

FOR SALE

MOUNT DORA COMMERCIAL VACANT LAND LAKE PARK COURT | MOUNT DORA, FL

Property Description

Total 4.14 Acres of Zoned C3 Commercial Vacant Land

ALLOWABLE USES:

- ✓ Retail Sales Establishments / Service Establishments such as Financial Institutions, Health Spas
- ✓ General Office Users / Medical Offices / Vet or Animal Clinics
- ✓ Car Washes / Dry Cleaners or Laundromats
- ✓ Day Care Center

Highlights

ACRES:	4.14 Total
Lot Size 1:	1.51
Lot Size 2:	1.44
Lot Size 3:	1.19
PRICING:	Call For Pricing

Location Description

This location is a hidden gem situated just off busy 441 in Mount Dora. It is conveniently located only 2 miles from Advent Health, and there are many popular stores nearby, such as Hobby Lobby, Ross, TJ Maxx, Pet Supermarket, Walmart, Target, and Kohl's. Additionally, the property is only a stone's throw away from popular restaurants like Burger King, Debby's Chick-fil-A, Chili's, Panera, and Froggers.

It's important to note that this property does not have direct access to 441, but it is still easily accessible and simple to navigate. Ultimately, this land is perfect for anyone looking for privacy without sacrificing convenience in Mount Dora.

Melanie Raskin Kayaleh

Director Of Commercial
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PROPERTY PHOTOS

MOUNT DORA COMMERCIAL VACANT LAND

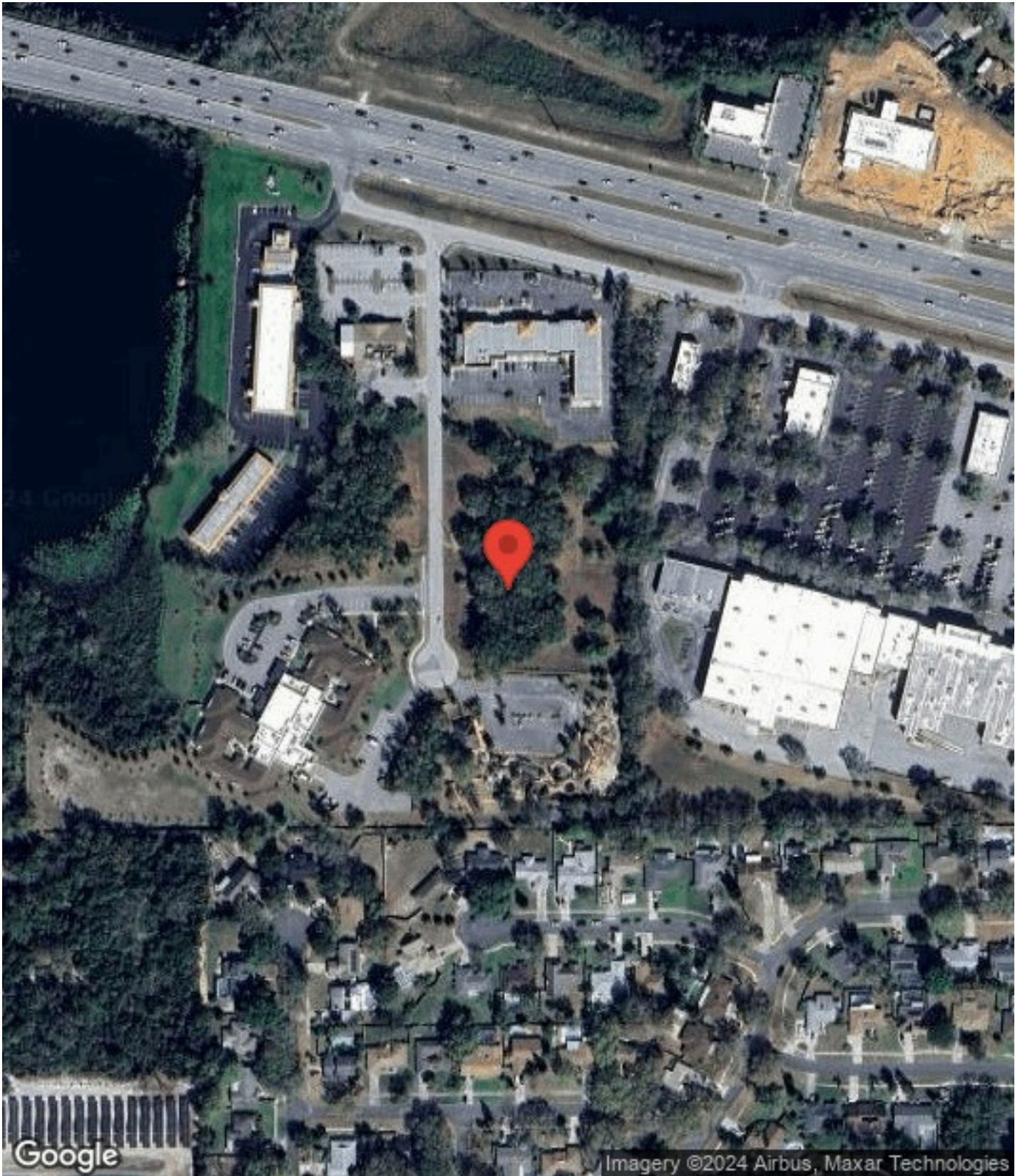
LAKE PARK COURT | MOUNT DORA, FL



AERIAL MAP

MOUNT DORA COMMERCIAL VACANT LAND

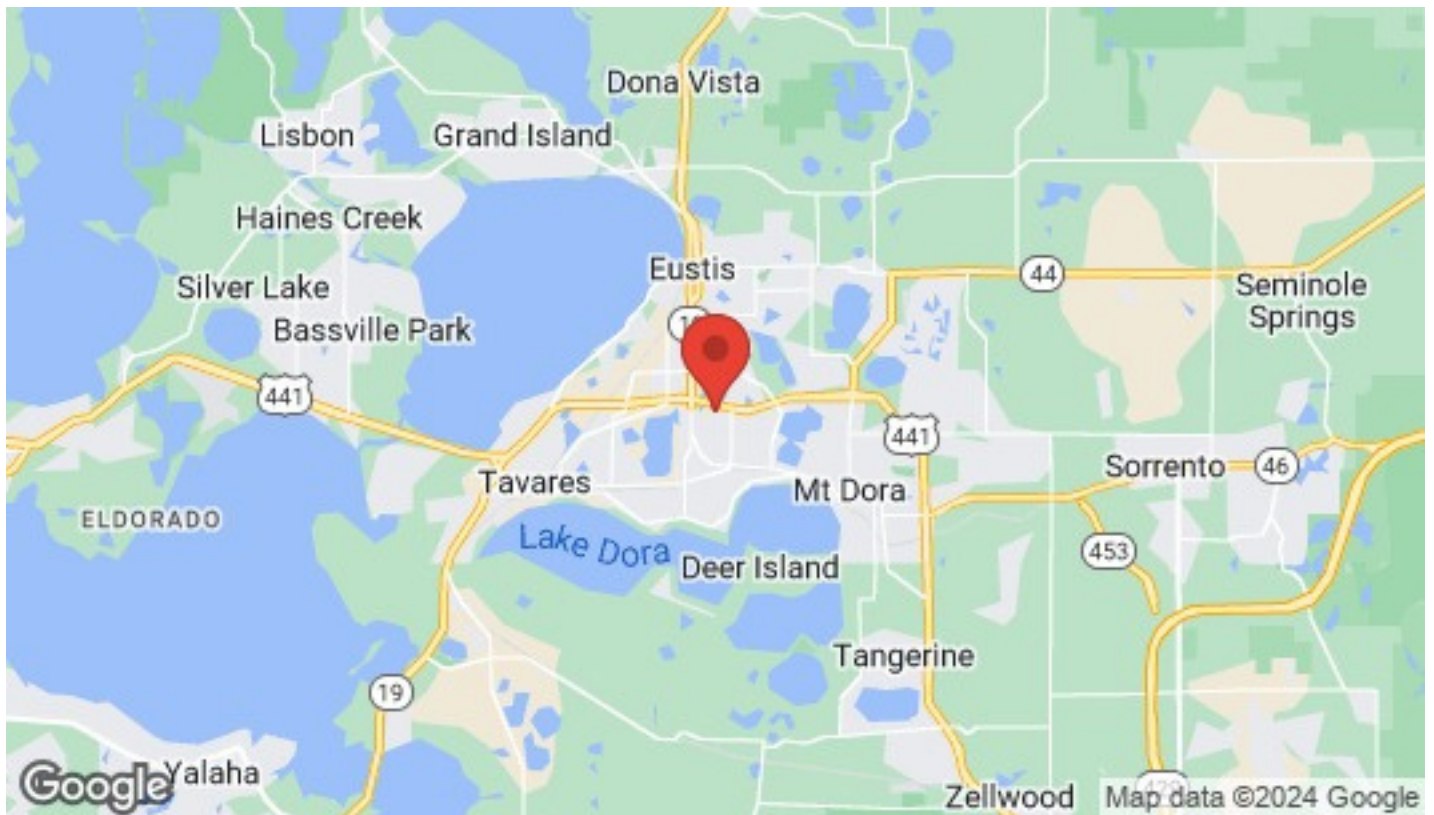
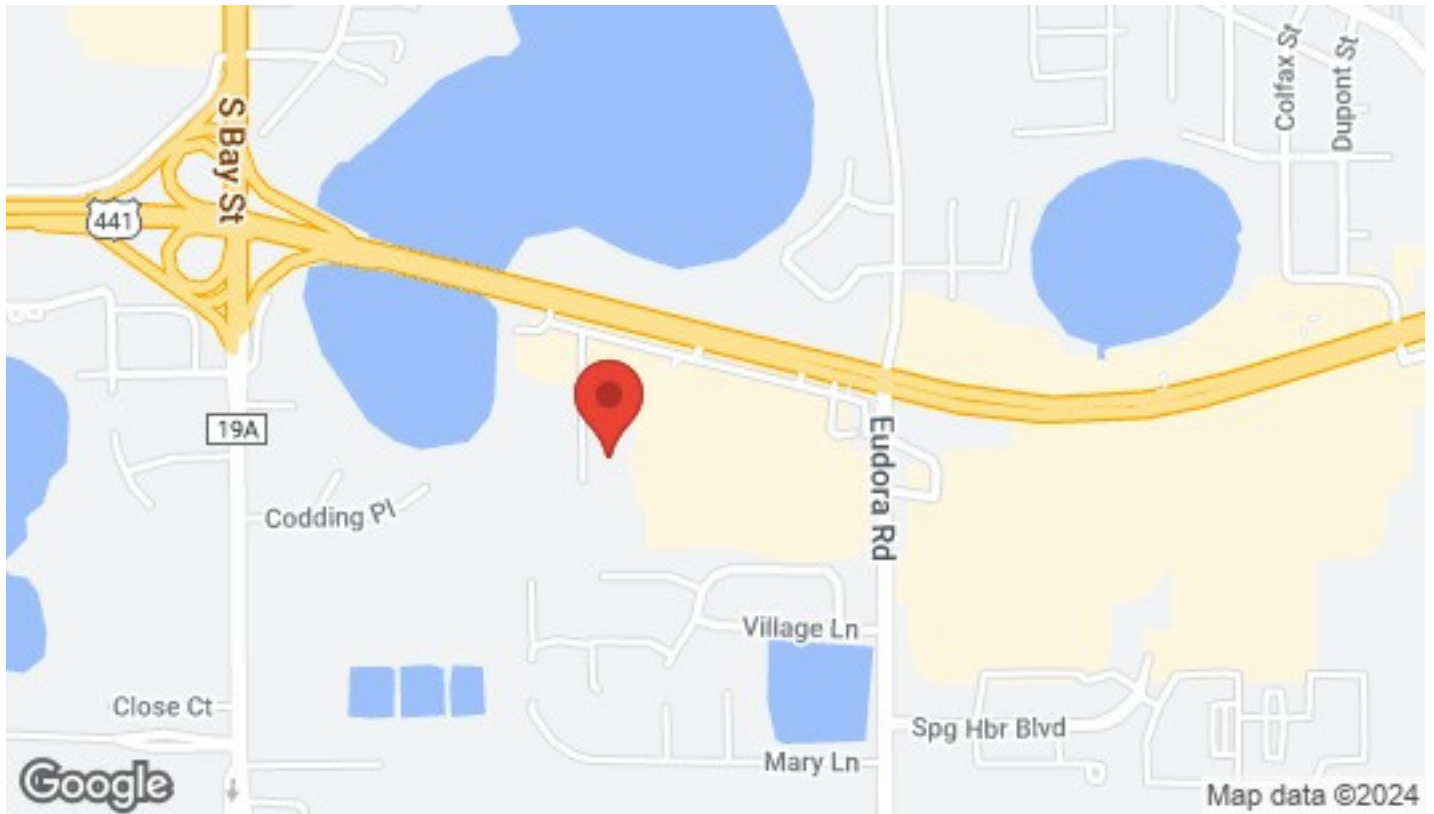
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LOCATION MAPS

MOUNT DORA COMMERCIAL VACANT LAND

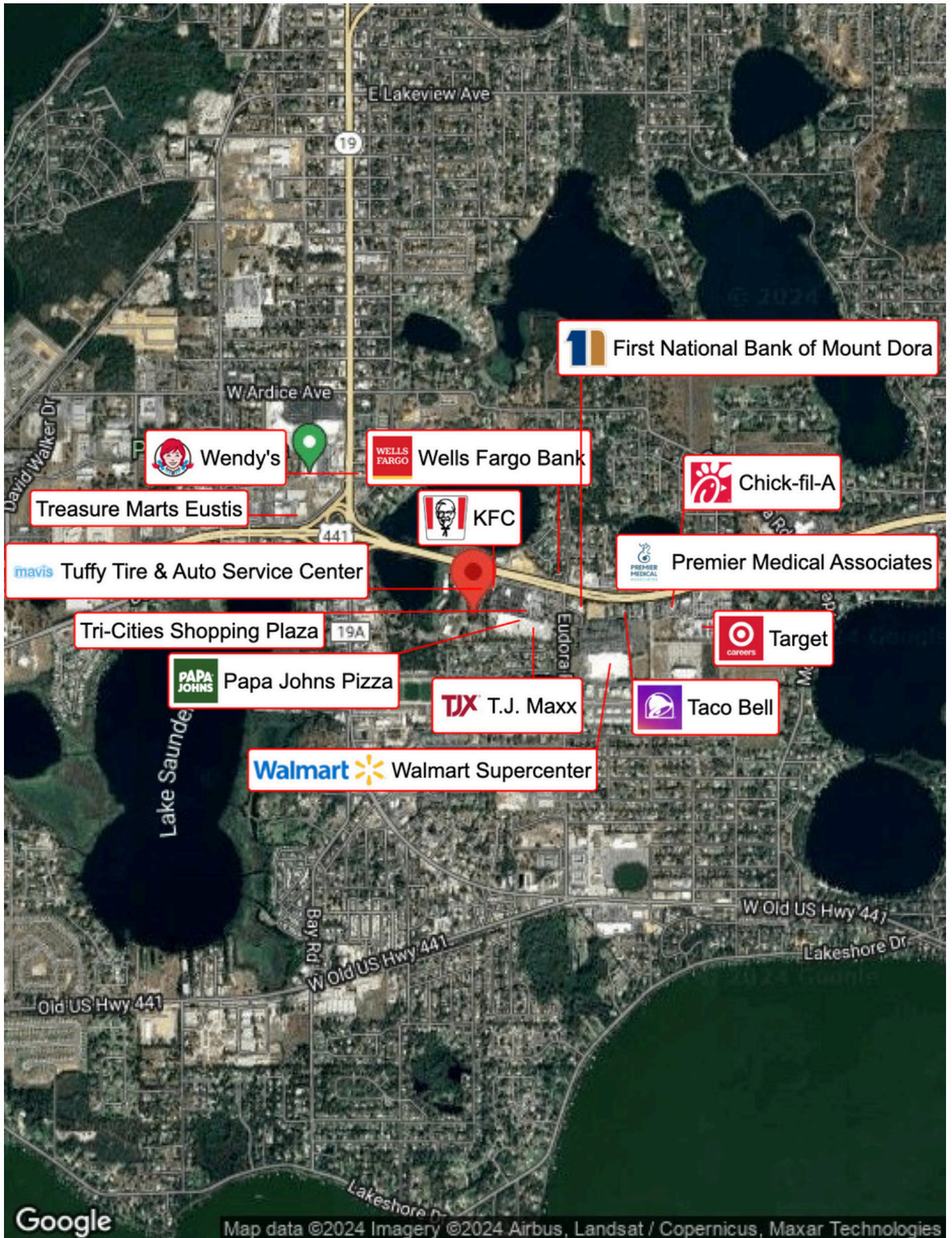
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BUSINESS MAP

MOUNT DORA COMMERCIAL VACANT LAND

LAKE PARK COURT | MOUNT DORA, FL



1 First National Bank of Mount Dora

Wendy's

WELLS FARGO Wells Fargo Bank

Chick-fil-A

Treasure Marts Eustis

KFC

Premier Medical Associates

mavis Tuffy Tire & Auto Service Center

Tri-Cities Shopping Plaza

Target

PAPA JOHN'S Papa John's Pizza

TJX T.J. Maxx

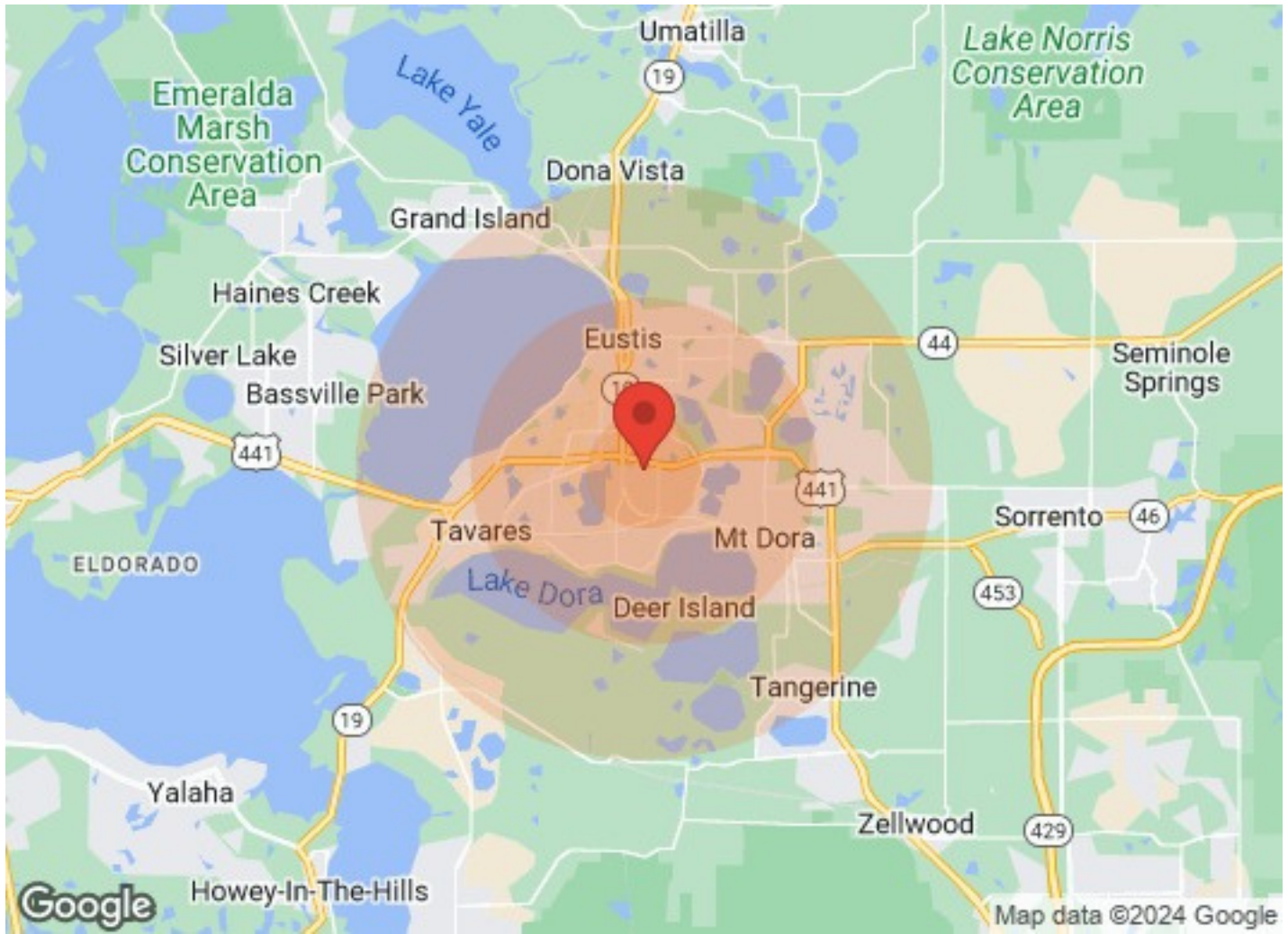
Taco Bell

Walmart Walmart Supercenter

DEMOGRAPHICS

MOUNT DORA COMMERCIAL VACANT LAND

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	2,169	16,461	26,521	Median	\$28,903	\$41,149	\$40,280
Female	2,819	19,192	30,341	< \$15,000	445	2,430	3,469
Total Population	4,988	35,653	56,862	\$15,000-\$24,999	245	2,087	2,989
				\$25,000-\$34,999	456	2,329	3,565
Age				\$35,000-\$49,999	242	2,127	3,398
Ages 0-14	989	6,529	9,404	\$50,000-\$74,999	371	3,275	4,828
Ages 15-24	591	4,053	6,161	\$75,000-\$99,999	155	1,338	2,308
Ages 25-54	1,524	11,353	16,873	\$100,000-\$149,999	149	1,103	2,479
Ages 55-64	516	4,054	6,685	\$150,000-\$199,999	21	376	550
Ages 65+	1,368	9,664	17,739	> \$200,000	16	216	552
				Housing			
Race				Total Units	2,718	19,418	31,256
White	3,998	29,371	47,538	Occupied	2,201	16,266	26,005
Black	758	4,807	7,148	Owner Occupied	1,178	9,977	18,028
Am In/AK Nat	N/A	7	18	Renter Occupied	1,023	6,289	7,977
Hawaiian	N/A	5	5	Vacant	517	3,152	5,251
Hispanic	531	3,462	5,055				
Multi-Racial	346	2,524	3,604				

DISCLAIMER

MOUNT DORA COMMERCIAL VACANT LAND

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