

FOR SALE | Retail/Medical

2-18 EUSTIS ST, EUSTIS , FL 32726



FOR MORE INFORMATION
MILLENNIA-PARTNERS.COM

PRESENTED BY

JOSIAH MOORE

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EXECUTIVE SUMMARY

2-18 EUSTIS ST, EUSTIS , FL 32726

Eustis Center



OFFERING SUMMARY

Sale Price:	Contact Broker
Building Size:	16,736 SF
Tenantacy:	100%
Parking:	Surface and Garage
Number of Units:	8
Use:	Retail/Medical
Cap Rate:	8.05%
NOI:	\$201,225
Positioning	Hard Corner
Renovated:	2024
Zoning:	Commercial
Market:	West Orlando
Submarket:	Downtown Eustis

LOCATION OVERVIEW

Nestled in the vibrant heart of Downtown Eustis near the lake, this prime 100% leased property offers a walkable Medical/Retail environment. The area boasts a walkable commercial landscape with an array of dining establishments, retail shops, and professional services, creating a magnet for foot traffic and potential customers. Nearby landmarks such as Ferran Park, Foxtail Coffee, Ace Hardware, City Paddleboats, and Eustis City Hall contribute to the lively ambiance, making it an attractive destination for both businesses and retail clientele alike. As a mixed-use retail/office building investor, you'll appreciate the strategic positioning of the property within this thriving market, ensuring optimal visibility and accessibility for potential tenants or clients.

The property sits directly adjacent to a public parking lot at the hard corner of Eustis Street and East Orange Avenue. With access to the walkability of Downtown Eustis and the direct frontage on the area's highest traffic street, this site offers an ideal opportunity for strategic investors seeking value-add investments with long-term upside.

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OFFICE BUILDING
For Sale

ADDITIONAL PHOTOS

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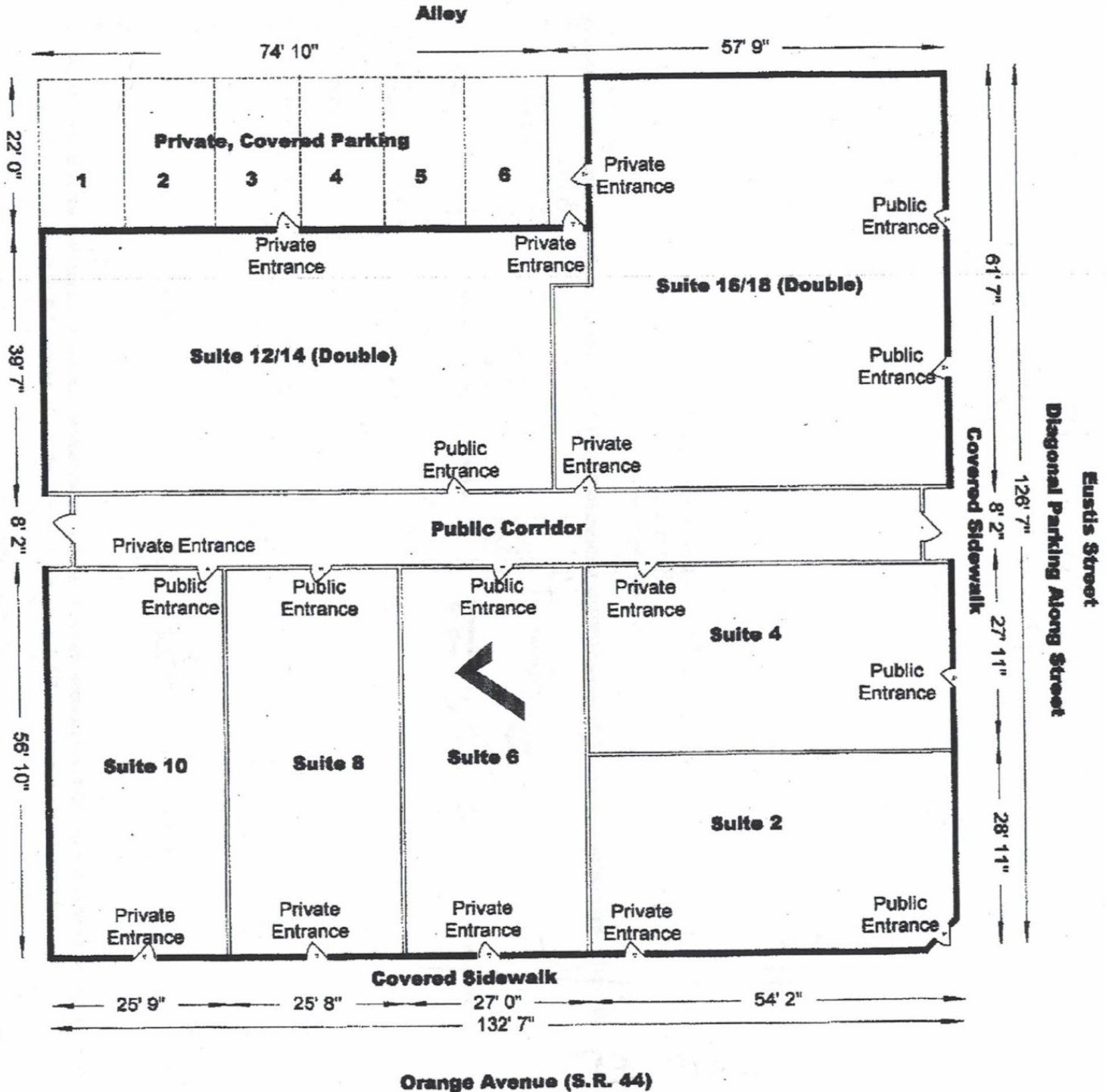
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CURRENT FLOOR PLAN | 16,736 GROSS SF

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RETAIL LOCATION MAP

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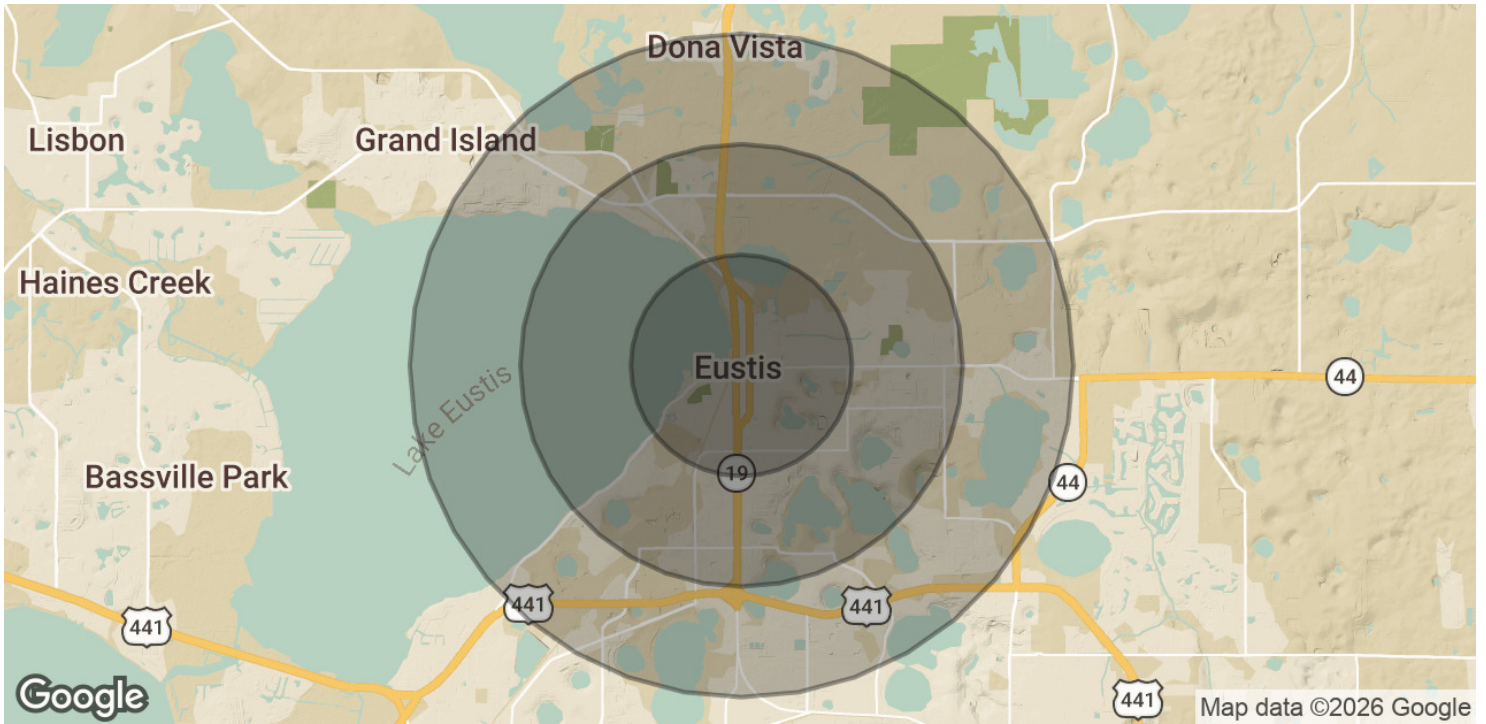
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	6,544	18,892	34,925
Average Age	43	44	45
Average Age (Male)	41	43	44
Average Age (Female)	44	46	47

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,596	7,820	14,627
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$70,404	\$75,504	\$82,300
Average House Value	\$237,297	\$258,243	\$289,838

TRAFFIC COUNTS

Eustis St and Orange Avenue 25,000/day

Demographics data derived from AlphaMap

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