

Gas Station / Retail Center Combo

1212 S. Bay St., Eustis, FL



1212 S. Bay St.
Eustis, FL 32726

OFFERING SUMMARY

\$3,000,000

Store 2,772 Sq Ft

Land 11,352 Sq Ft

DEMOGRAPHICS

Radius	Population	Median HH Income
1 mile	7,183	\$ 49,392
3 miles	40,481	\$ 54,164
5 miles	75,581	\$ 58,198

Property Highlights

- Lake County Parcel ID
14-19-26-0400-012-00100
- Located in Historic Downtown Eustis area
- Business Acquisition with Real Estate
- Zoned C1 / C2
- Available 09/14/2022
- Inside- \$80K / Outside- 40K Gallons
- 4 out of 5 spaces occupied with long term tenants
- 0 Pending Violations with DEP

For More Information

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CAPITAL STACK
REAL ESTATE GROUP

1420 Celebration Blvd. Suite 200, Celebration, FL 34747

407 Wekiva Springs Rd. Suite 207, Longwood, FL 32779

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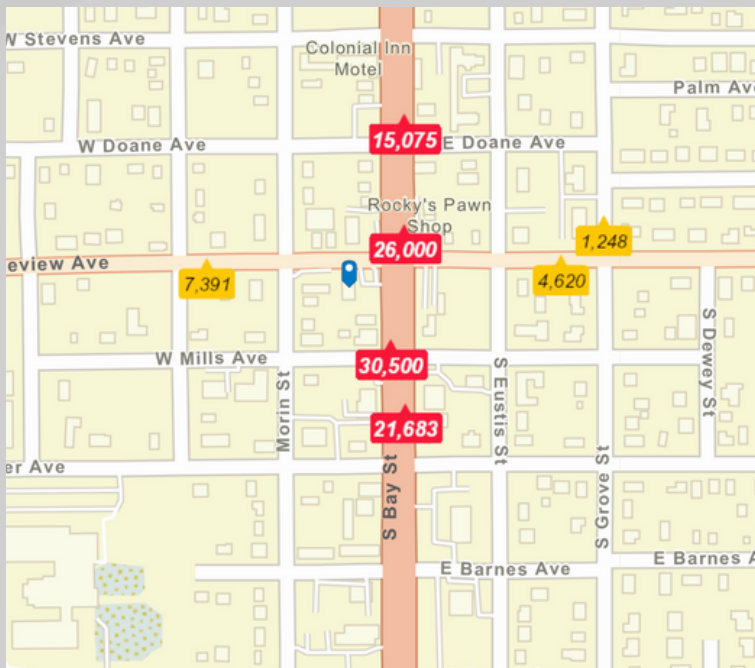


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AADT

**26,000 on S BAY ST and
W LAKEVIEW**
**30,500 on S BAY ST and
W MILLS AVE**

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