

For Ground Lease / BTS

1 AC AVAILABLE
FOR GROUND LEASE OR BUILD-TO-SUIT
1410 E BURLEIGH BLVD, TAVARES, FL 32778

1 ACRE AVAILABLE

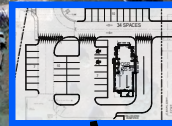
For Ground Lease or Build-to-Suit

Tavares, FL 32778

AdventHealth



E Burleigh Blvd 49,500 AADT



Available

AdventHealth
Centra Care

Mayo Drive

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	Call for Pricing
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

KOHL'S

Publix

Winn✓Dixie

STARBUCKS

Mister
CAR WASH

AdventHealth
Centra Care

FOR MORE INFORMATION, PLEASE CONTACT:

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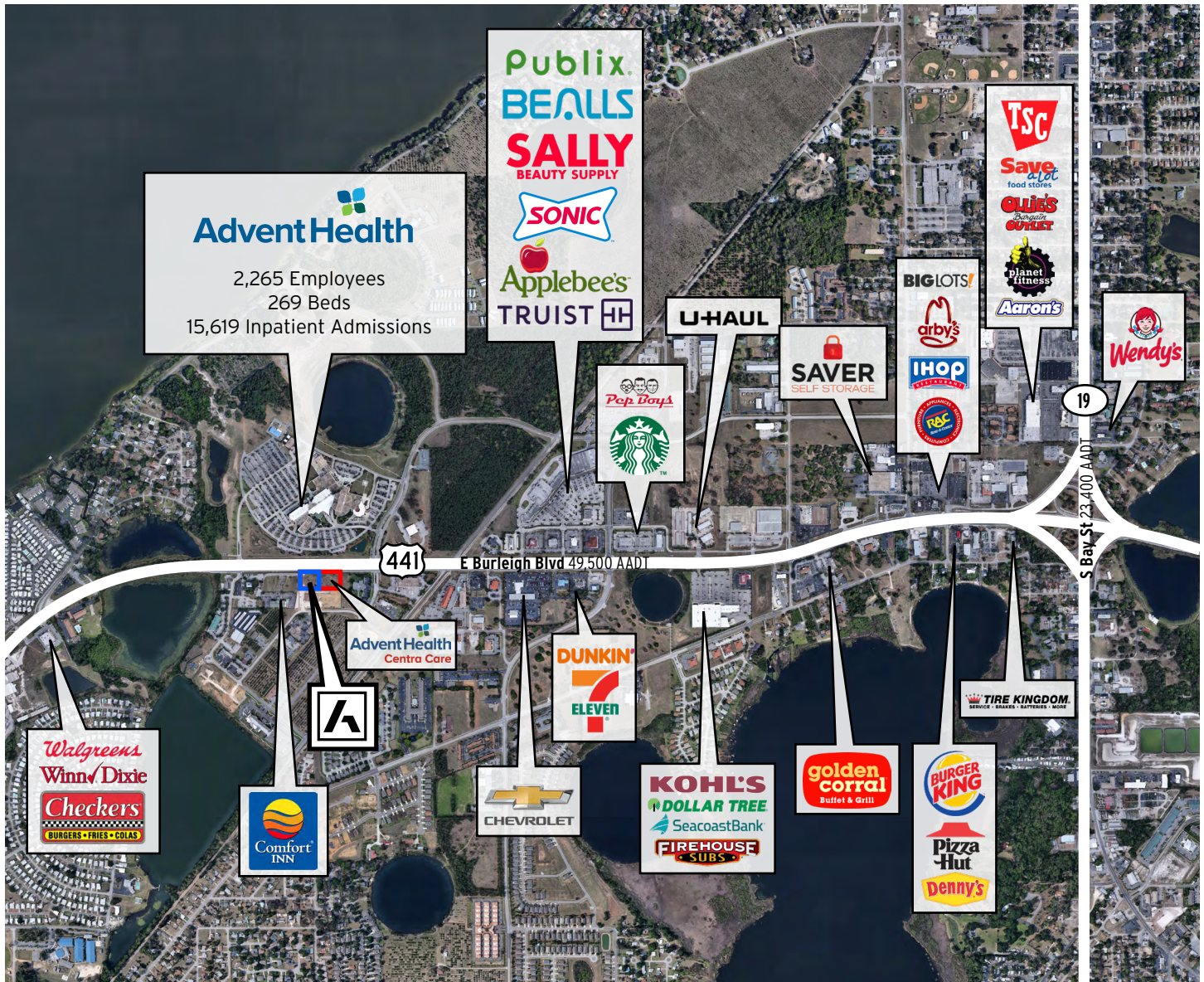
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KEY LOCATIONS



49,500 AADT
E BURLEIGH BLVD

23,400 AADT
S BAY ST

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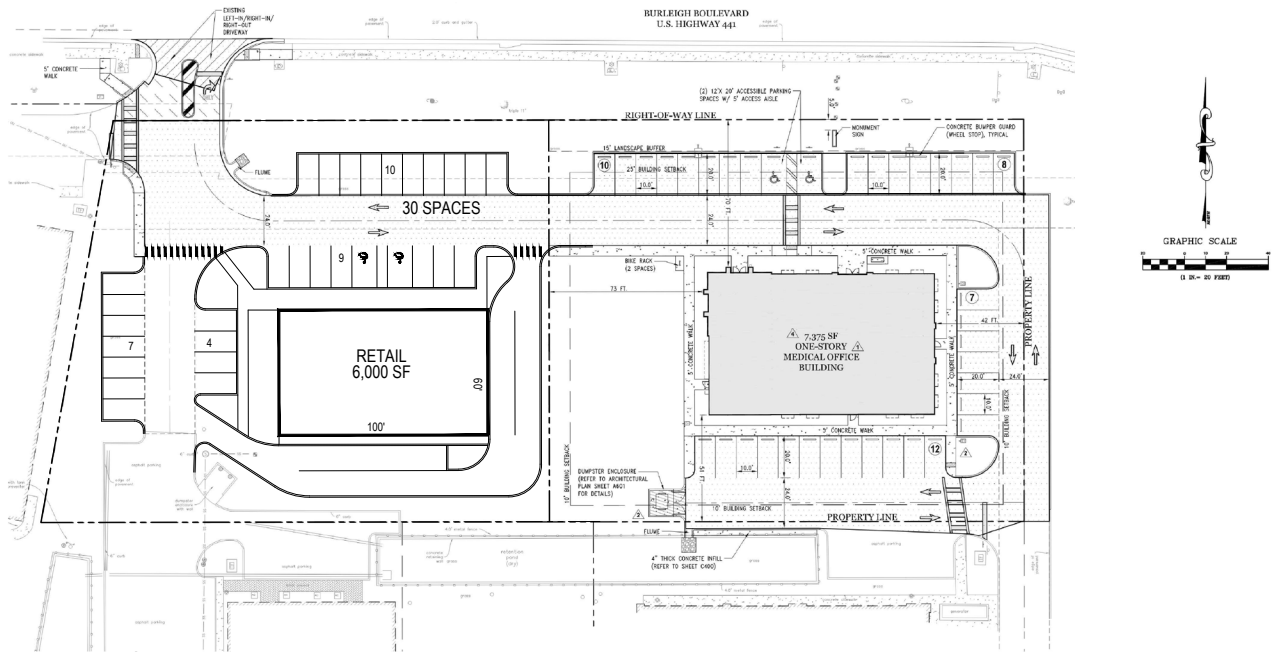
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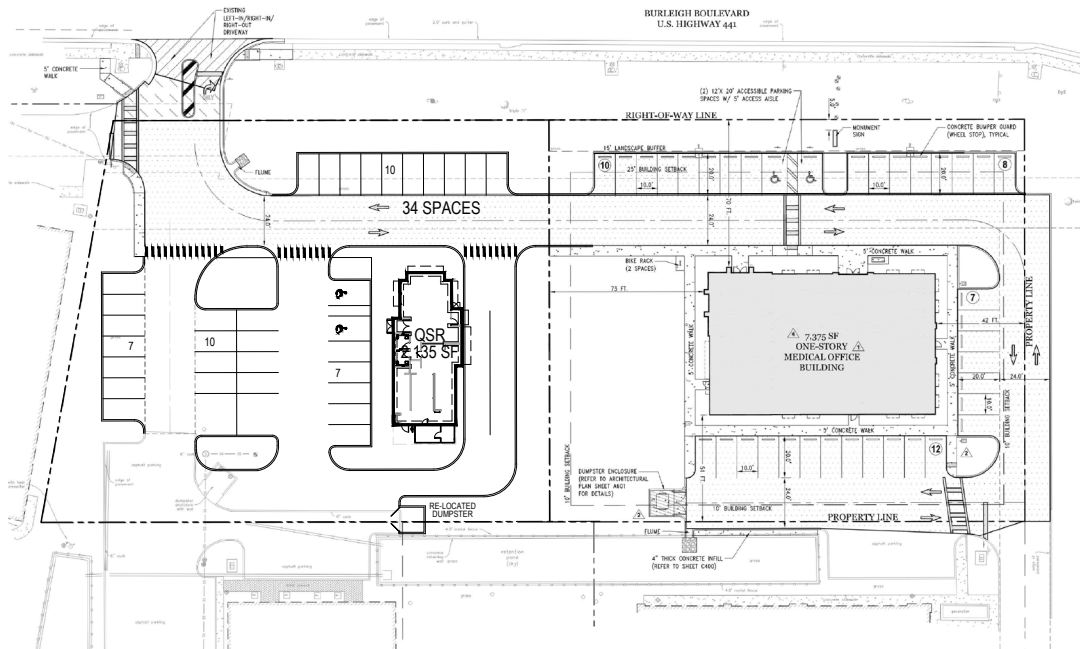
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CONCEPTUAL PLAN #1



CONCEPTUAL PLAN #2



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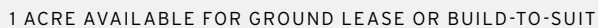
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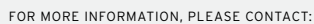
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SURVEY



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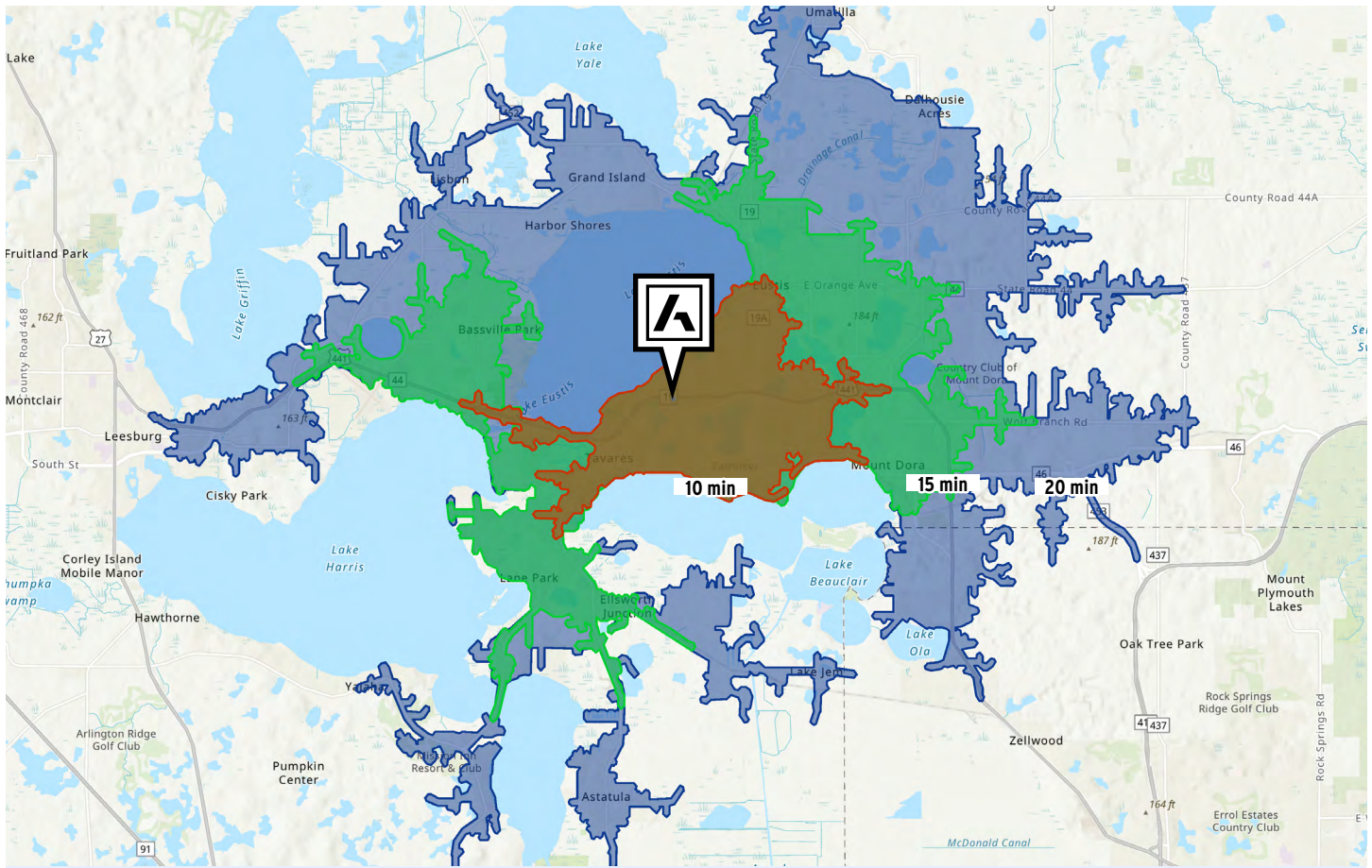
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DRIVE TIMES & DEMOGRAPHICS



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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