

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:



FOR MORE INFORMATION, PLEASE CONTACT:

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

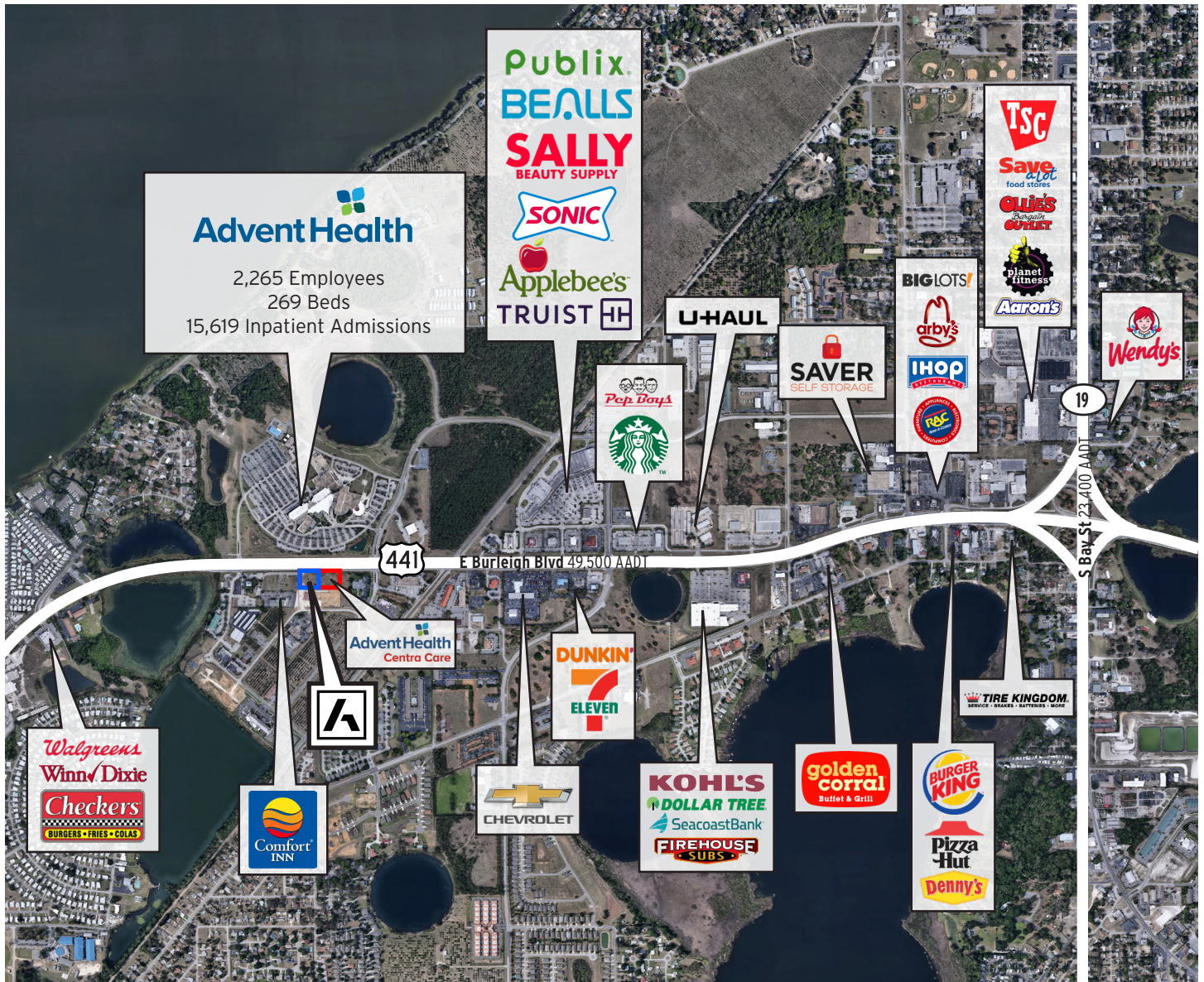
ATRIUM | COMMERCIAL REAL ESTATE

ATRIUMCOMMERCIAL.COM

The information contained herein has been provided by sources believed to be reliable, however Atrium Commercial Real Estate makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions, or changes.



KEY LOCATIONS



49,500 AADT
E BURLEIGH BLVD

23,400 AADT
S BAY ST

FOR MORE INFORMATION, PLEASE CONTACT:

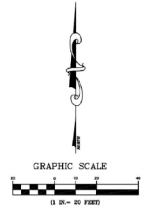
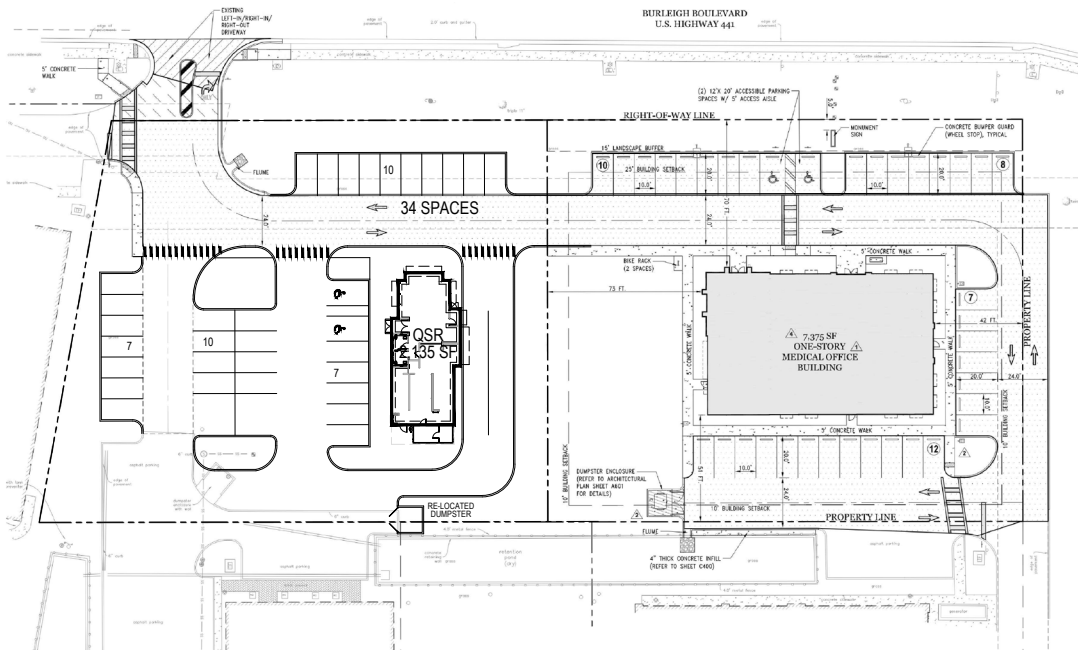
JP Beaulieu, CCIM, CLS
407.863.2966
Principal
JP@AtriumCommercial.com

ATRIUM | COMMERCIAL
REAL ESTATE

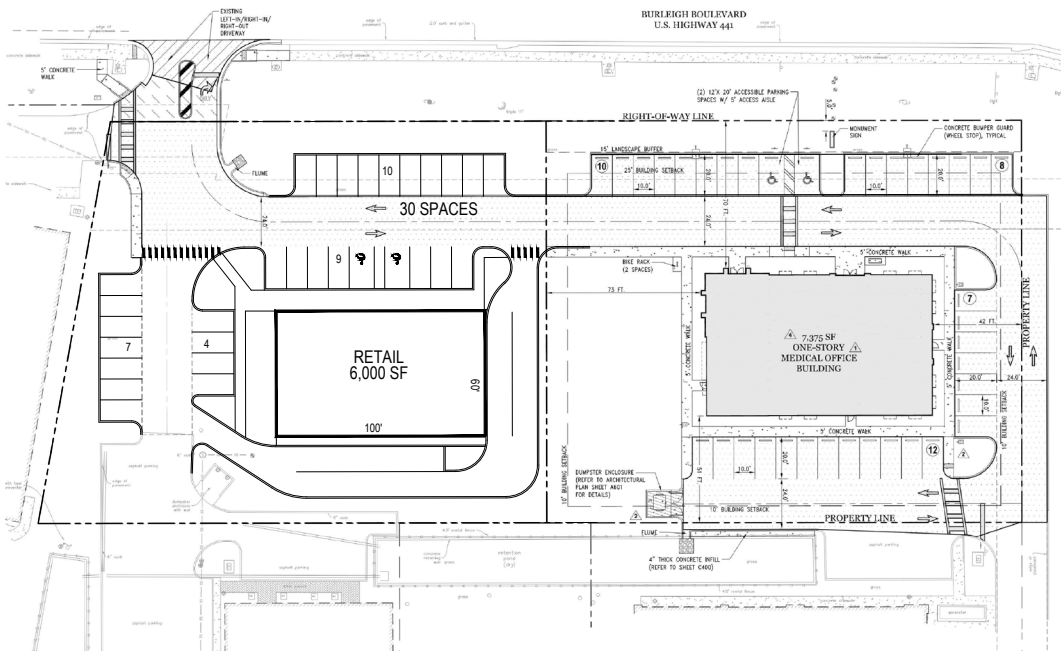
ATRIUMCOMMERCIAL.COM



CONCEPTUAL PLAN #1



CONCEPTUAL PLAN #2



Jay Brown
 407.410.8624
 VP of Planning & Landscape
 Architecture
 jbrown@Kpmfranklin.com

FOR MORE INFORMATION, PLEASE CONTACT:

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

ATRIUM | COMMERCIAL
 REAL ESTATE

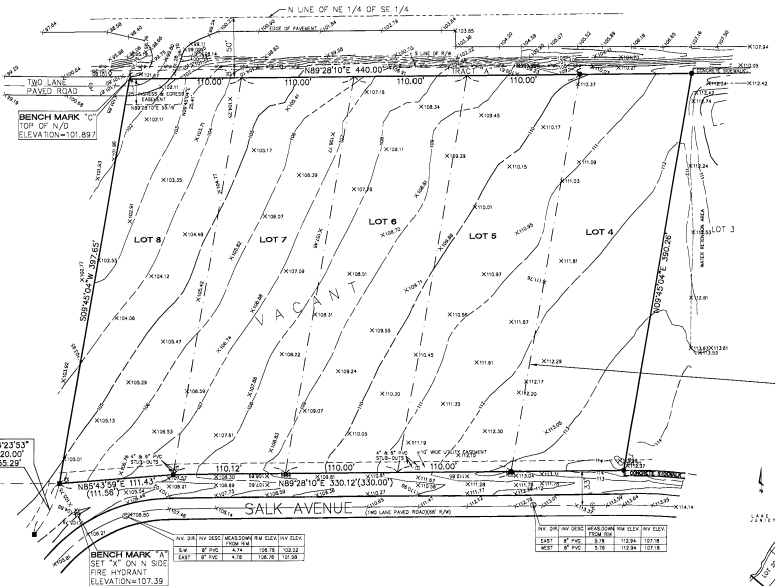
ATRIUMCOMMERCIAL.COM



SURVEY

NOT PLATTED

U.S. HIGHWAY NO. 441
(FROM LAKE VIEW CENTER)



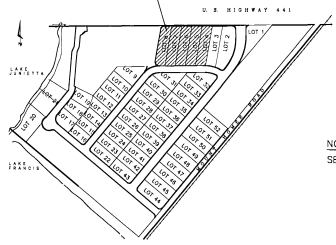
GENERAL LEGEND			
●	FOUND CONCRETE MONUMENT	BM	BENCH MARK
○	FOUNDER NOTES IF AVAILABLE	CB	CONCRETE BUDGE
◐	FOUNDER NOTES IF AVAILABLE	CM	CONCRETE MONUMENT
✱	FOUNDER NOTES IF AVAILABLE	IN	IRON NAIL
△	FOUNDER NOTES IF AVAILABLE	IP	IRON PIPE
▽	FOUNDER NOTES IF AVAILABLE	IR	IRON ROD
□	FOUNDER NOTES IF AVAILABLE	LR	LAND RECORDED
○	SECTION PIN (2 1/2" DIA.)	LK	LAND LOT NUMBER
○	SECTION PIN (2 1/2" DIA.)	LI	LEASED BUSINESS NUMBER
○	SECTION PIN (2 1/2" DIA.)	LU	LEASED BUSINESS NUMBER
○	SECTION PIN (2 1/2" DIA.)	MA	MEASURED BEARING OR DISTANCE
○	SECTION PIN (2 1/2" DIA.)	MP	PERMANENT MEASUREMENT MONUMENT
○	SECTION PIN (2 1/2" DIA.)	PA	PAVEMENT
○	SECTION PIN (2 1/2" DIA.)	PM	PERMANENT REDEVELOPMENT MONUMENT
○	SECTION PIN (2 1/2" DIA.)	PR	PLOT
○	SECTION PIN (2 1/2" DIA.)	RS	RIGHT-OF-WAY
○	SECTION PIN (2 1/2" DIA.)	RSP	PERMANENT REFERENCIAL POINT
○	SECTION PIN (2 1/2" DIA.)	SC	POINT OF SUCCESSION
○	SECTION PIN (2 1/2" DIA.)	SE	POINT OF SUCCESSION
○	SECTION PIN (2 1/2" DIA.)	SI	SPREAD
○	SECTION PIN (2 1/2" DIA.)	ST	STAKE
○	SECTION PIN (2 1/2" DIA.)	TV	TRIAL
○	SECTION PIN (2 1/2" DIA.)	UB	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	UN	UNDEVELOPED
○	SECTION PIN (2 1/2" DIA.)	UR	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	US	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	UT	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	UV	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	UW	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	UX	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	UY	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	UZ	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	VA	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	VB	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	VC	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	VD	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	VE	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	VF	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	VG	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	VH	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	VI	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	VJ	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	VK	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	VL	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	VM	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	VO	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	VP	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	VQ	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	VR	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	VS	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	VT	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	VU	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	VV	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	UV	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	VV	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	UV	UNDERGROUND
○	SECTION PIN (2 1/2" DIA.)	VV	UNDERGROUND

LOTS 4, 5, 6, 7 AND 8, OF LAKE VIEW CENTER PHASE 1, A SUBDIVISION, ACCORDING TO THE RECORD PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGES 81, 82 AND 83, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

NOTES:
 1. DESCRIPTION FURNISHED BY CLIENT.
 2. SURVEY BASED ON INSTRUCTIONS FROM CLIENT.
 3. UNDERGROUND IMPROVEMENTS NOT LOCATED.
 4. ELEVATIONS BASED ON NAD83-1929 DATUM.
 5. BEARINGS BASED ON RECORD PLAT.

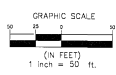


PROPOSED PROJECT SITE
LOTS 4, 5, 6, 7 & 8



NOTE:
SEE REVISED PLAT FOR LOT RECONFIGURATION

LAKEVIEW CENTER
OVERALL SITE PLAN



FOR MORE INFORMATION, PLEASE CONTACT:

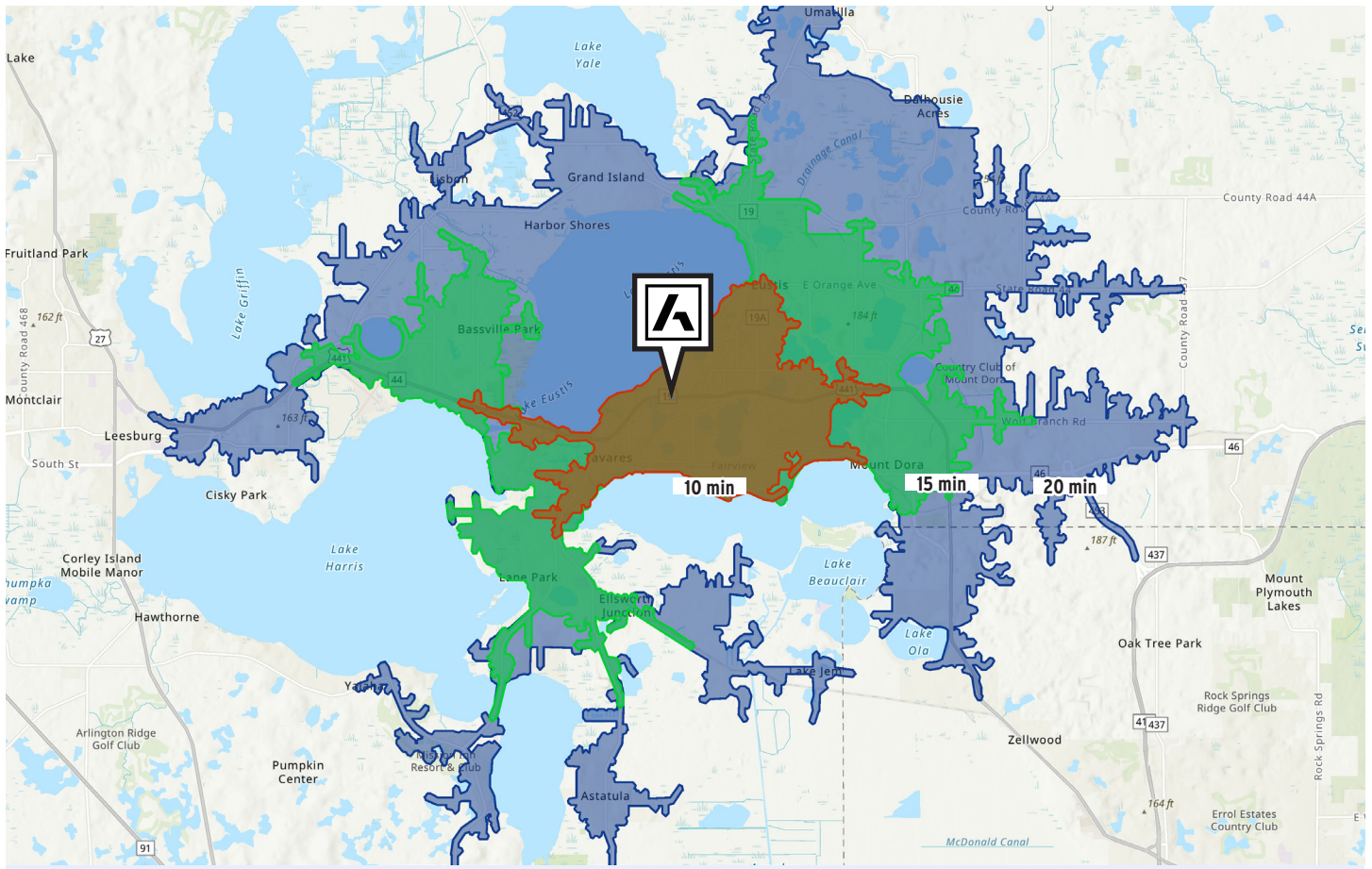
JP Beaulieu, CCIM, CLS
407.863.2966
 Principal
 JP@AtriumCommercial.com

ATRIUM | **COMMERCIAL**
REAL ESTATE

ATRIUMCOMMERCIAL.COM



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

FOR MORE INFORMATION, PLEASE CONTACT:

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



ATRIUMCOMMERCIAL.COM