

For Sale

Warehouse / Retail Land

6.5 Acres | \$461,538 / Acre



SW Corner SR 46 & Round Lake Road

Mount Dora, Florida 32757

Property Highlights

- 6.5 acre with 4,800 SF Warehouse and two remote buildings
- SR 46 – Recently widened to 6 lanes
- Over 600 feet of frontage on SR - 46
- Current Zoning – LM (light manufacturing), Lake County
- Lake County FLU – Regional Office
- Joint planning area – City of Mt. Dora
- Mt. Dora FLU – Employment Center Gateway
- Mt. Dora Zoning District – Wolf Branch Innovation Gateway
- Great location for retail and restaurants
- All utilities available to site

OFFERING SUMMARY

Sale Price	\$3,000,000
Lot Size	6.5 Acres
Building Size	4,800 SF



For more information

Kevin O'Connor

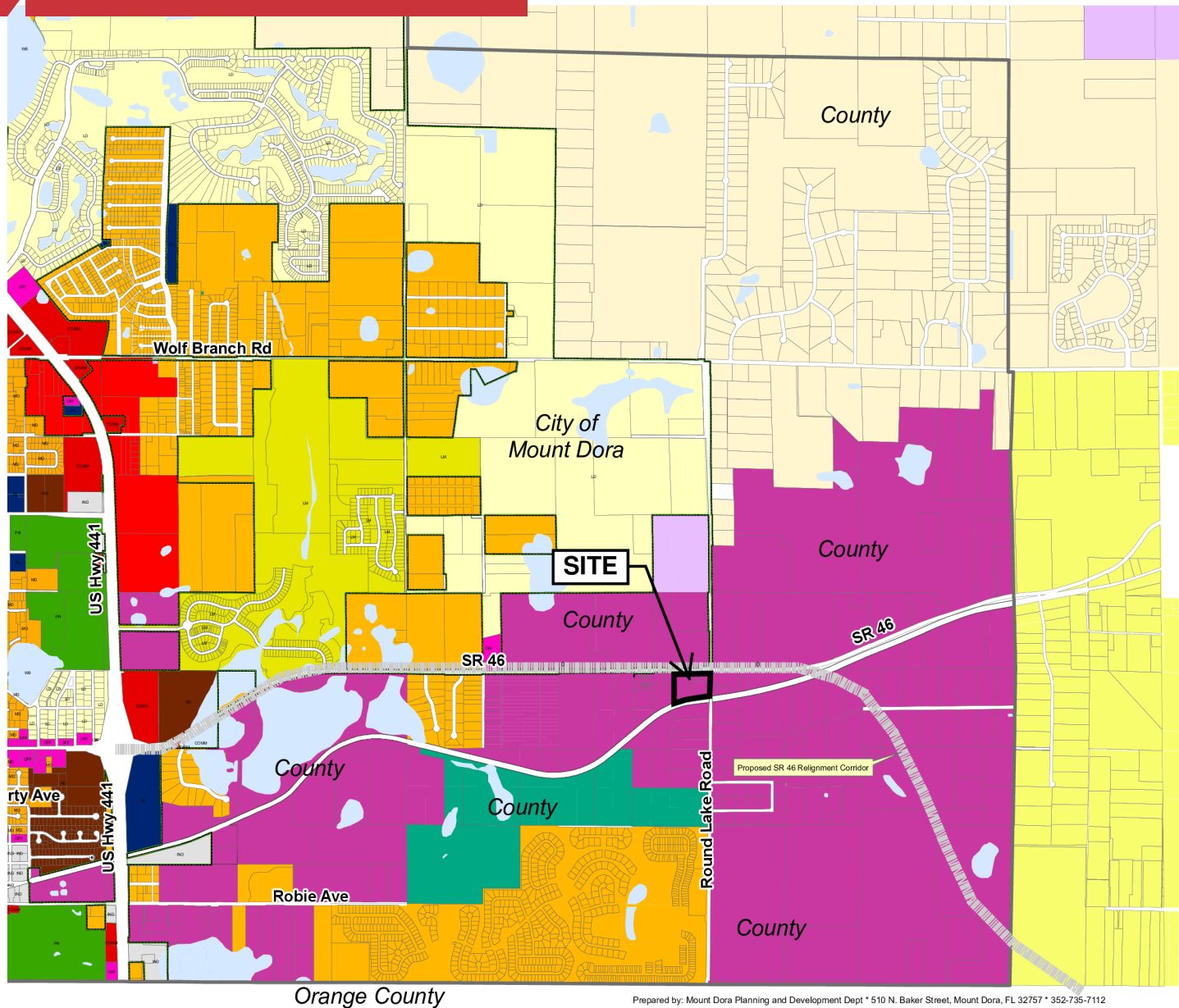
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Sale Price: \$3,000,000

Lake County Future Land Use



Employment Center (Office)

East Lake County / SR 46 Area Map With Lake County 2030 Future Land Use

Legend

- SR 46 Realignment - Proposed Corridor
- JPA Boundary
- CityLimit**
- City Limits
- Lake County Proposed 2030 FLU
- Conservation
- Heavy Industrial
- Office
- Public Service Facility and Infrastructure
- Recreation
- Regional Commercial
- Rural
- Rural Transition
- Urban High Density
- Urban Low Density
- Urban Medium Density
- Mount Plymouth-Sorrento Proper

Date: 3/13/2013

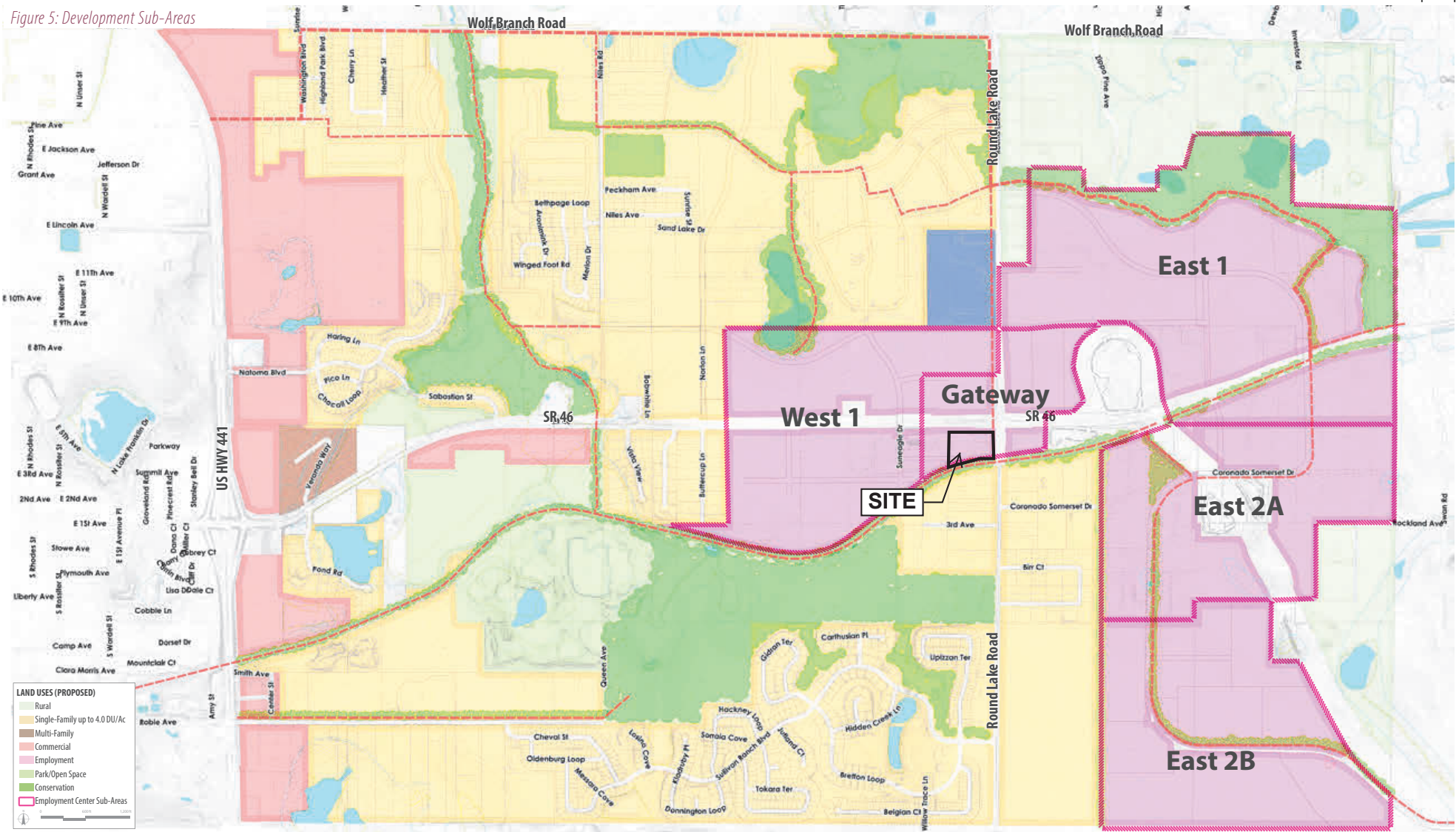


Prepared by: Mount Dora Planning and Development Dept * 510 N. Baker Street, Mount Dora, FL 32757 * 352-735-7112
Path: U:\Planning and Development\Master Documents\MAPS\Lake_CO2030\Employment Ctr Area Map.mxd

6.5 ACRES



Figure 5: Development Sub-Areas



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DEVELOPMENT DISTRICTS

DISTRICTS

There are two Development Districts within the WBID.

EMPLOYMENT DISTRICT

The purpose of the WBI Employment (WBI-E) District is to allow and encourage the attraction of a variety of office types, highly specialized and technological industries, research and experimental institutions, light industrial support facilities, and business services. Higher density residential uses and commercial uses are allowed in support of these uses.

GATEWAY DISTRICT

The purpose of the WBI Gateway (WBI-G) District is to form the 'core' of the Innovation District where the highest concentration of retail and services are located to conveniently serve the needs of the tenants of the Innovation District and residents of surrounding neighborhoods. The vertical mixing of uses is encouraged and residential uses are allowed as part of a mixed- or multi-use site.

