

For Sale

# Mount Dora Retail Building

3,677 SF | \$600,000 (\$163.18/SF)



## 1345 North Grandview Street

Mount Dora, Florida 32757

### Property Highlights

- 3,677± SF retail building on 0.32± acres
- Previous uses: laundromat and convenience/food store
- Commercial refrigerator, hood & grease trap in place
- Walking distance to Downtown Mount Dora
- 10 parking spaces
- 3 blocks from Dora Landings with over 100 homes
- 4 blocks from popular Donnolly Street
- Fenced side yard
- Convenient to US Hwy 441, SR 46, SR 453, SR 429 (Western Beltway), SR 44 & SR 19



**Sale Price: \$600,000**

For more information

**Hillary S. Bressler**

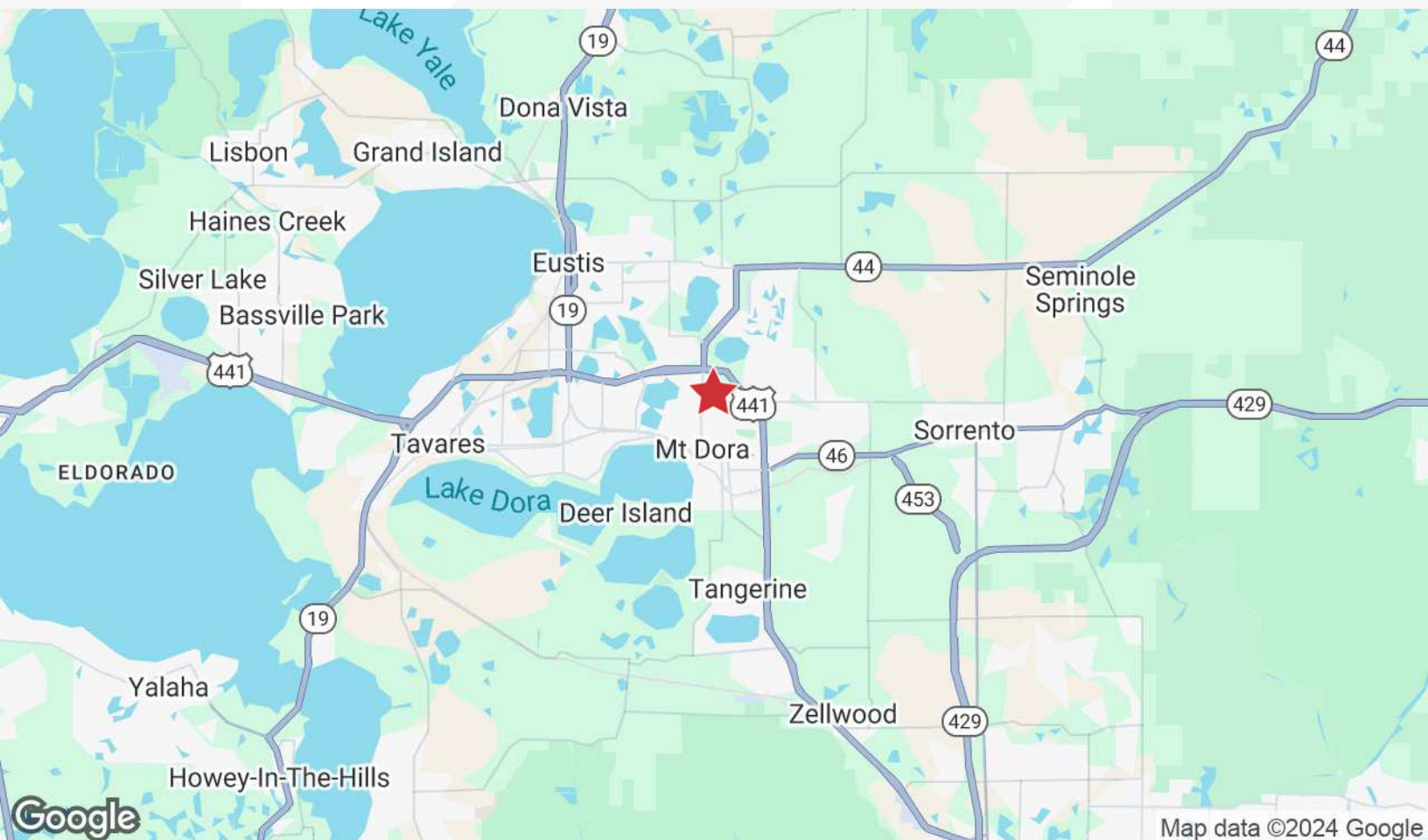
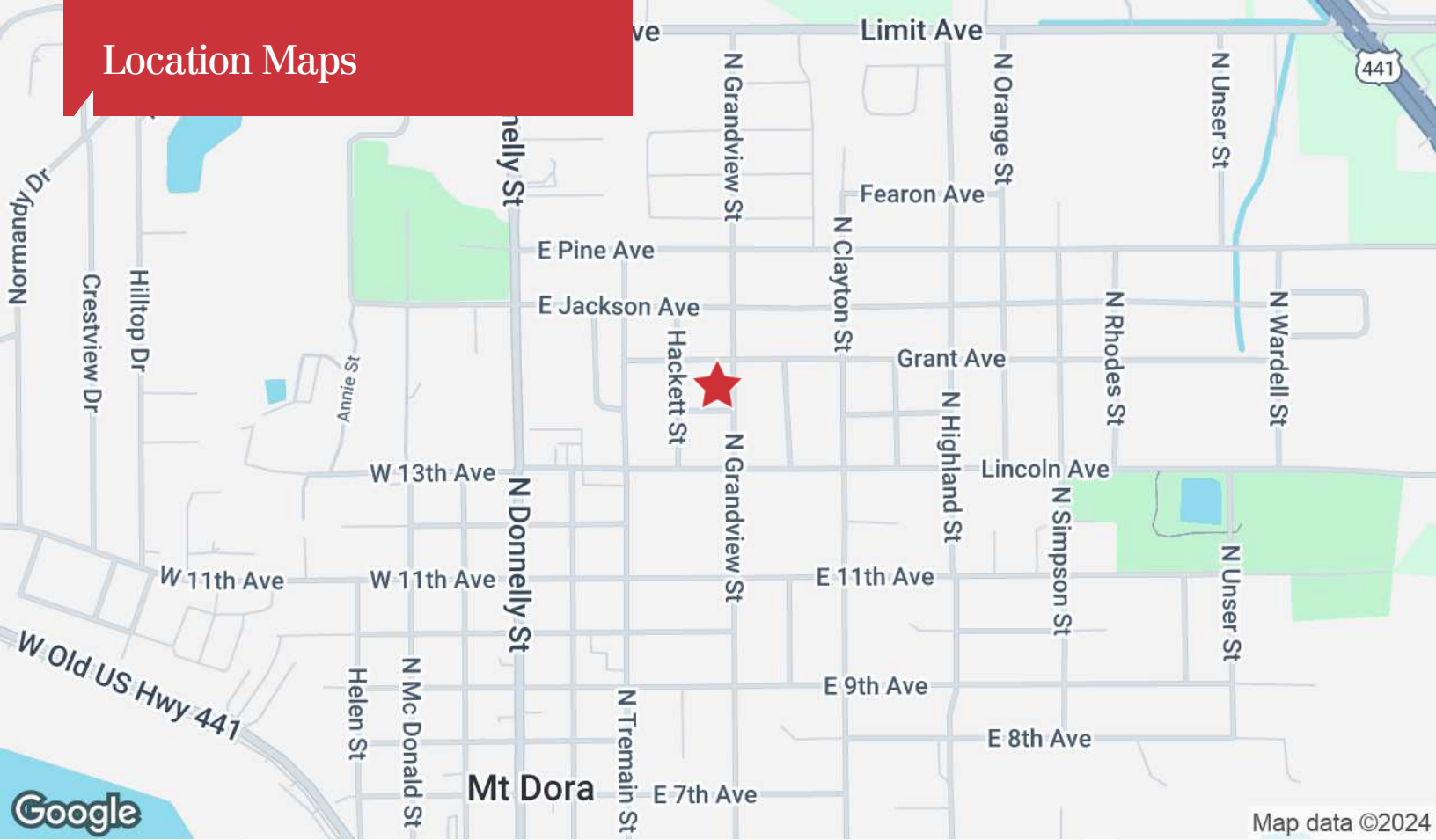
C: 321 356 4769

hbressler@realvest.com

# Property Photos



# Location Maps



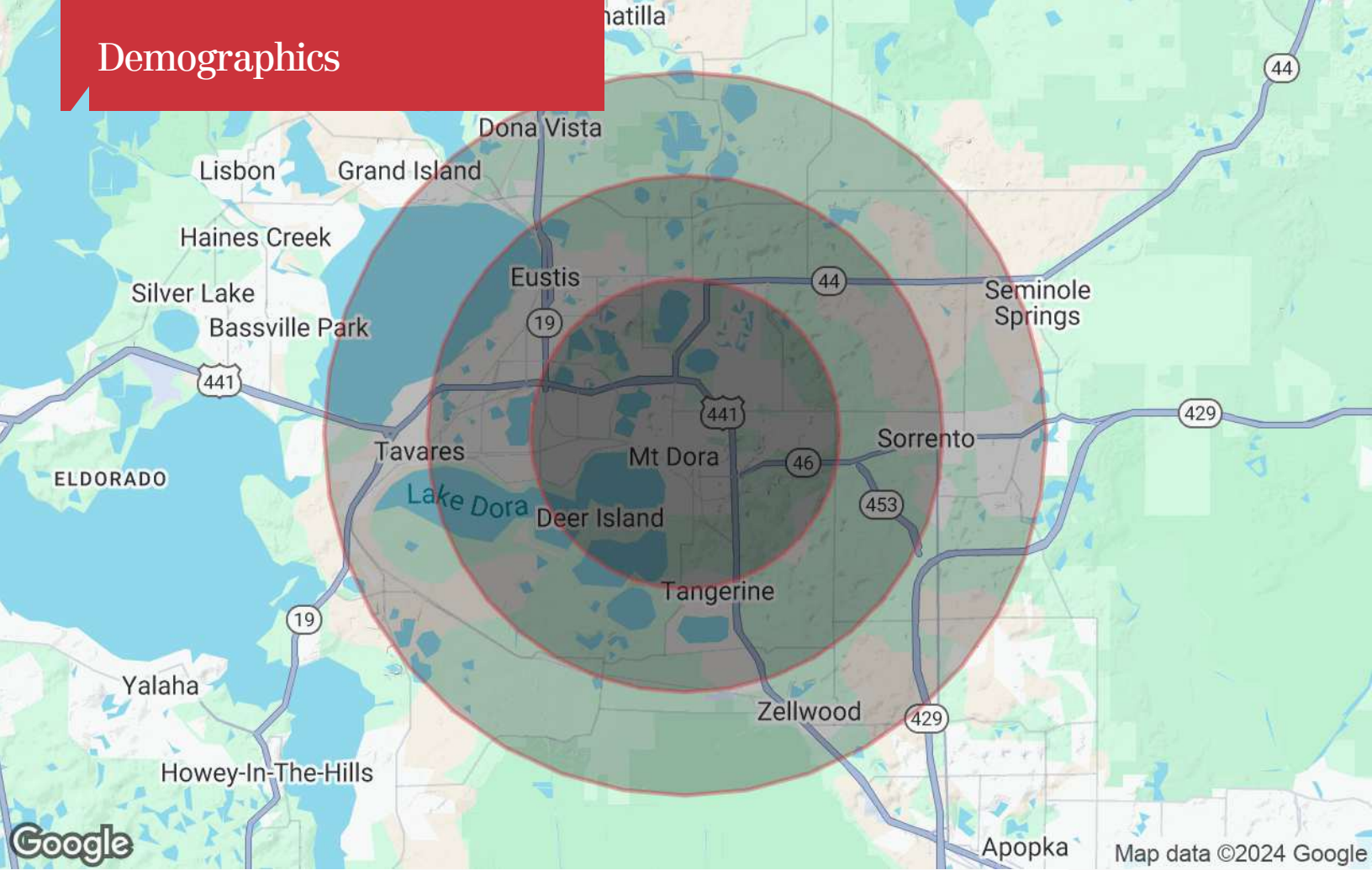
# Retailer Map



Google

Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

# Demographics



## Population

	3 Miles	5 Miles	7 Miles
TOTAL POPULATION	36,026	69,842	100,020
MEDIAN AGE	47	47	46
MEDIAN AGE (MALE)	46	45	45
MEDIAN AGE (FEMALE)	49	48	47

## Households & Income

	3 Miles	5 Miles	7 Miles
TOTAL HOUSEHOLDS	15,442	29,315	41,187
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$89,500	\$88,207	\$91,001
AVERAGE HOUSE VALUE	\$357,396	\$335,222	\$345,569

\* Demographic data derived from 2020 ACS - US Census