



FOR SALE

- 2.14 Acres
- 4,800 SqFt
Warehouse w/ 30ft
ceilings
- Pole Barn
- 6in well
- Zoned Light
Manufacturing

\$595,000

**3400 4th Street,
Okahumpka, FL**

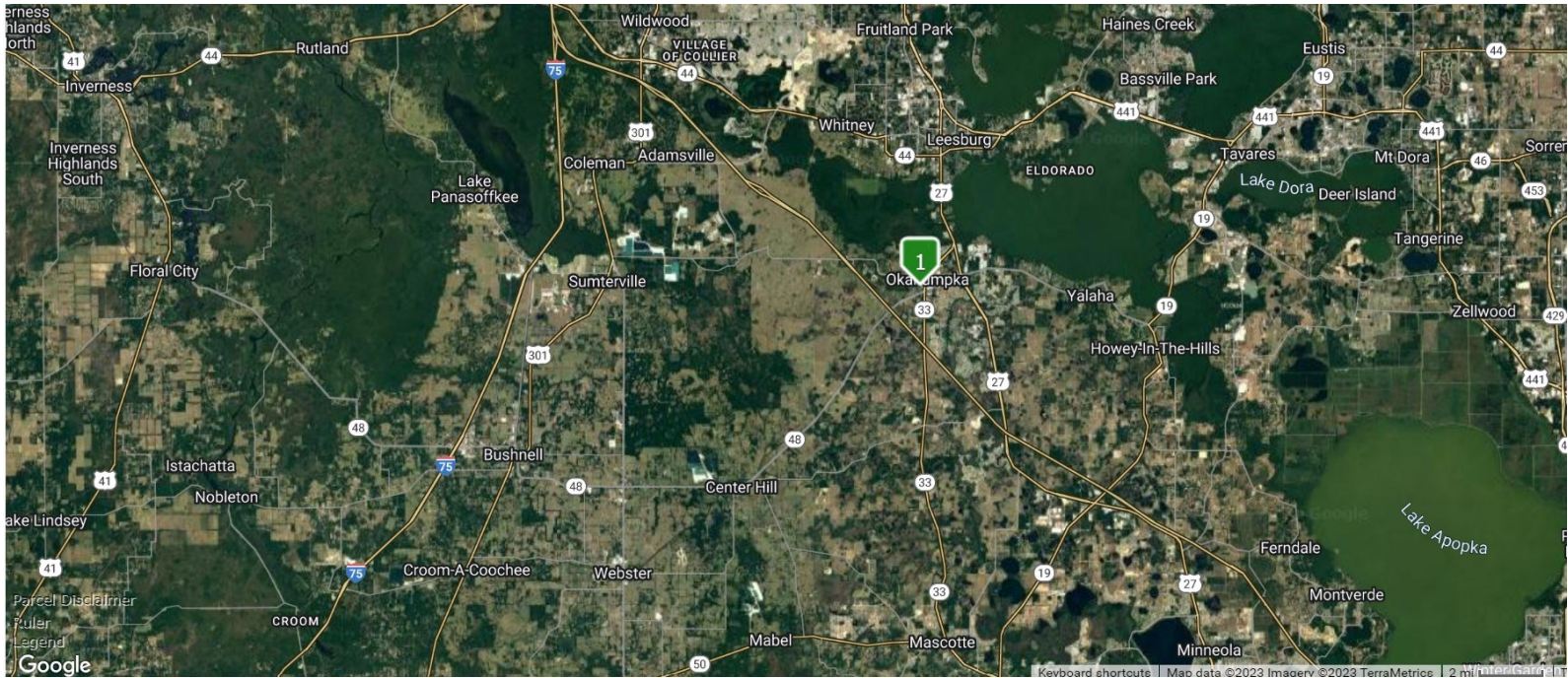


**Danny Smith,
ALC, CCIM**

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Map of Property



Nearby Highways

- SR 33/CR 48
- US HWY 27/441
- CR 470
- Florida's Turnpike
- US HWY 301
- SR 50
- US HWY 19
- I-75
- SR 44

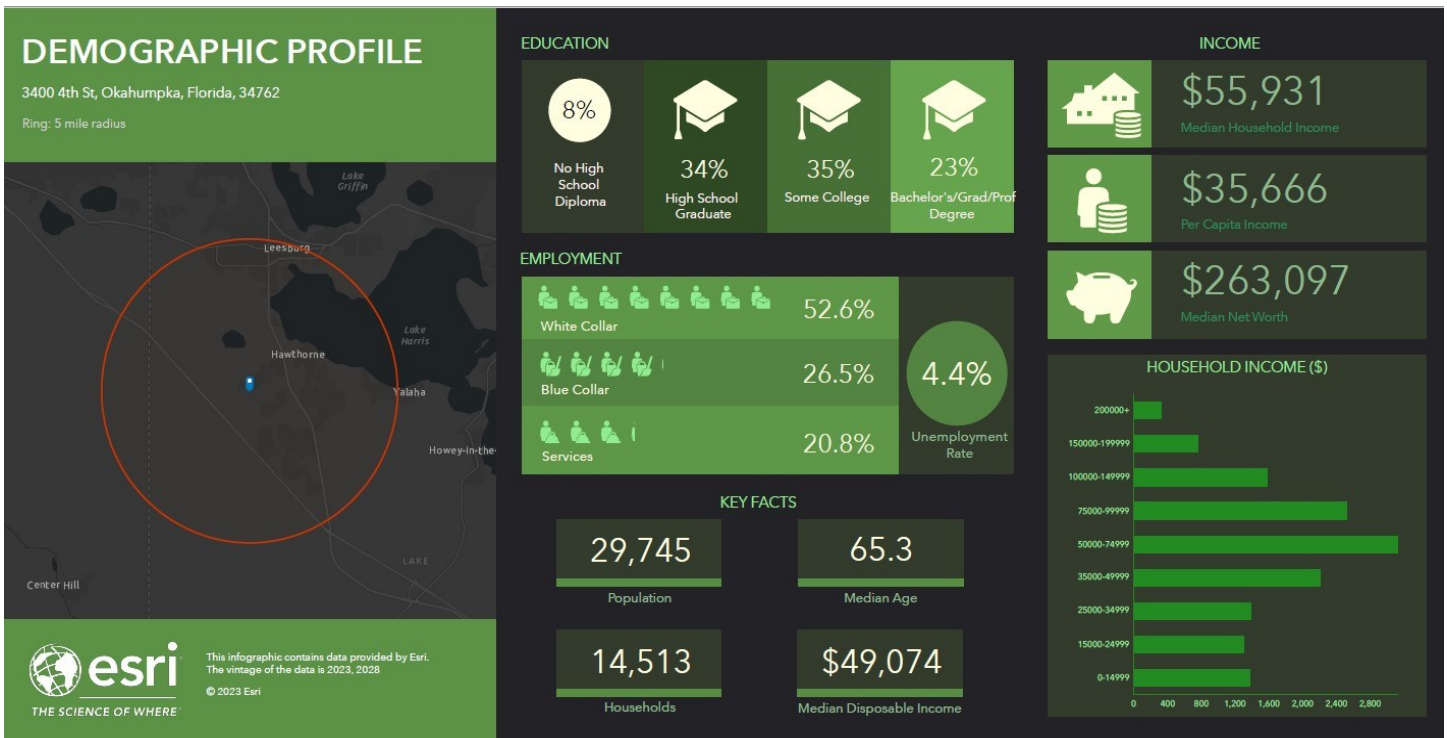
Additional Photos



Property Description

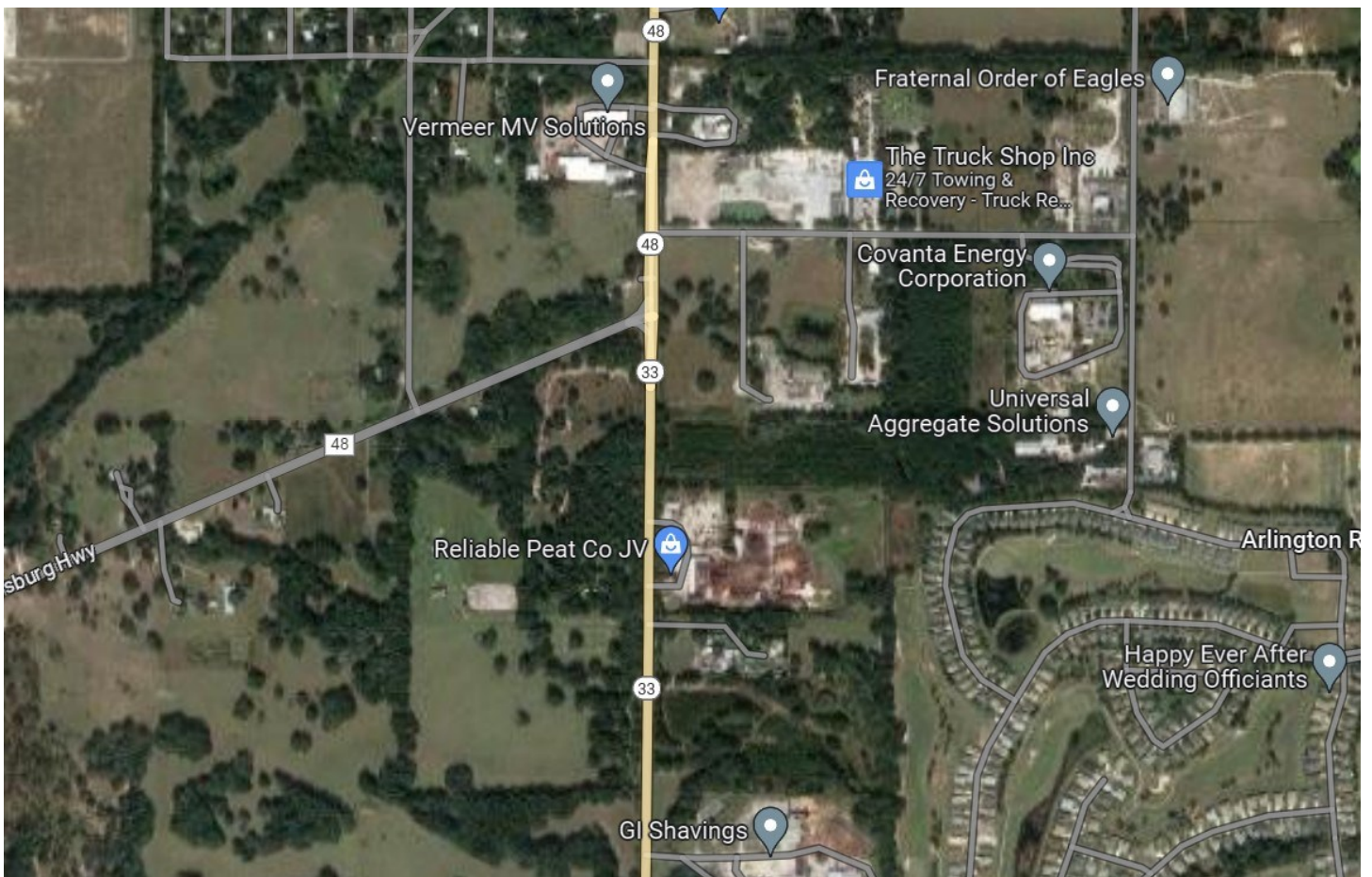
Excellent 2.14 acres located in Okahumpka. Zoned Light Manufacturing. This property is close to US 27 and Florida's Turnpike. There is a concrete warehouse located on the property with lots of space for manufacturing/industrial/workshop area. The building is approximately 4,800 sq ft. It has a metal roof and 30 ft clear height ceiling. There is a pole barn located closer to the front of the property. There is a 6-inch well and a septic on the property. It is not in city limits, but it could be. This property is located within minutes of Florida's Turnpike, CR 470, and SR 33/CR 48. It is a great location if you need to be near main highways. Buyer and Buyer's agent to verify with Lake County regarding uses. The property is located in an industrial area. Come see this property today!

Demographic Profile



Driving Factors

- **Middleton**
- **Growth of The Villages**
- **Industrial Users Nearby**
 - * Vermeer MV Solutions
 - * G.I. Shavings LLC
 - * Reliable Peat Co JV
 - * The Truck Shop Inc
 - * Mott Concrete
 - * Waste Connections of Florida, Inc. —Lake County
 - * Berkel & Company Contractors, Inc.
 - * Covanta Energy Corporation
 - * Universal Aggregate Solutions

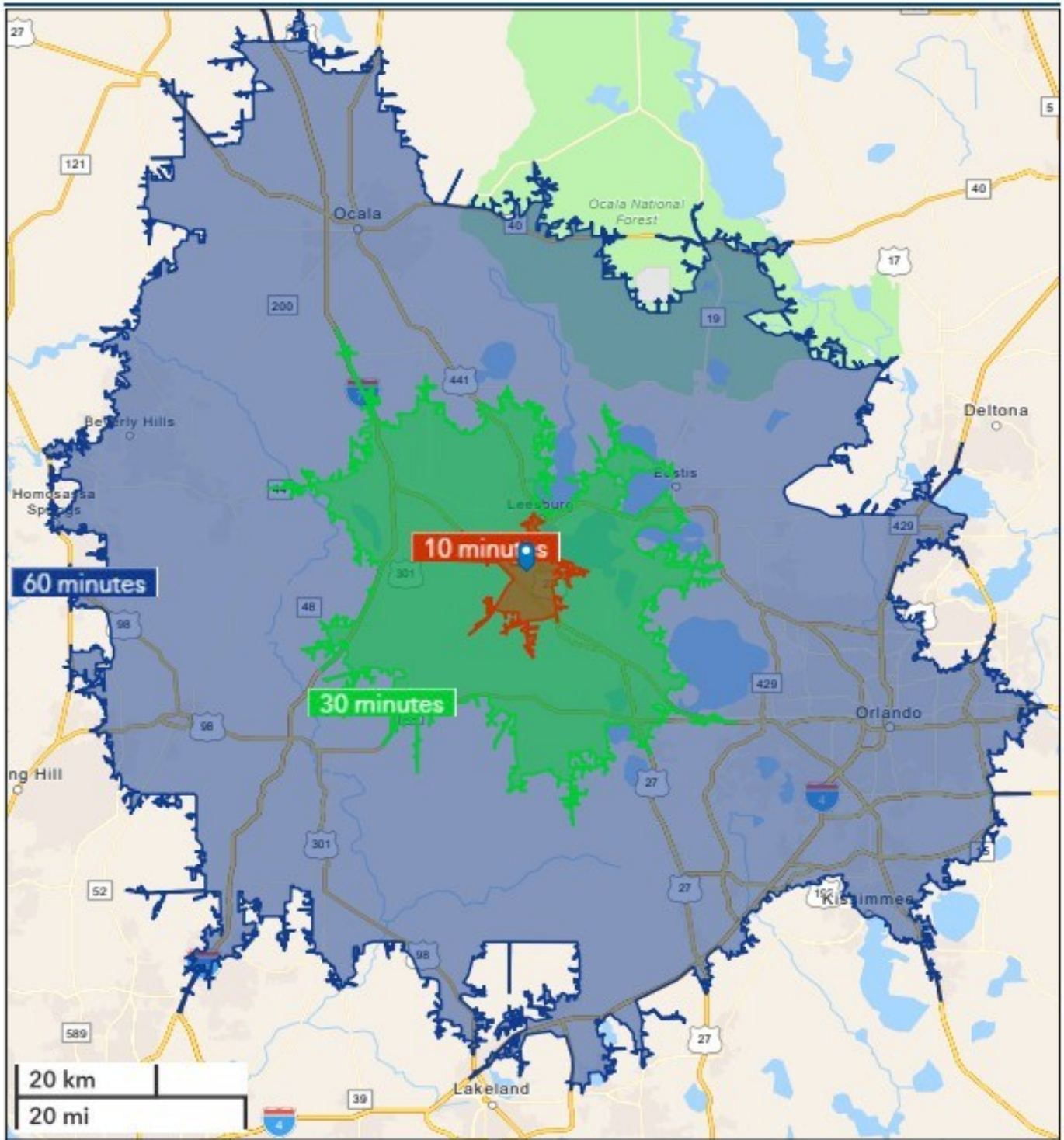


Drive Time Map



Custom Drive Time Map

3400 4th Street, Okahumpka, FL 34762



September 12, 2023

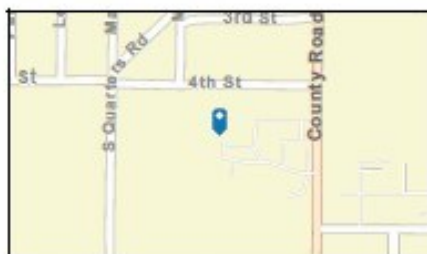
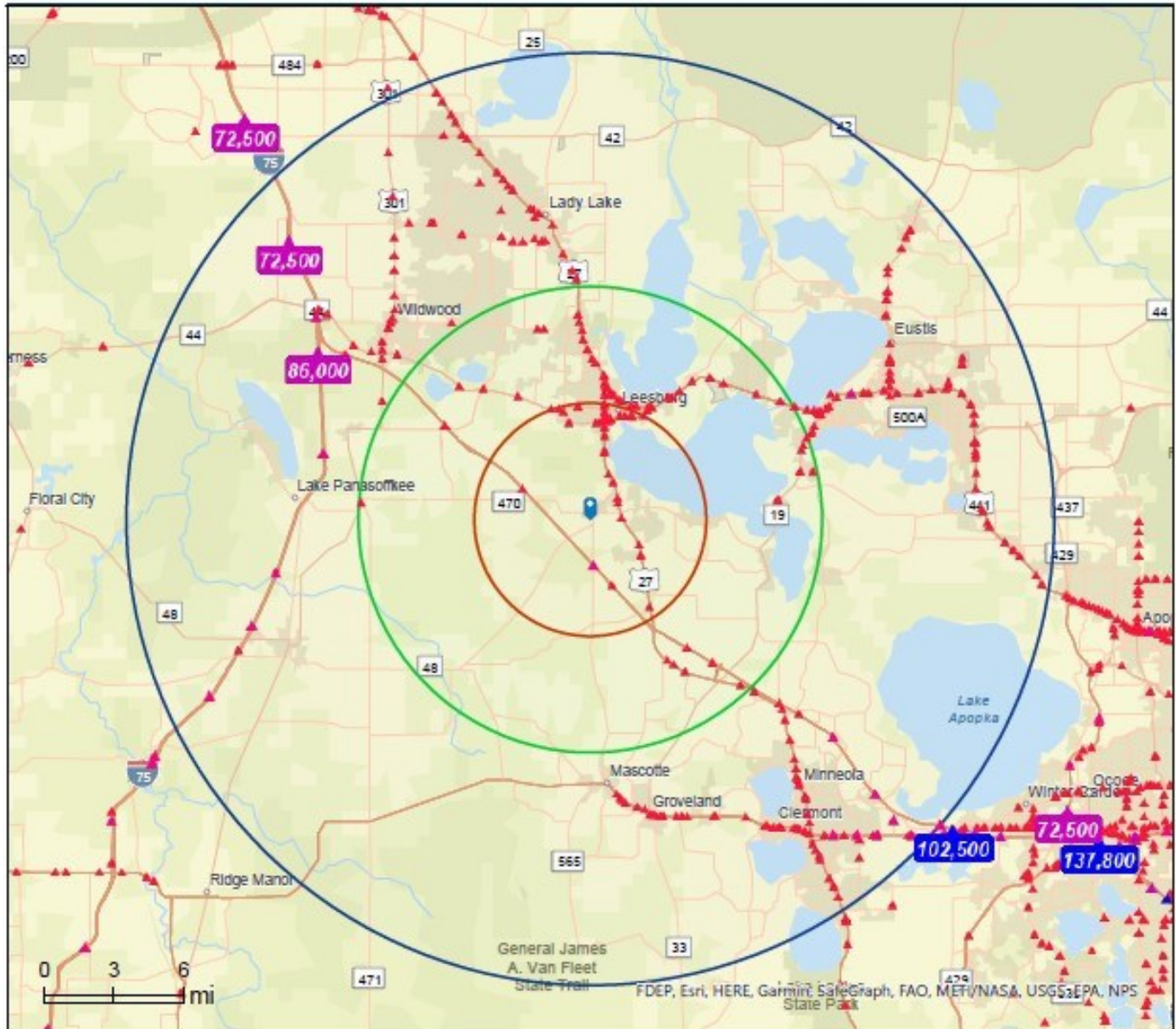
Traffic Count Map



Traffic Count Map

3400 4th St, Okahumpka, Florida, 34762
Rings: 5, 10, 20 mile radii

Prepared by Esri
Latitude: 28.74322
Longitude: -81.69815



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).

September 12, 2023