



**MAURY L. CARTER
& ASSOCIATES, INC.**
FLORIDA LICENSED REAL ESTATE BROKER



FOR SALE, GROUND LEASE, OR BUILD-TO-SUIT

14.5 ACRE RETAIL DEVELOPMENT SITE ALONG 441, MOUNT DORA

17605 US Hwy 441, Mt. Dora, FL 32757

PROPERTY DETAILS

- Size: ±14.5 acres
- Parcels: 24-19-26-0001-000-02401, 24-19-26-0001-000-04200
- * Dealership not for sale, will move west on site
- * Seller will subdivide, see next page
- Zoning: Commercial Planned (Lake County) General Commercial (Eustis)
- FLU: General Commercial/ Urban Low
- Utilities: Water & Sewer Available

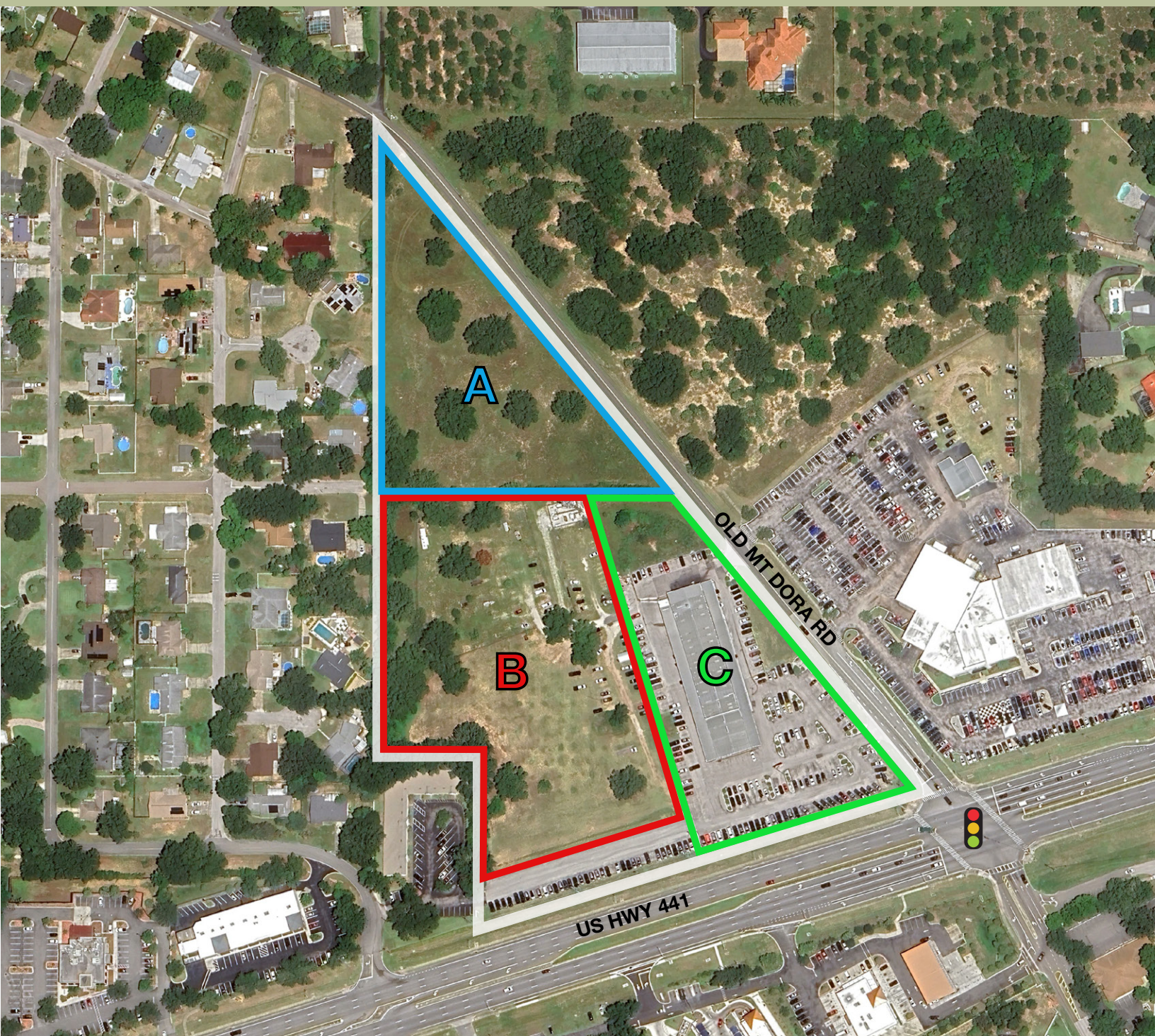
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PROPERTY HIGHLIGHTS

This 14.5± acre commercial development site sits at the signalized corner of SR 441 and Old Mt. Dora Road, a lighted intersection at the heart of one of Central Florida's fastest-growing submarkets. Dual zoning designations (Commercial Planned – Lake County & General Commercial – Eustis) offer maximum flexibility for a wide range of retail and mixed-use commercial applications. Positioned directly on SR 441 with a combined daily traffic count exceeding 44,000 vehicles, this site delivers the high-visibility exposure that drives retail performance. Centrally located between Mt. Dora, Tavares, and Eustis, three of Lake County's most active growth markets, the US 441 corridor serves as the primary highway gateway connecting these cities and has established itself as the commercial epicenter of the region.



PROPERTY DETAILS



	SIZE	AVAILABILITY
PARCEL A	4.2 AC	AVAILABLE
PARCEL B	5.98 AC	RETAINED BY OWNER
PARCEL C	3.8 AC	AVAILABLE

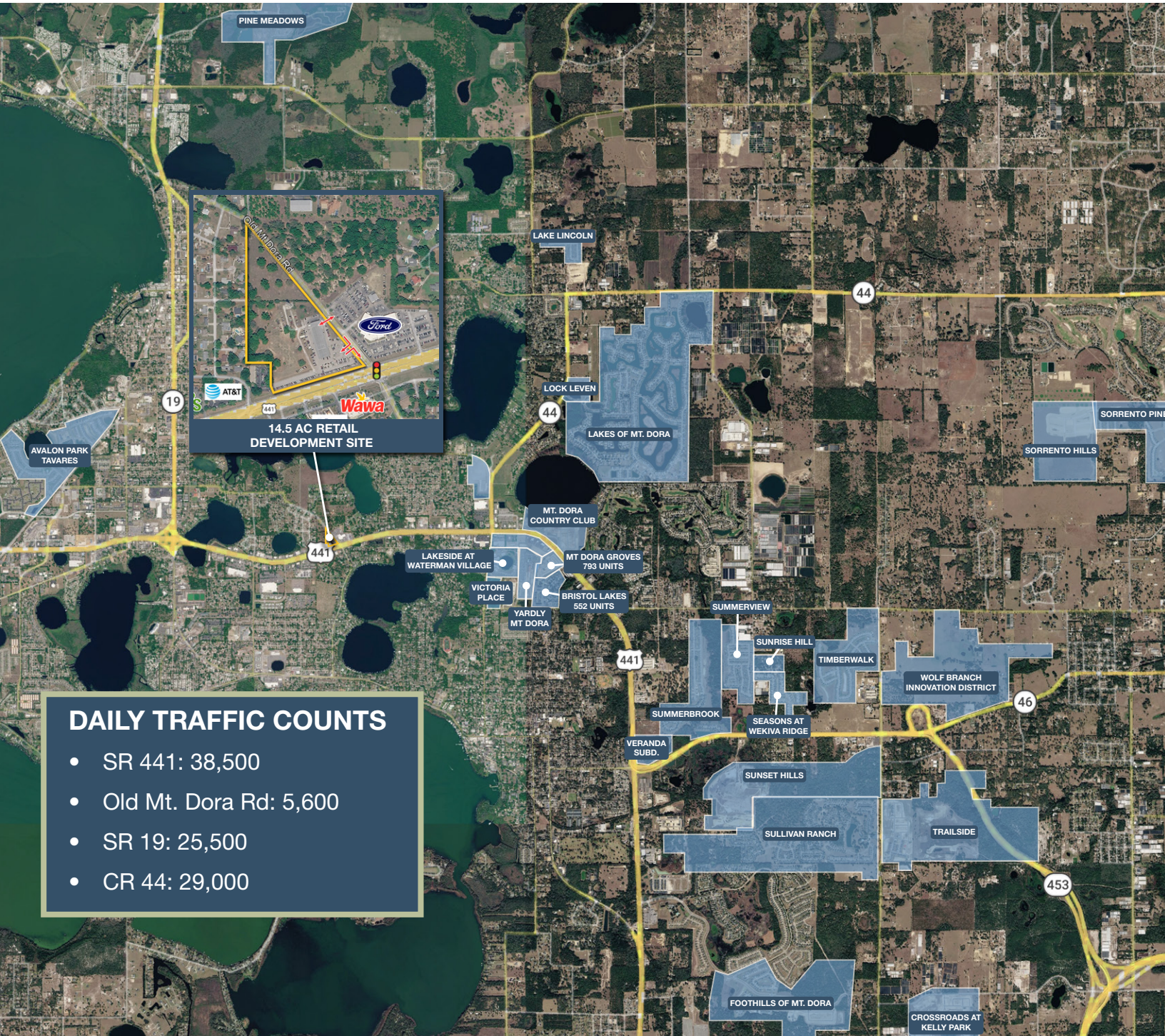
GEOGRAPHICAL DETAILS

DEMOGRAPHICS

Total Population	18,791	456,068
Median HH Income	\$75,537	\$73,161
Median Home Value	\$381,900	\$318,400

Mount Dora, US Census

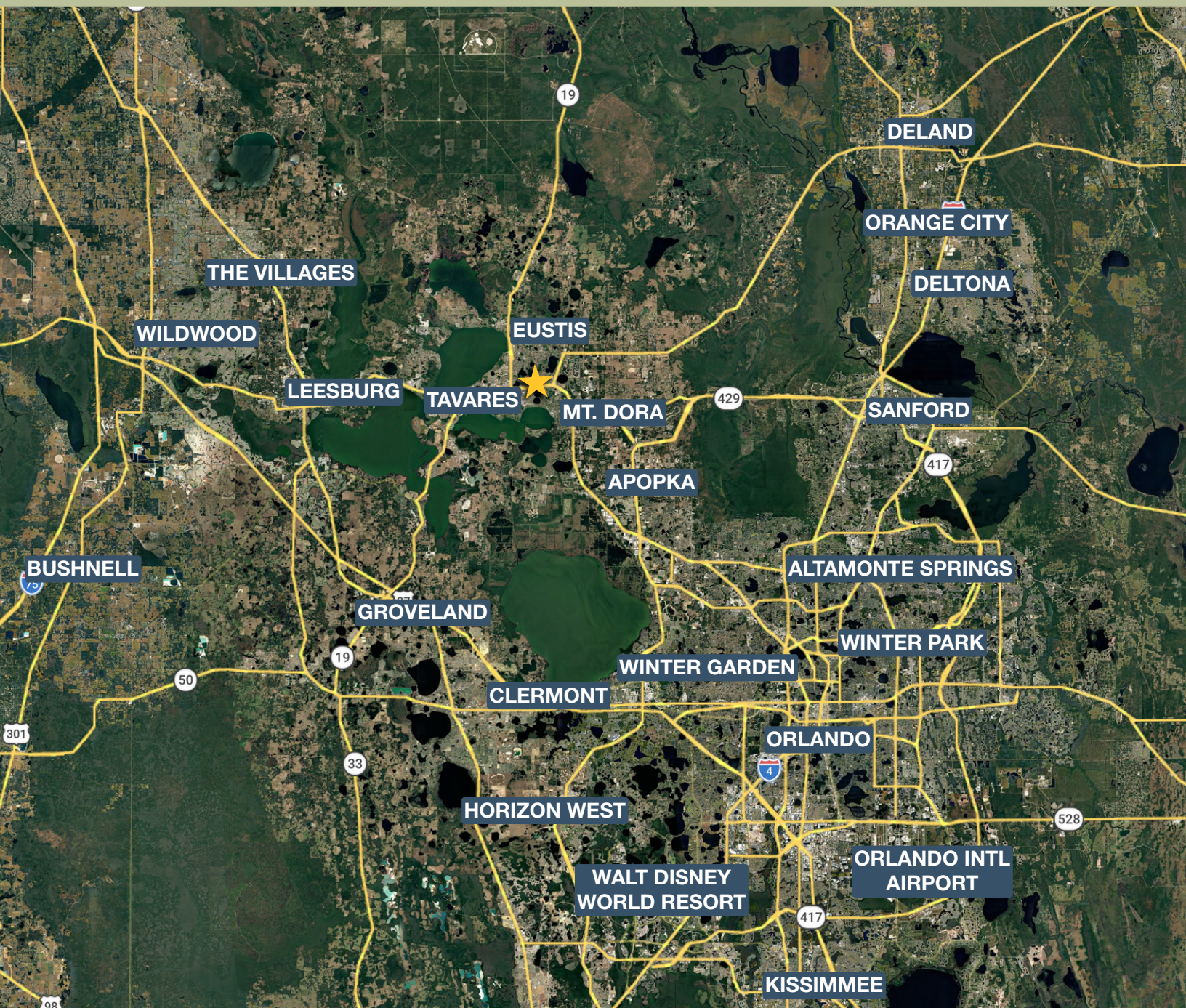
Lake County, US Census



DAILY TRAFFIC COUNTS

- SR 441: 38,500
- Old Mt. Dora Rd: 5,600
- SR 19: 25,500
- CR 44: 29,000

REGIONAL MAP



DRIVE TIMES

- Mt. Dora: 7 min
- Eustis: 10 min
- Apopka: 25 min
- Orlando: 40 min
- Sanford: 40 min
- Clermont: 45 min
- Walt Disney World: 45 min
- The Villages: 50 min
- Orlando International Airport: 1 hr
- Bushnell: 1 hr