



Free-standing Showroom Building

3480 US Highway 441/27 | Fruitland Park, FL 34731

Asking Price: \$1,650,000 (\$256/SF)

Property Overview

This property consists of a 6,447± sf free-standing multi-tenant building located on US Highway 441/27 in Fruitland Park. Situated on a corner lot, the Property has access points on US Highway 441/27 and S. Dixie Ave. There is a large monument sign in between US Highway 441/27 and S. Dixie Ave, providing excellent exposure. Seller currently leases 5,650± sf for his own business, leaving a small 600± sf space available for lease and additional income.

Property Stats

Building SF	±6,447 sf
Year Built	1998
Land	±0.65 ac
Zoning	C-2, Commercial
Parking	15 surface spaces

Property Highlights



Excellent
visibility



Monument
signage



Ample
parking

For further
information

Nathan Eissler, CCIM, SIOR

Principal

+1 407 440 6658

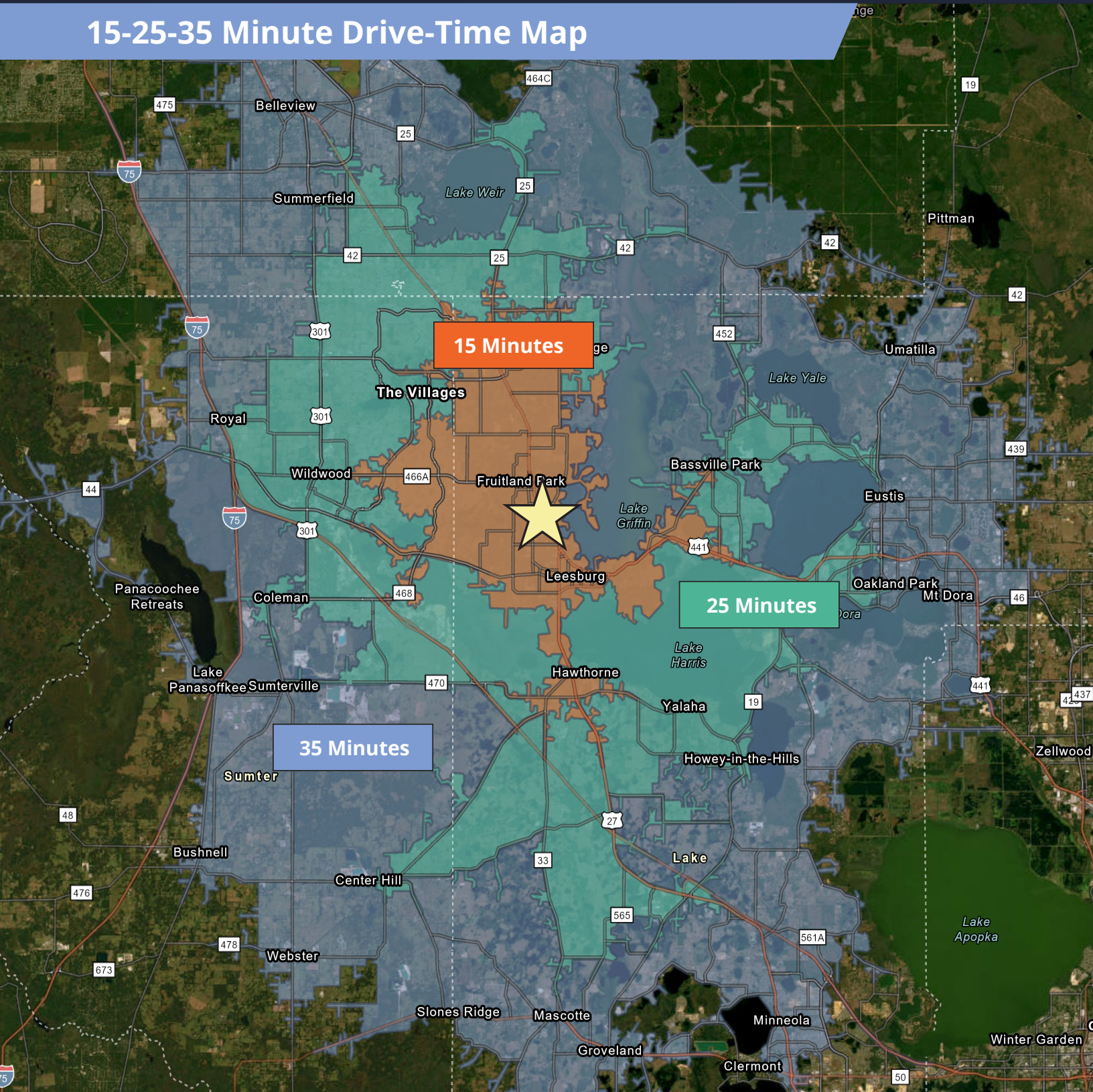
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15-25-35 Minute Drive-Time Map



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Drive Time Demographics (25 Minutes)


287,982
 Population


140,904
 Households


\$83,075
 Average HH income


1.99
 Average HH size


83,687
 Employees

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