

# BRAND NEW MOUNT DORA SPACE

MEDICAL | OFFICE | RETAIL SPACE FOR LEASE

CALL  
BROKER FOR  
DETAILS

OUTPARCEL  
3,524 SF



3310 STATE ROAD 44 MOUNT DORA, FL 32757

4 ACRE PRESENTS MEDICAL/OFFICE SUITE 2,025 SF

# HIGHLIGHTS

- Brand new construction
- Monument and building signage
- TI package available for qualified tenants
- High traffic count of 25,000 AADT
- Ample parking
- Neighboring an established local dentist, Smiles by Hazen
- Ground Lease or Build to Suit available on the outparcel with direct frontage on SR 44



## PROPERTY DETAILS

<b>MAXIMUM AVAILABLE:</b>	<b>±3,524 SF</b>
<b>MINIMUM AVAILABLE:</b>	<b>±2,025 SF</b>
<b>PRIMARY TYPE:</b>	<b>OFFICE/MEDICAL/RETAIL</b>
<b>BUILDING CLASS:</b>	<b>A</b>
<b>YEAR BUILT:</b>	<b>2021</b>
<b>PARKING SPACES:</b>	<b>5/1,000</b>
<b>SIGNAGE:</b>	<b>MONUMENT &amp; SIGNAGE</b>

## GREAT LOCATION. CUSTOM BUILDOUT.

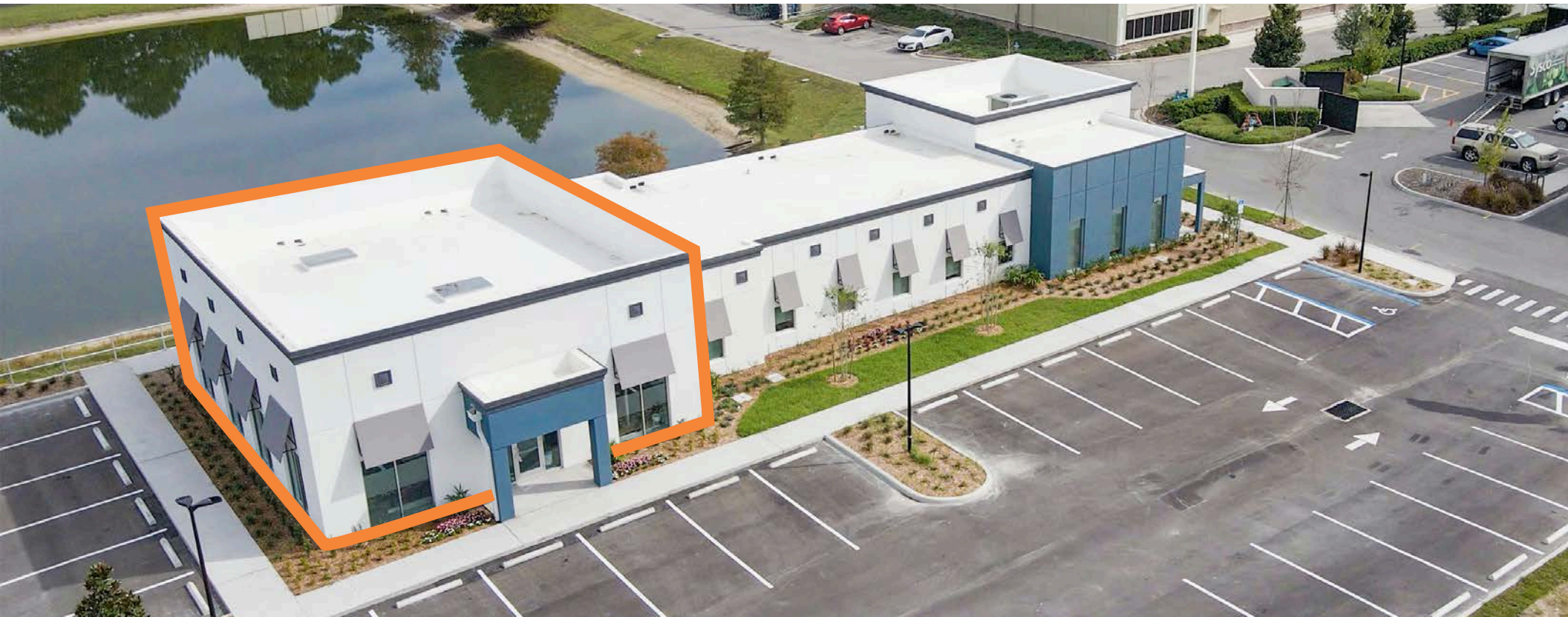
We are pleased to bring to market this brand new 5,391 SF medical and office/retail development located directly on State Road 44 in Mount Dora. The property sits right next to a Publix anchored shopping center in a high-growth area. The building will be delivered in grey shell condition so that tenants have the opportunity for a custom buildout. It also comes with ample parking perfect for medical users. Tenant Improvement packages are available for qualified tenants.

OFFERED BY:

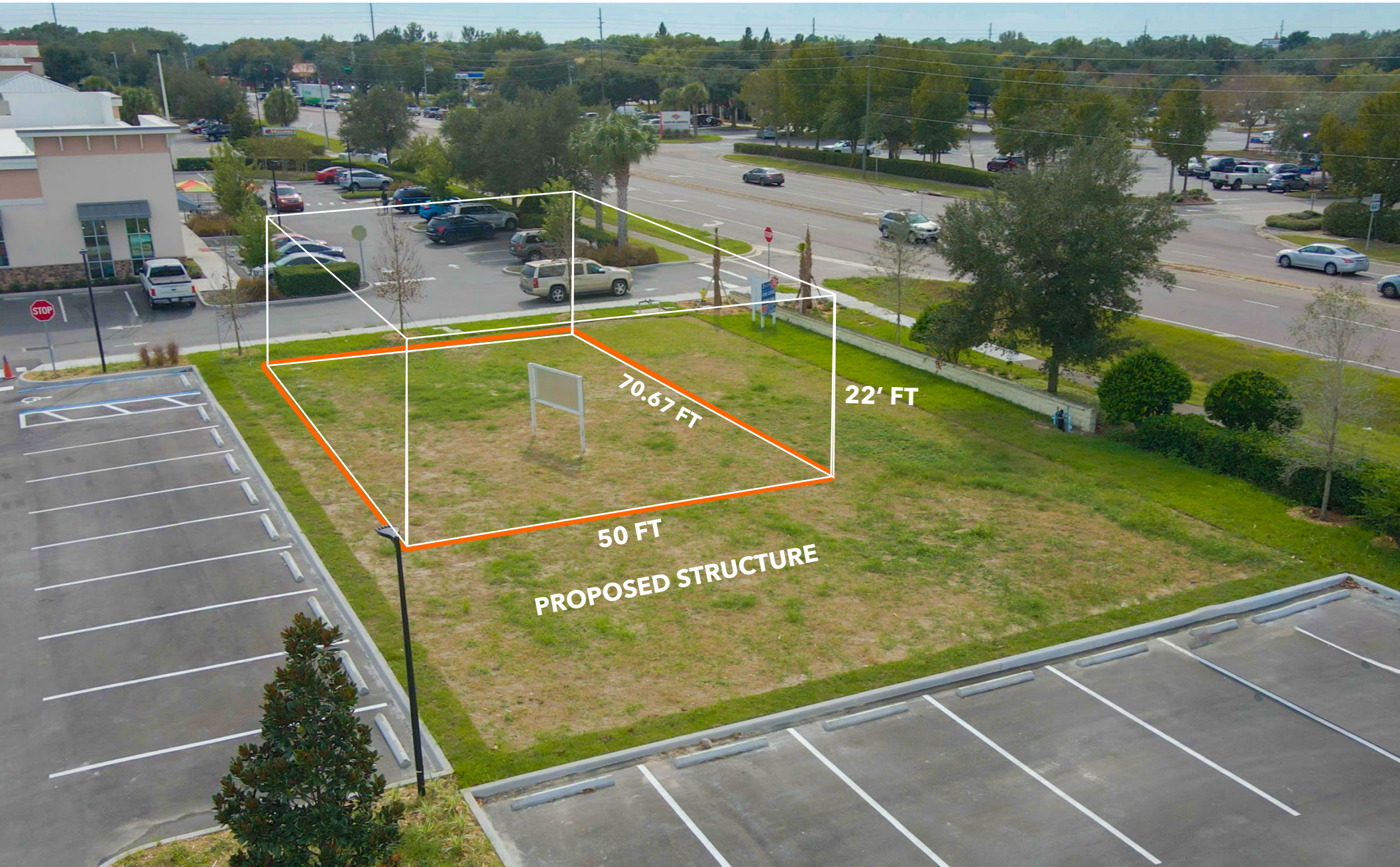


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# EXTERIOR PHOTOS-EXISTING STRUCTURE



# OUTPARCEL + PROPOSED STRUCTURE



# INTERIOR PHOTOS



# DEMOGRAPHICS & LOCATION

## DEMOGRAPHICS

### POPULATION

2010	16,647	52,447
2020	18,756	62,098
2025 Projection	20,974	69,734
Annual Growth 2010-20	1.3%	1.8%
Annual Growth 2020-25	2.4%	2.5%
Median Age	47.3	45.2

### INCOME

Average Household Income	\$80,656	\$74,054
Median Household Income	\$59,742	\$52,354



# PROPERTY AERIAL





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