



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

1410 Highway 441
Tavares, FL 32778

COMMERCIAL PAD AVAILABLE



GROUND LEASE/BUILD TO SUIT

- + Price: Call for Pricing
- + Land Size: ± 2 Acres Net, Sub-dividable



Highlights

- Over 58,000 cars pass the site daily
- Located on Highway 441 which connects Tavares to Orlando, going through both Mt. Dora and Apopka
- Approved for 23,000 Square Feet
- Population of over 90,000 with an income of over \$60,000 in a 15-minute drivetime
- Lake County is the sixth fastest growing county in the state
- Surrounding Retail:



JP BEAULIEU, CCIM, CLS
Vice President
(407) 734.7201
JP@BBDRE.com

JILL ROSE
Senior Vice President
(407) 734.7204
Jill@BBDRE.com

REBEKAH MARRERO
Associate
(407) 734.7220
Rebekah@BBDRE.com



BISHOP BEALE DUNCAN
250 N. Orange Ave., Ste. 1500
Orlando, FL 32801 + (407) 426.7702

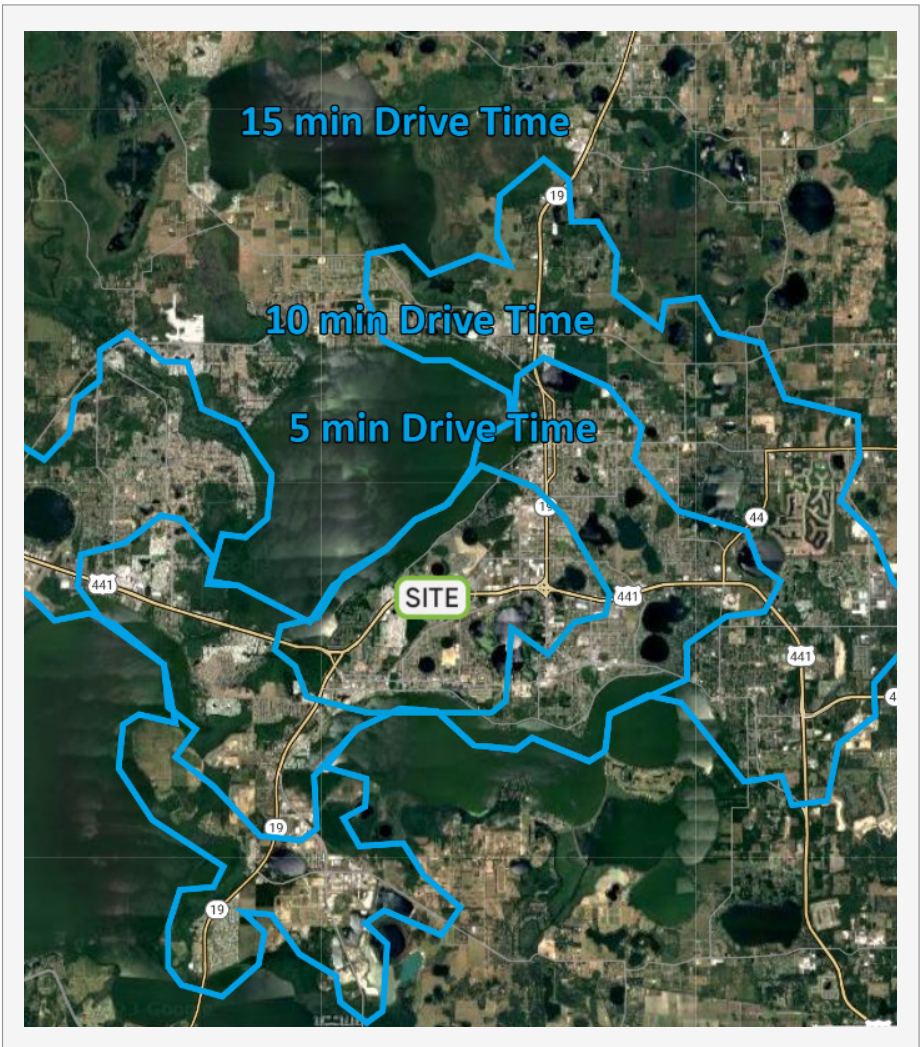
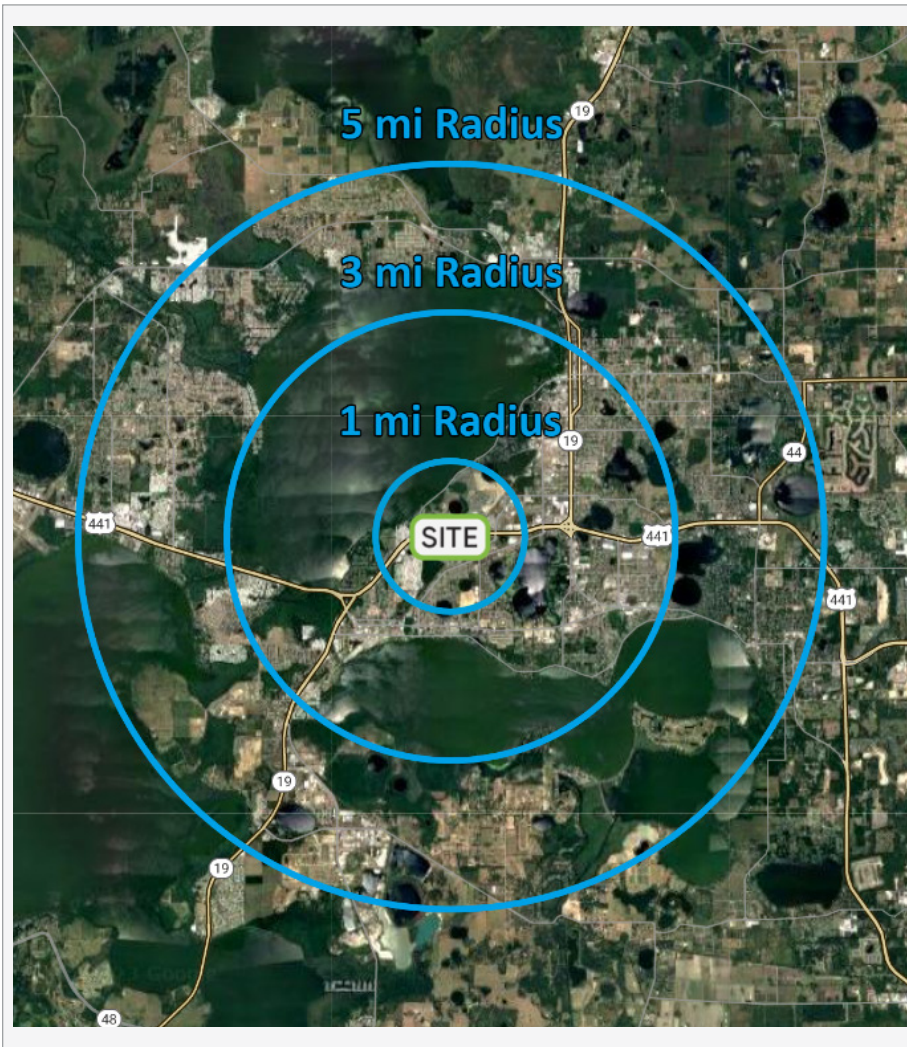
www.BBDRE.com

This offer is subject to errors, omissions, prior sale or withdrawal without notice.

Site Location



Demographics



Drive	Population	HH Income	Businesses	Employees
1-Mile	6,331	\$73,213	545	6,572
3-Mile	32,949	\$62,130	2,281	20,429
5-Mile	81,721	\$63,288	4,330	32,294

Drive	Population	HH Income	Businesses	Employees
5-Minute	16,751	\$64,231	1,433	15,104
10-Minute	46,976	\$64,619	3,118	25,463
15-Minute	91,116	\$62,480	4,853	36,405

