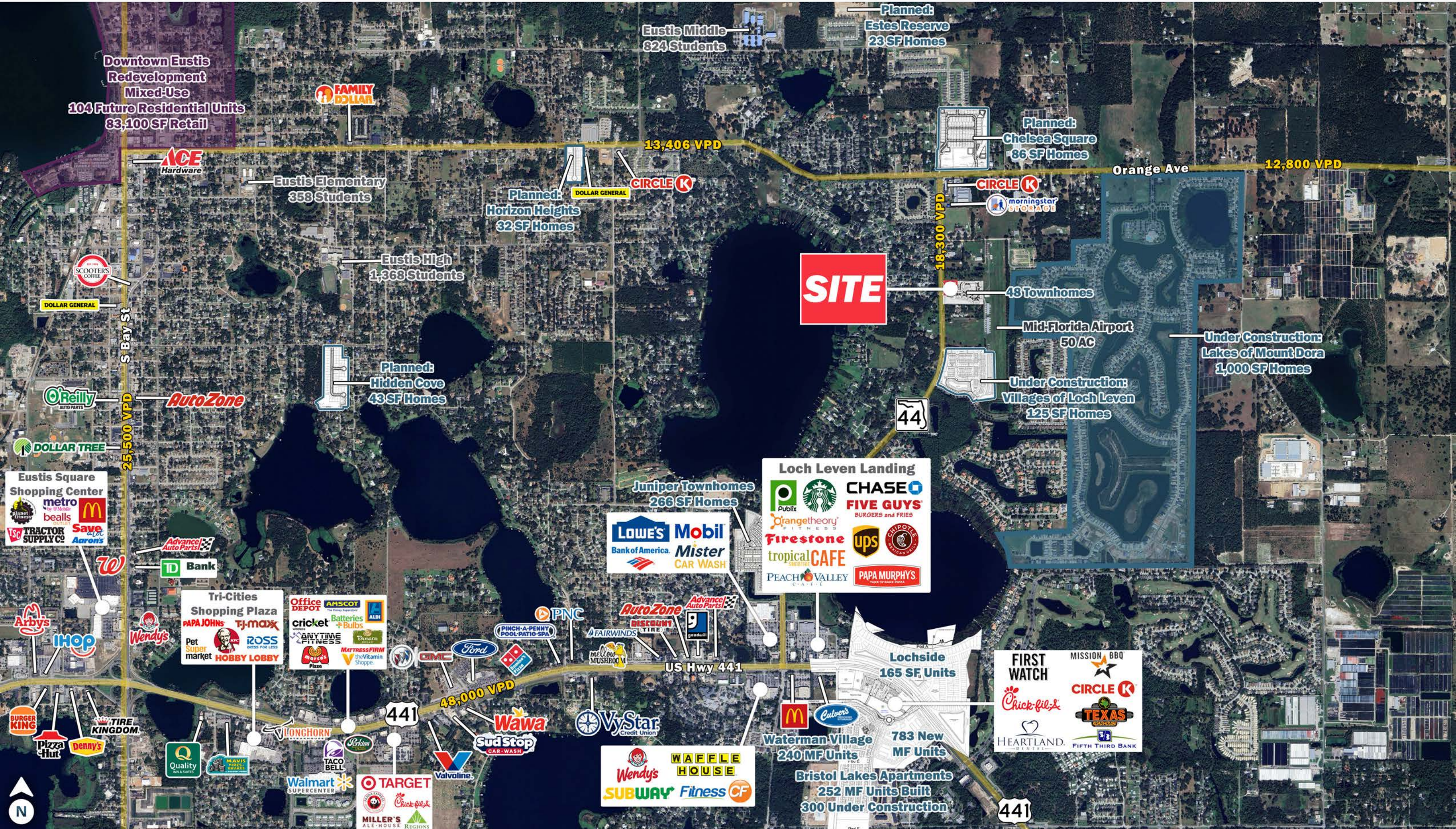
**DEVELOPMENT UNDER CONSTRUCTION**

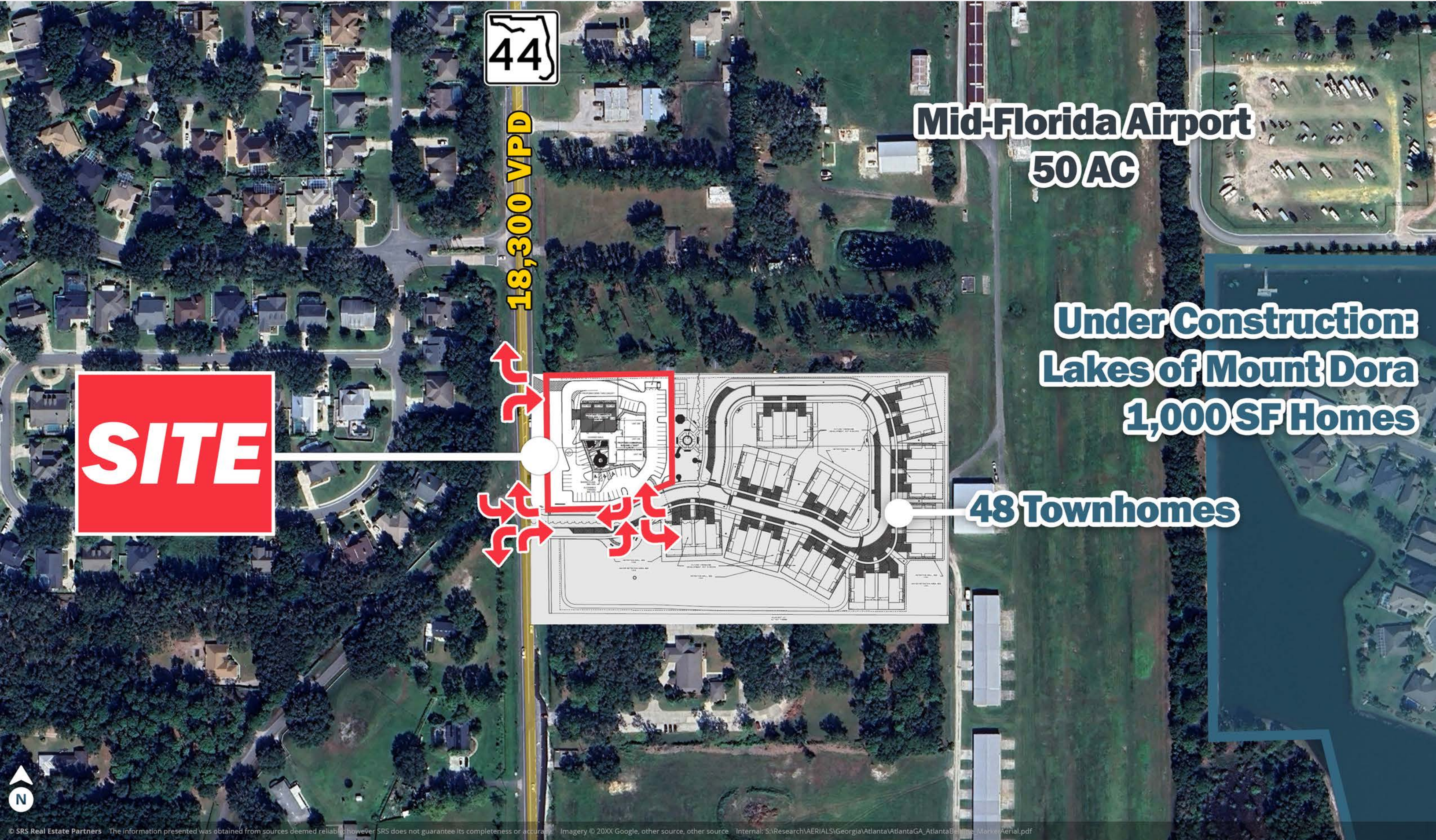
**DEVELOPMENT RECENTLY COMPLETED**

**PLANNED DEVELOPMENT**

#	PROJECT NAME	TYPE	STATUS	UNITS
1	Lakes of Mount Dora	Single Family	Under Construction	1,000
2	Villages of Loch Leven	Multi Family	Under Construction	125
3	Chelsea Square	Single family	Planning	86
4	Lake Lincoln	Single family	Recently Completed	121
5	Mayhill	Single family	Recently Completed	49
6	Estes Reserve	Single family	Planning	23
7	Eleven Oaks	Single family	Recently Completed	35
8	Horizon Heights	Single family	Planning	32
9	Pine Meadows	Single family	Planning	549
10	Magnolia Pointe	Single family	Under Construction	515
11	Downtown Eustis Redevelopment	Mixed Use	Planning	104
12	Hidden Cove	Single family	Planning	43
13	Connor's Cove	Single family	Planning	62
14	Grafton Ridge	Single family	Recently Completed	77
15	Avalon Park	Mixed Use	Recently Completed	1,100
16	Tavares Manor Apartments	Multi Family	Planning	336
17	Lake Saunders Reserve	Multi Family	Under Construction	185
18	Yardly Enclave	Single Family	Planning	213
19	Inspire Donnelly Woods	Multi Family	Planning	164
20	Yardly at Mt. Dora Graves	Single Family	Planning	309
21	Bristol Park	Multi Family	Recently Completed	300
22	Mt. Dora Groves South Condominiums	Multi Family	Planning	180
23	Lochside	Single Family	Planning	165
24	Summerbrooke	Single Family	Under Construction	557
25	Juniper Townhomes	Multi Family	Planning	226
26	Hillside at Mt. Dora	Single Family	Planning	80
27	Oakfield at Mt. Dora	Single Family	Under Construction	177
28	Vista Hills	Multi Family	Planning	442
29	Seasons at Wekiva Ridge	Single Family	Under Construction	102
30	Vista Ridge	Mixed Use	Planning	320
31	Mt. Dora North	Mixed Use	Planning	3,242
32	Mt. Dora Mixed Use	Mixed Use	Planning	1,805
33	Trailside	Single Family	Under Construction	257
34	Mt. Dora South	Mixed Use	Planning	504
35	Hillcrest	Mixed Use	Planning	1,725
36	Indian Springs	Single Family	Planning	406
37	Heritage Green	Single Family	Planning	265
38	Sorrento Pines	Single Family	Under Construction	727
39	White Rose Subdivision	Single Family	Under Construction	198
			<b>TOTAL</b>	<b>16,806</b>







**18,300 VPD**

**Mid-Florida Airport  
50 AC**

**Under Construction:  
Lakes of Mount Dora  
1,000 SF Homes**

**48 Townhomes**

**SITE**



# New Retail Development on SR 44

19040 State Road 44 | Eustis, FL 32736



# New Retail Development on SR 44

19040 State Road 44 | Eustis, FL 32736



## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

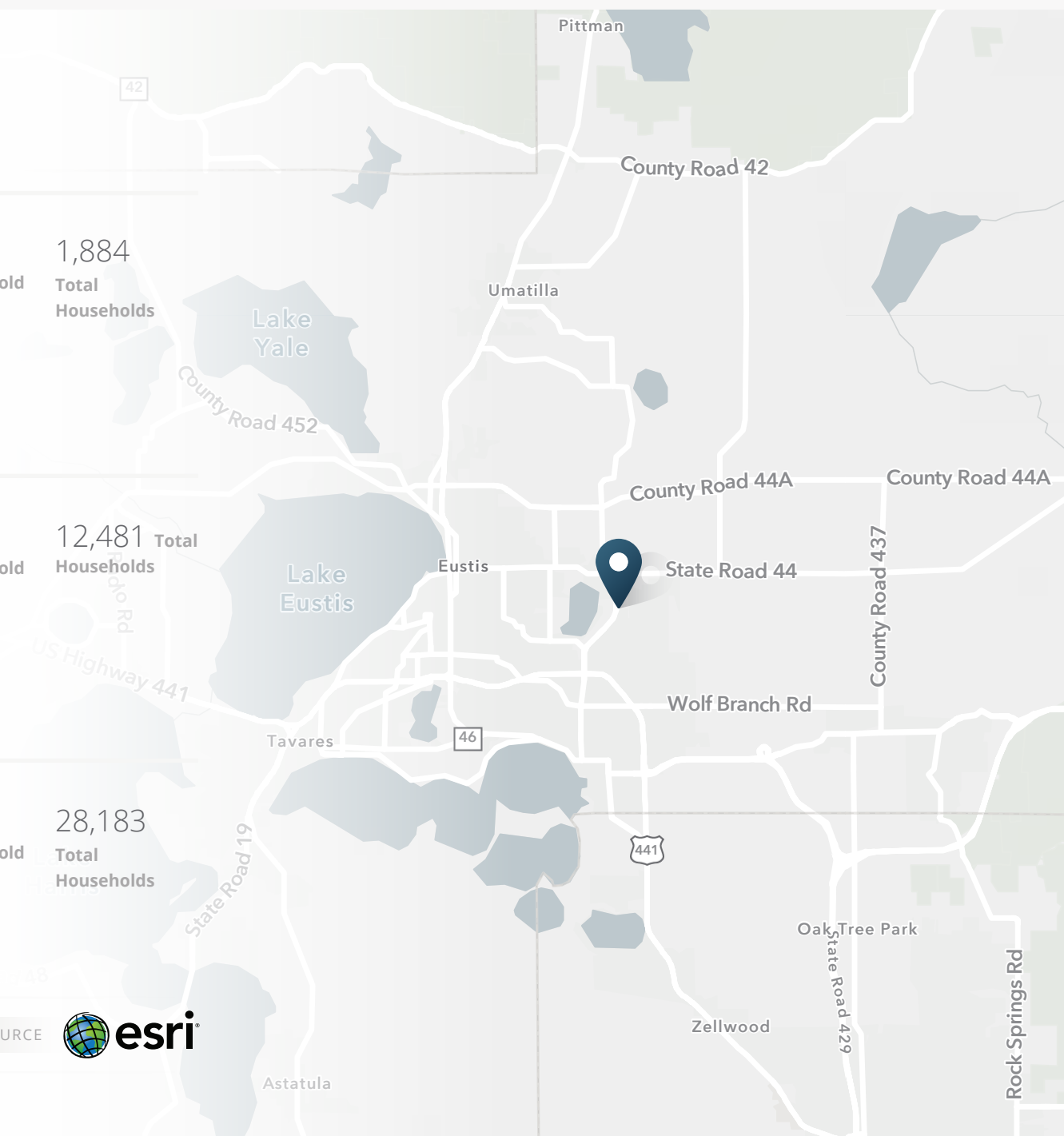
4,426 Population	2,830 Total Daytime Population	\$120,087 Average Household Income	1,884 Total Households
---------------------	--------------------------------------	--	------------------------------

### 3 MILES

30,071 Population	24,815 Total Daytime Population	\$100,608 Average Household Income	12,481 Total Households
----------------------	---------------------------------------	--	-------------------------------

### 5 MILES

67,129 Population	62,264 Total Daytime Population	\$94,845 Average Household Income	28,183 Total Households
----------------------	---------------------------------------	---	-------------------------------



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





**SRS Real Estate Partners**  
200 S Orange Ave, Suite 1300  
Orlando, FL 32801  
407.455.5030

**KC Herbert**  
407.757.1629  
kc.herbert@srsre.com

**Mara Frumkin**  
407.563.6121  
mara.frumkin@srsre.com

**SRSRE.COM**

©2024 SRS Real Estate Partners LLC. All Rights Reserved.

The information presented was obtained from sources deemed reliable;  
however SRS Real Estate Partners does not guarantee its completeness or accuracy.