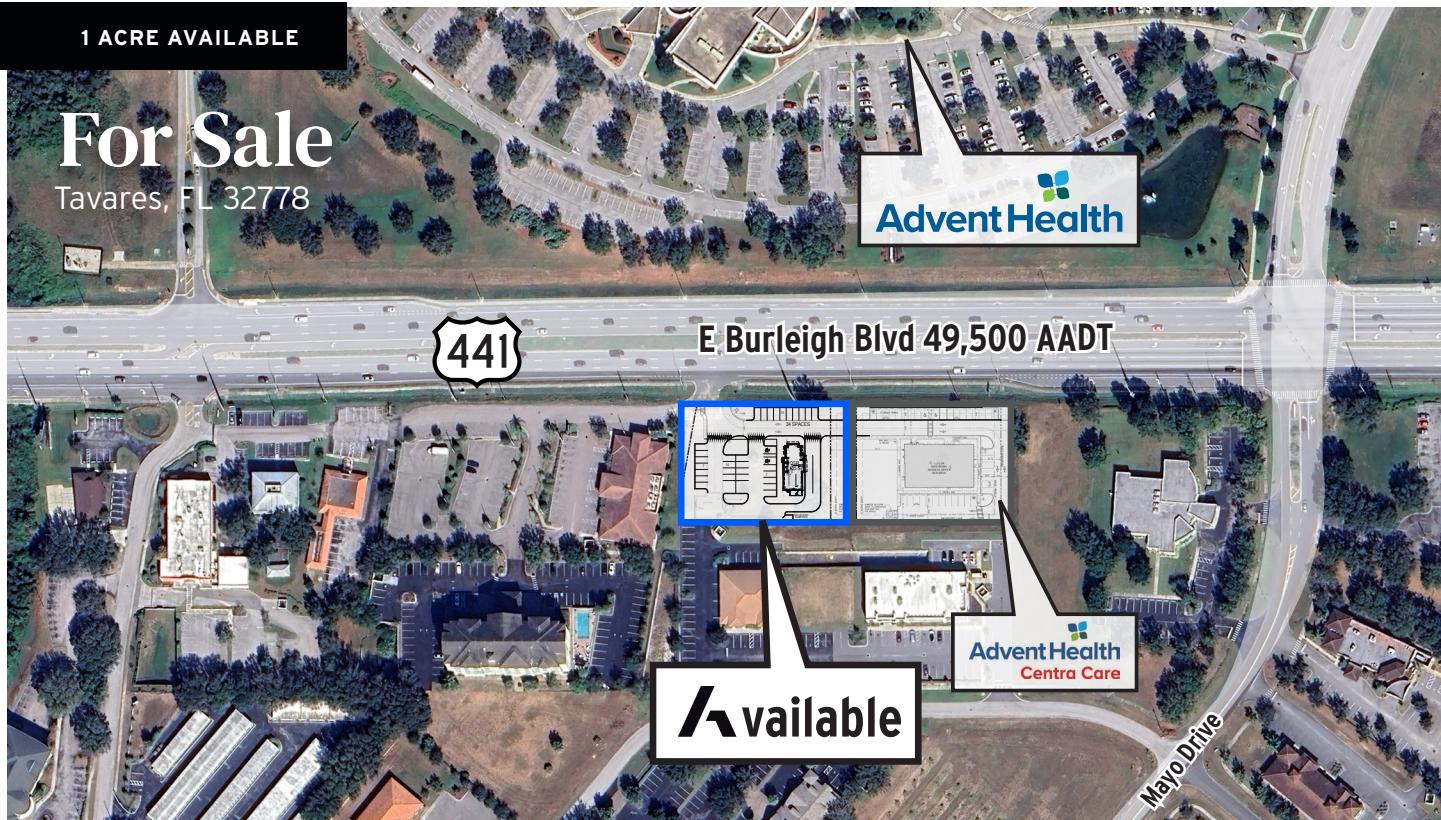


# For Sale

1 AC AVAILABLE

FOR SALE

1410 E BURLEIGH BLVD, TAVARES, FL 32778



## DESCRIPTION

1 Acre Pad-Ready site adjacent to the AdventHealth Waterman campus. The opportunity is ideal for a Medical Office user, QSR, Bank, Coffee user & more.

## PROPERTY OVERVIEW

AVAILABLE SF	1 ACRE
ASKING RATE	\$1,300,000
ZONING	Vacant Commercial
DELIVERY	Pad Ready

## HIGHLIGHTS

- The site is along US Highway 441 (East Burleigh Boulevard) which experiences 49,500 cars passing the site daily
- Located across from the AdventHealth Waterman campus with 300-beds onsite
- There is a population of over 83,400 with average household incomes of \$88,600 within a 15-minute drivetime
- Strong retail corridor with 60,500 cars passing the site daily on US Highway 441

ADJACENT SERVICES:

**AdventHealth**

**Comfort SUITES**

**Winn-Dixie**

**STARBUCKS**

**KOHL'S**

**Mister CAR WASH**

**Publix**

**Advent Health  
Centra Care**

FOR MORE INFORMATION, PLEASE CONTACT:

**JP Beaulieu, CCIM, CLS**  
**407.863.2966**  
Principal  
JP@AtriumCommercial.com

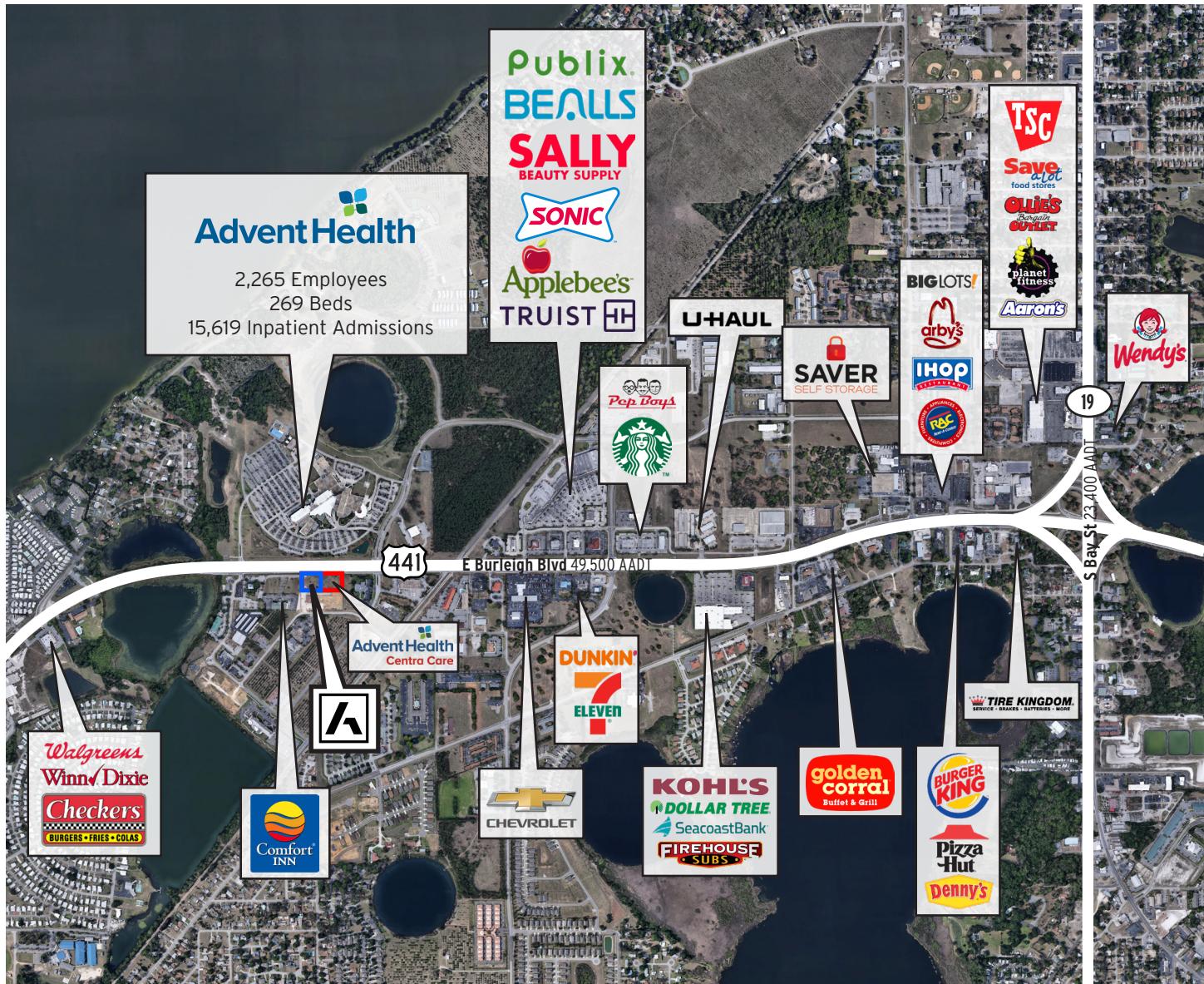
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1 ACRE AVAILABLE FOR SALE

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## KEY LOCATIONS



**49,500 AADT**  
E BURLEIGH BLVD

**23,400 AADT**  
S BAY ST

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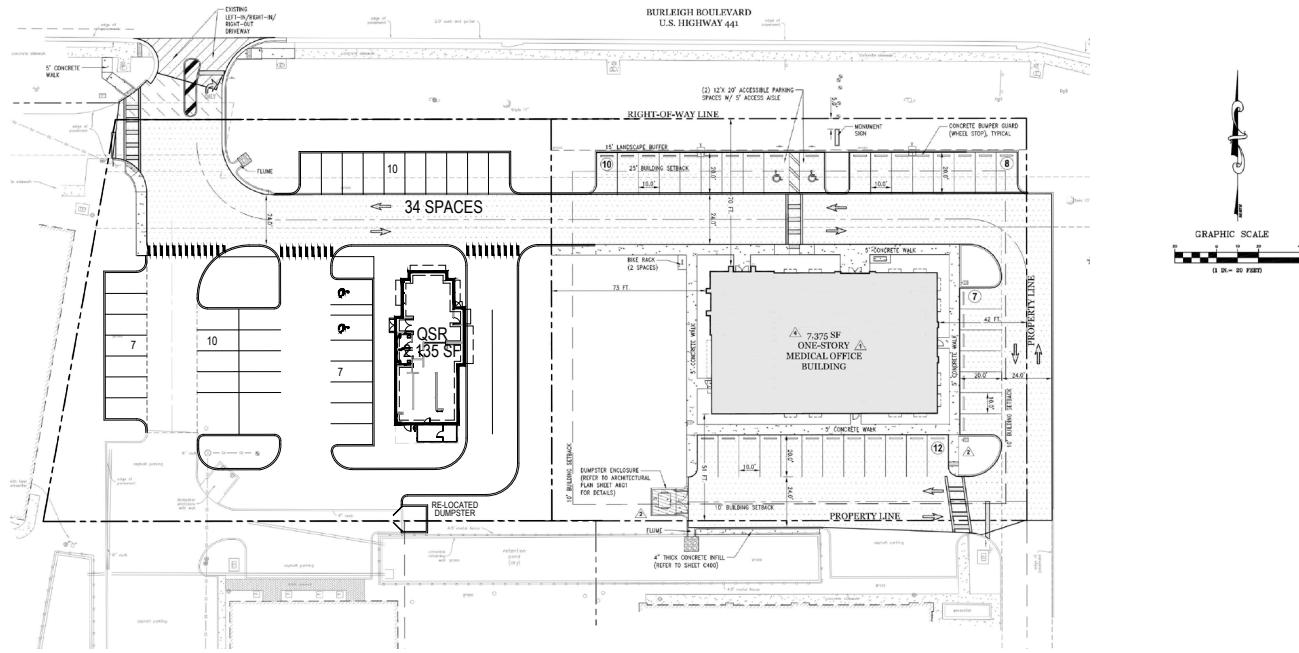
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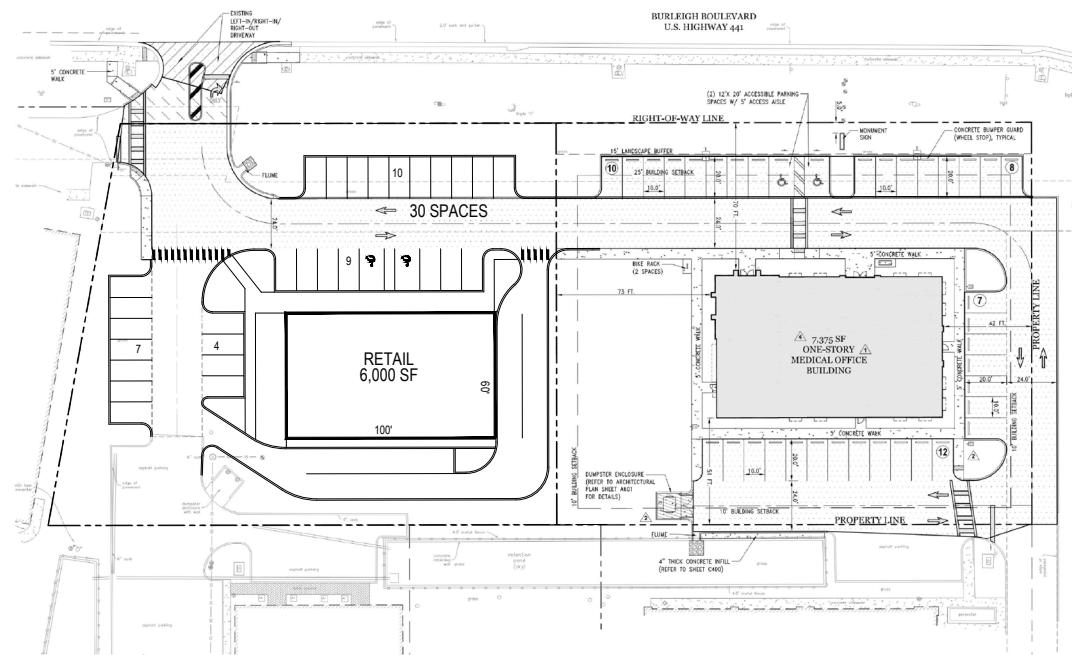
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## **CONCEPTUAL PLAN #1**



## **CONCEPTUAL PLAN #2**



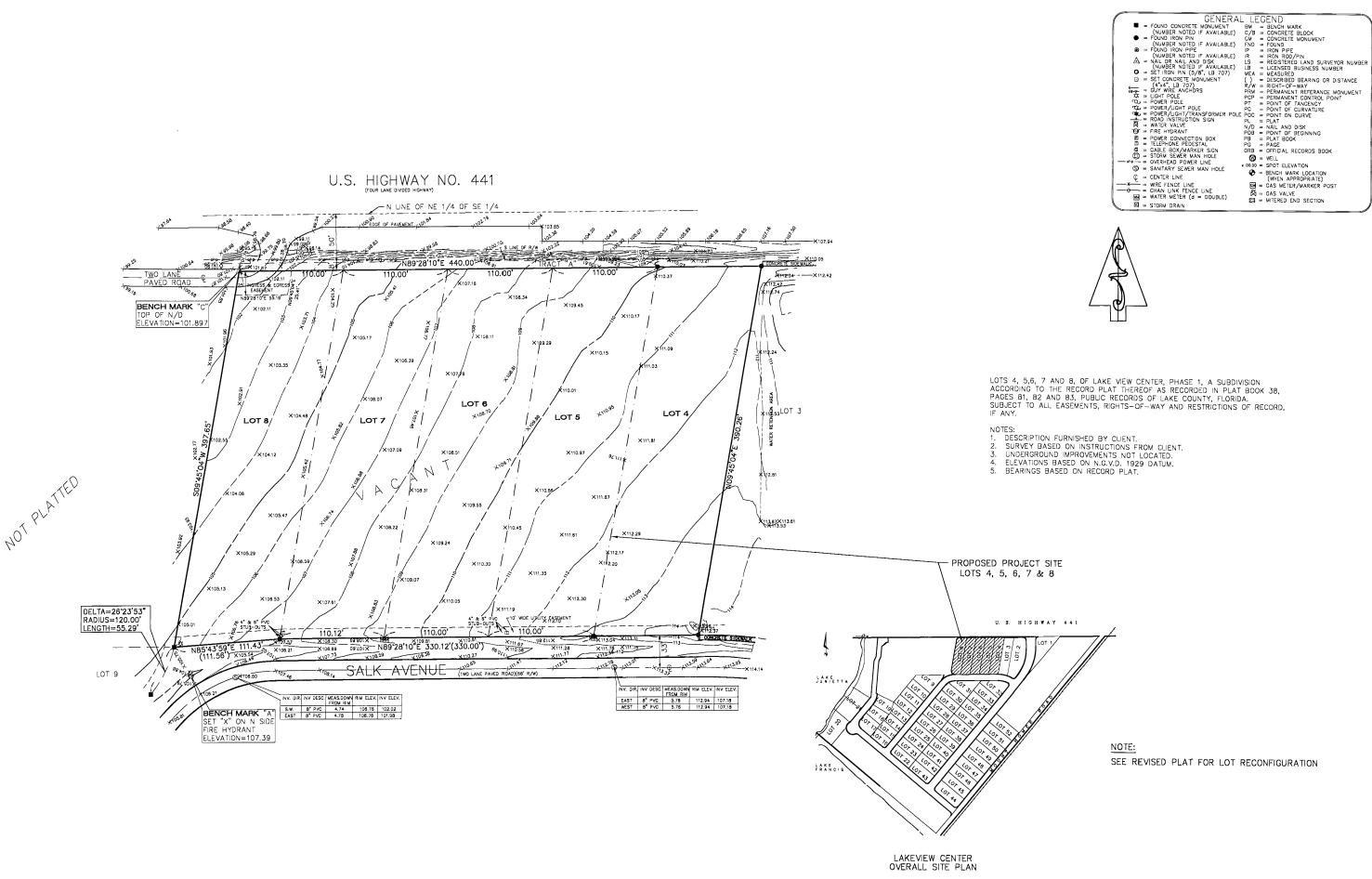
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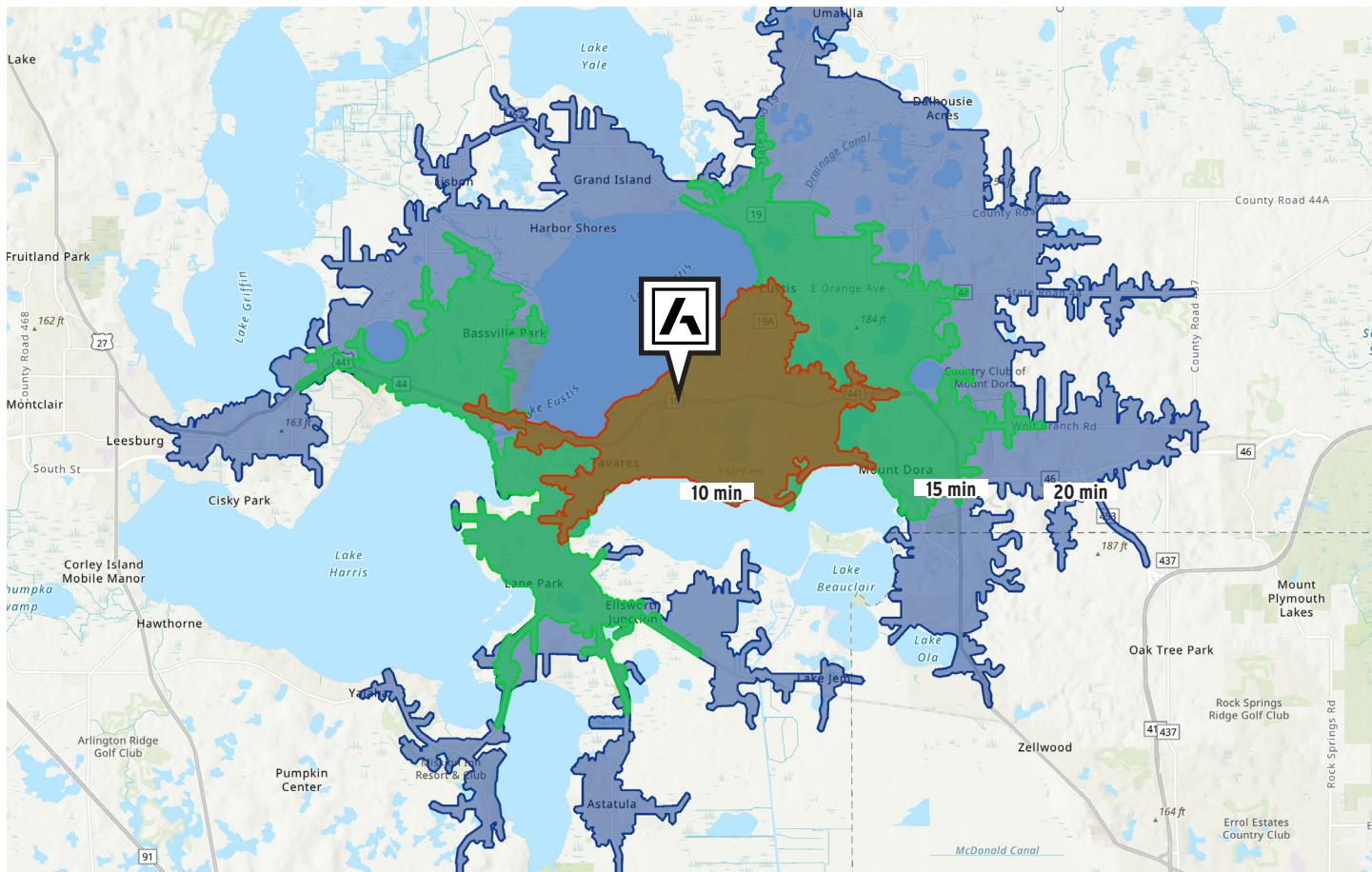
## **SURVEY**



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**DRIVE TIMES & DEMOGRAPHICS****10-MIN** —————

46,678  
ESTIMATED POPULATION

20,534  
HOUSEHOLDS

21,266  
TOTAL EMPLOYEES

\$84,889  
AVERAGE HOUSEHOLD INCOME

**15-MIN** —————

83,490  
ESTIMATED POPULATION

36,743  
HOUSEHOLDS

31,056  
TOTAL EMPLOYEES

\$88,631  
AVERAGE HOUSEHOLD INCOME

**20-MIN** —————

126,633  
ESTIMATED POPULATION

54,471  
HOUSEHOLDS

42,208  
TOTAL EMPLOYEES

\$93,868  
AVERAGE HOUSEHOLD INCOME

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