

# For Ground Lease

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



### 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:



FOR MORE INFORMATION, PLEASE CONTACT:

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

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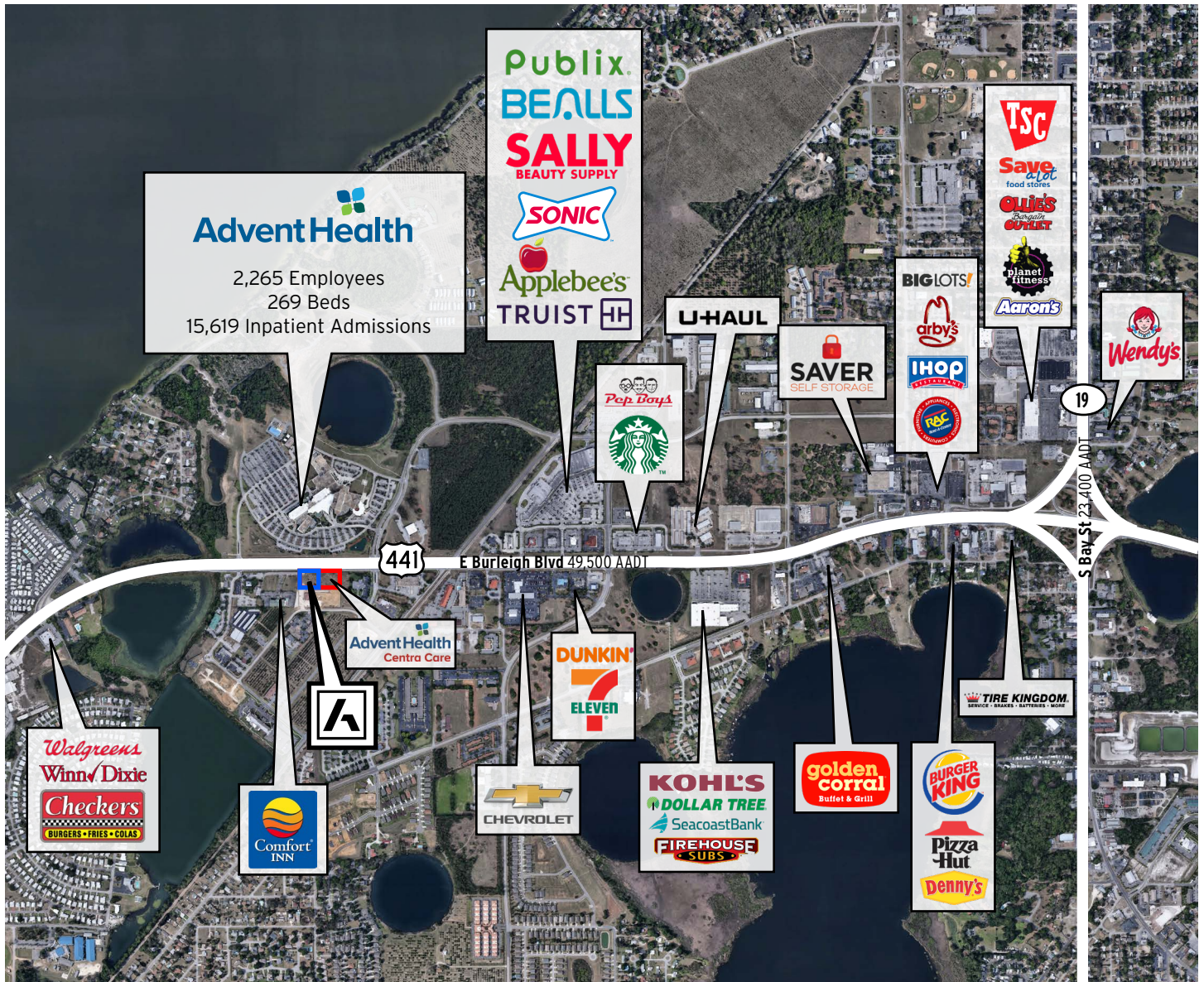
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### KEY LOCATIONS



**49,500 AADT**  
E BURLEIGH BLVD

**23,400 AADT**  
S BAY ST

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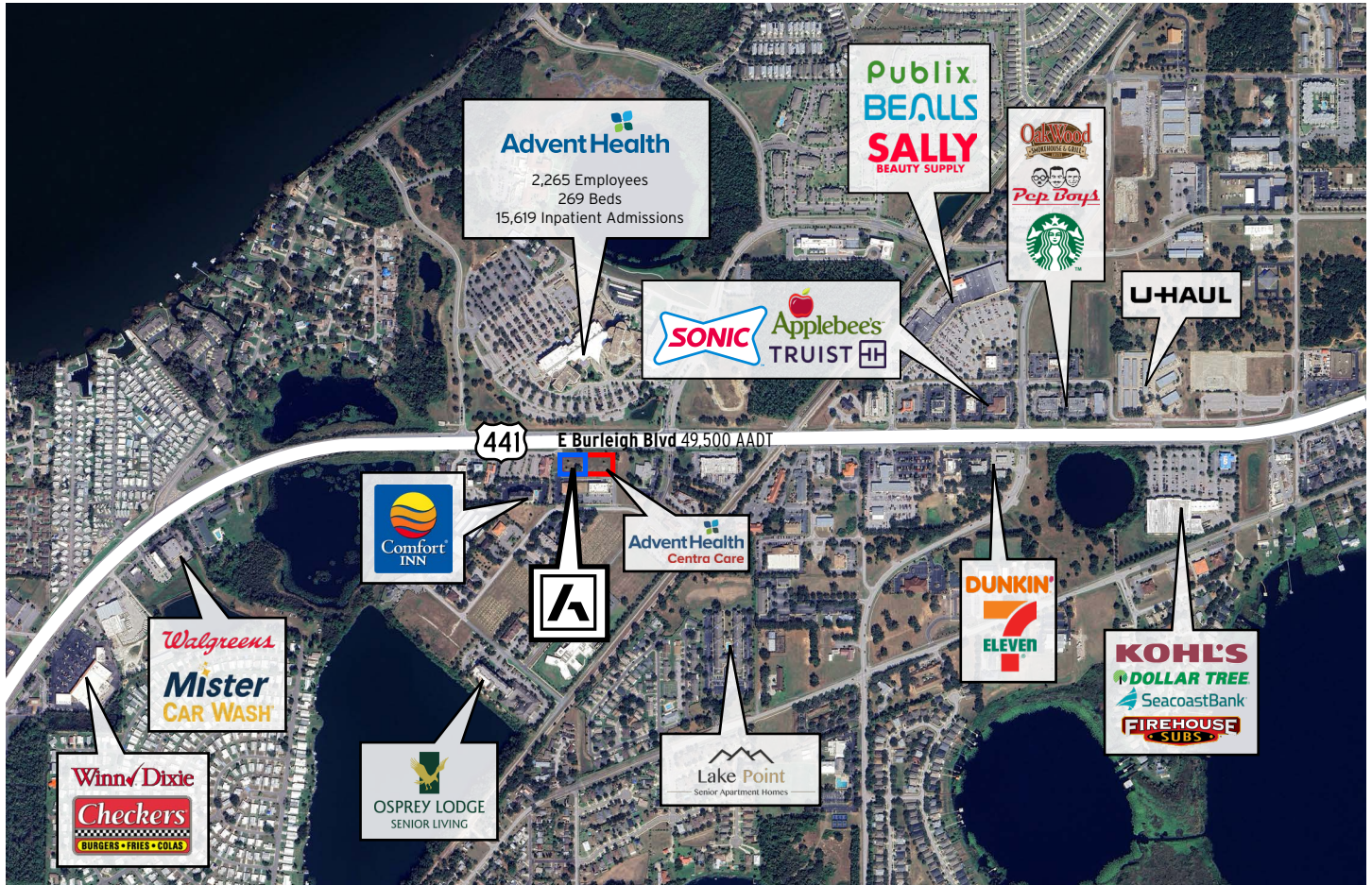
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### KEY POINTS MAP



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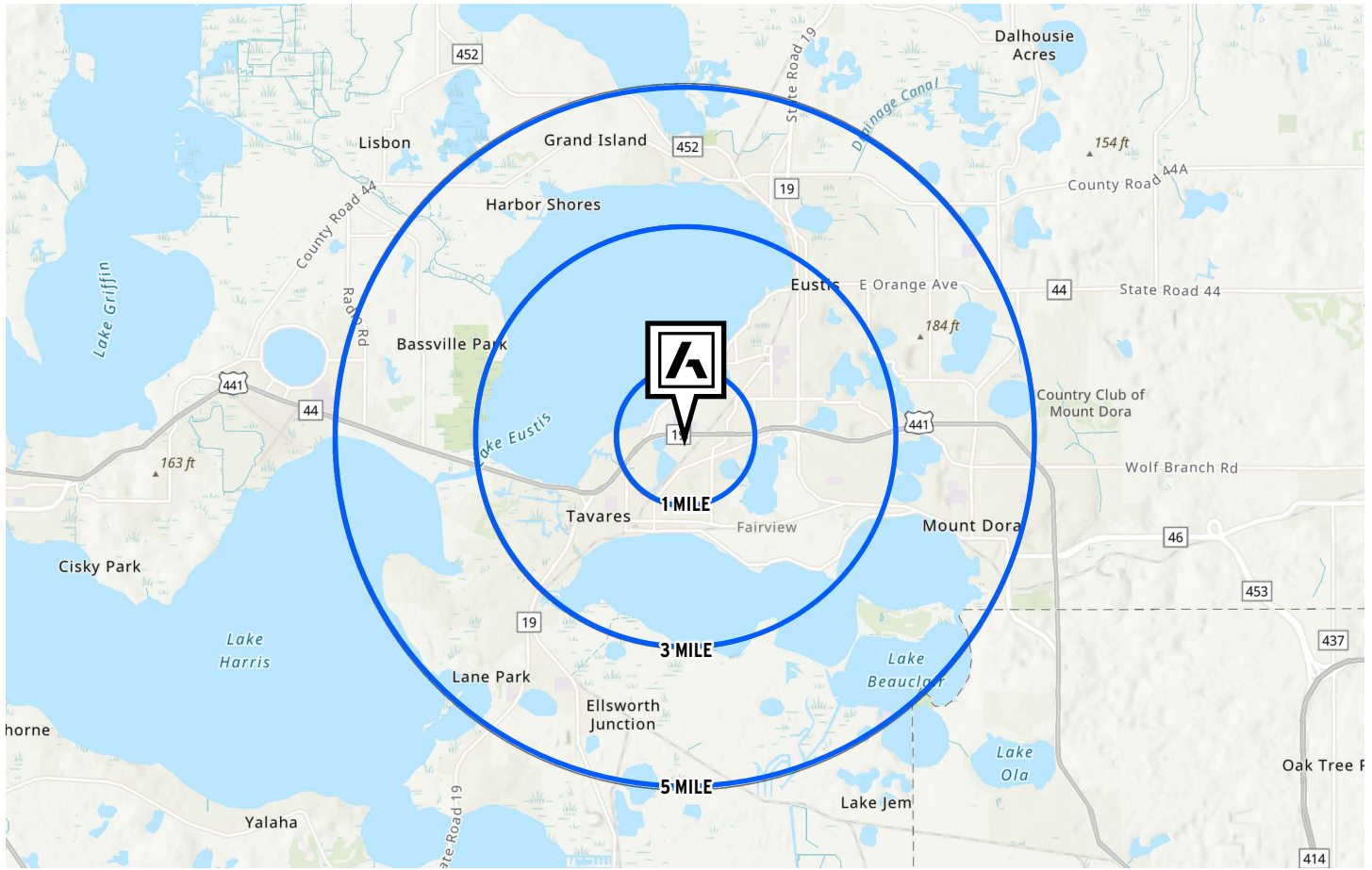
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### DRIVE TIMES & DEMOGRAPHICS



#### 1-MILE



6,480  
ESTIMATED POPULATION



2,948  
HOUSEHOLDS



3,433  
TOTAL EMPLOYEES



\$102,600  
AVERAGE HOUSEHOLD INCOME

#### 3-MILES



34,123  
ESTIMATED POPULATION



14,986  
HOUSEHOLDS



20,036  
TOTAL EMPLOYEES



\$78,795  
AVERAGE HOUSEHOLD INCOME

#### 5-MILES



83,387  
ESTIMATED POPULATION



36,310  
HOUSEHOLDS



33,612  
TOTAL EMPLOYEES



\$82,698  
AVERAGE HOUSEHOLD INCOME

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