



Bishop Beale Duncan
COMMERCIAL REAL ESTATE

1410 Highway 441
Tavares, FL 32778

COMMERCIAL PAD AVAILABLE



FOR SALE

- + Price: \$1,200,000
- + Land Size: ± 1 Acre Net



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
- 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:



KOHL'S



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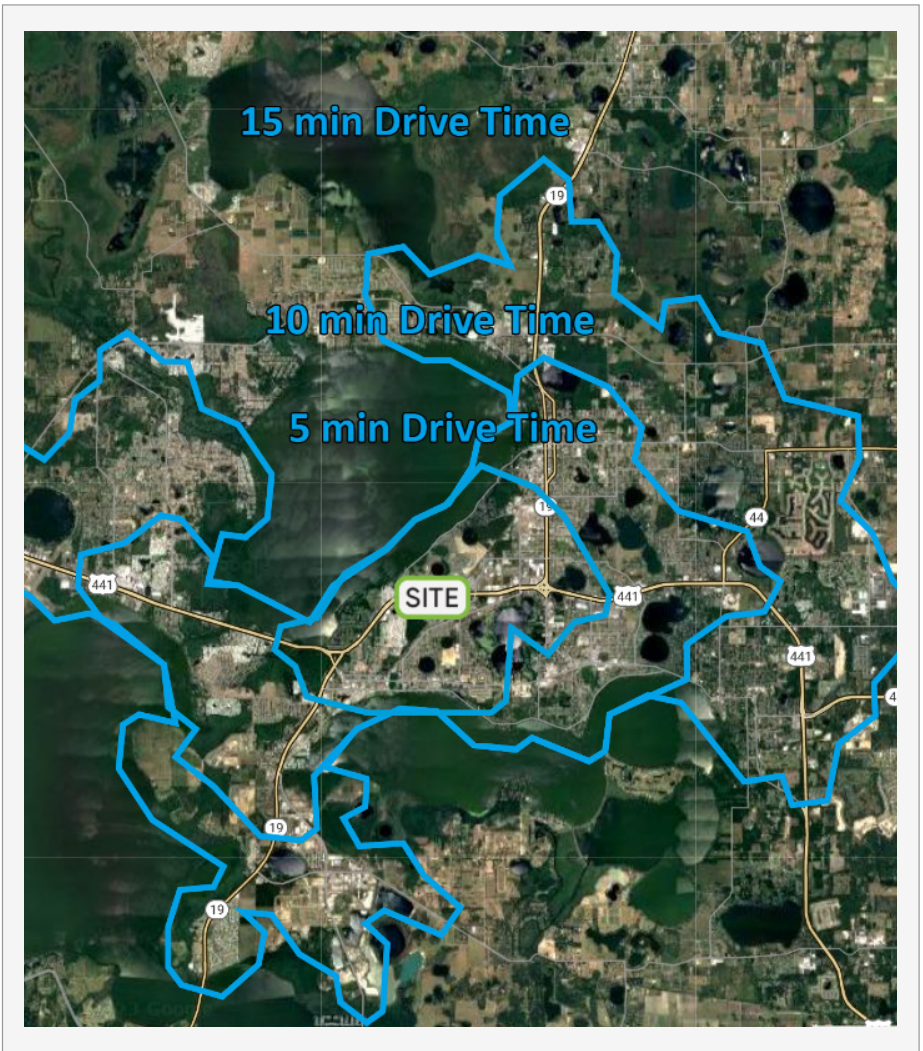
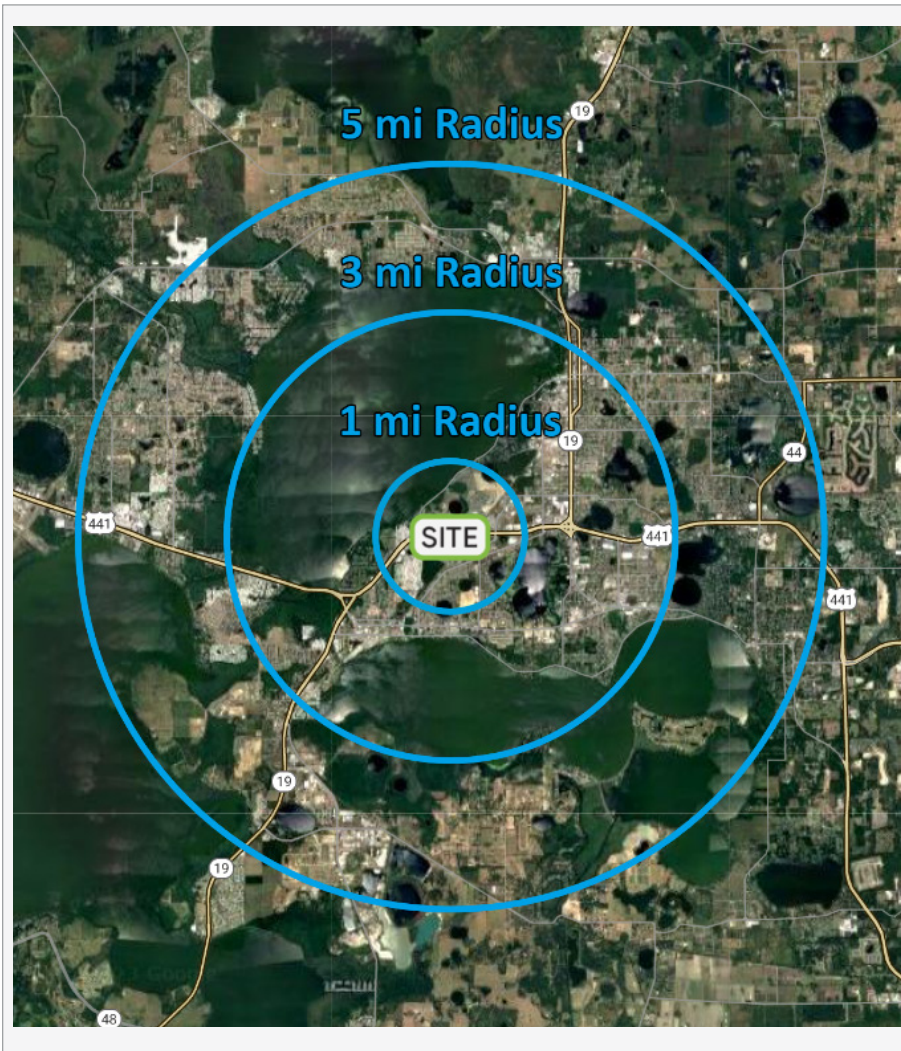
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Site Location



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