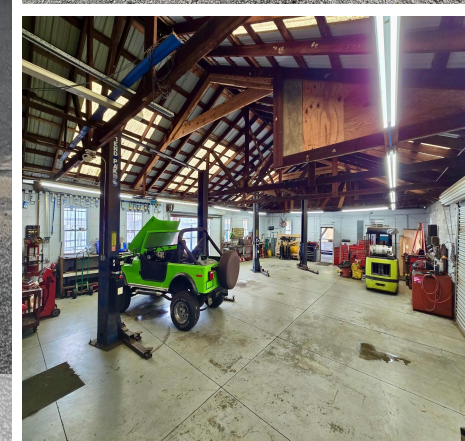
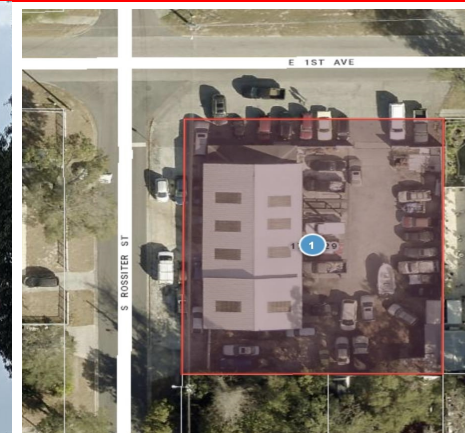


Plug-N-Play Auto Body Shop FOR SALE or LEASE



75 YEARS OF OPERATION - AUTO REPAIR SHOP - MOVE-IN-READY

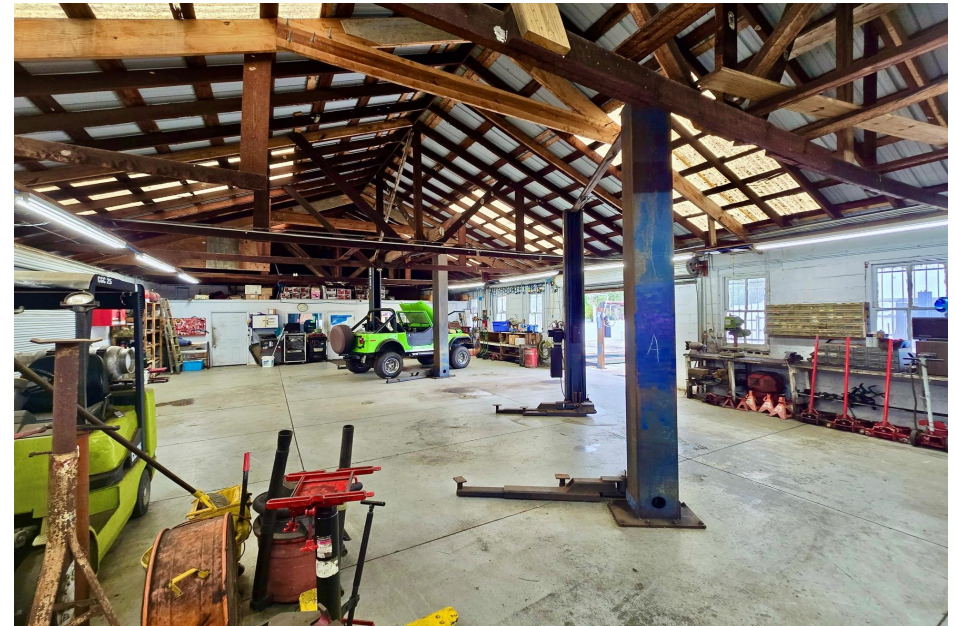
THE SPACE

Location	1310 E 1st Ave Mount Dora, FL 32757
County	Lake
Square Feet	3420
FOR SALE	\$699,000.00
FOR LEASE - Monthly	\$ 5500.00

Notes COVERED CAR PORT 800', FRONT OFFICE, RECEPTION, TWO BACK OFFICES, STORAGE ROOM

HIGHLIGHTS

- 75 YEARS OF OPERATION AS AN AUTO REPAIR BODY SHOP
- 3,240 SF FULLY EQUIPPED AUTO FACILITY - PLUG-n-PLAY READY
- AMPLE ON-SITE PARKING
- 4 COVERED LIFTS WITH A TOTAL OF 6 LIFTS
- FULLY FENCED & GATED
- DRIVE THROUGH LAYOUT- EFFICIENT FRONT-to-BACK VEHICLE FLOW
- PRIME LOCATION JUST OF 441 & 46, w/in CITY OF MOUNT DORA
- Office, Reception & Two Back Offices plus Storage Room



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
5,966	28,640	67,082

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$82,064	\$99,526	\$96,018

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,705	12,235	27,827



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PROPERTY FEATURES

FOR SALE	699,000
FOR LEASE	5,500
BUILDING (SF)	3,420
LAND ACRES	.353
YEAR BUILT	1945
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	AMPLE PARKING
CEILING HEIGHT	14'
GRADE LEVEL DOORS	Two
FENCED YARD	Fully Fenced & Gated
OFFICE SF	800' Front Office/Reception
BACK OFFICE	Two Back Offices



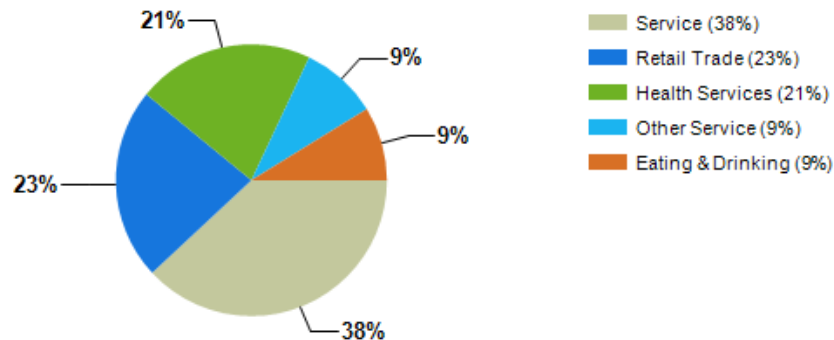
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Location Highlights

- All traffic coming from Orlando into Downtown Mount Dora passes directly by this property, making it one of the most visible locations in the area. Located on E 1st Avenue, the main thoroughfare into Mount Dora's charming and highly visited downtown, this site offers unmatched exposure and accessibility.
- This location has operated as an established auto body shop for over 75 years, earning deep-rooted recognition and trust within the community. A true staple of Mount Dora, the business name is synonymous with reliability and longevity—offering instant credibility to any buyer looking to continue the tradition.
- With its unbeatable location and long-standing presence, this property offers endless possibilities for the next owner to capitalize on Mount Dora's vibrant calendar of events—Art Festivals, boating weekends, parades, and holiday celebrations that draw thousands right past your door. Whether continuing the legacy or reimagining the space, this is a rare opportunity to become woven into the heart of one of Central Florida's most beloved communities.

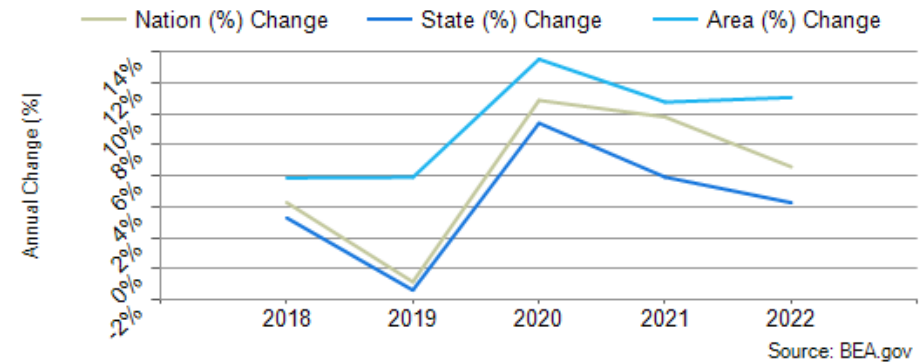
Major Industries by Employee Count



Largest Employers

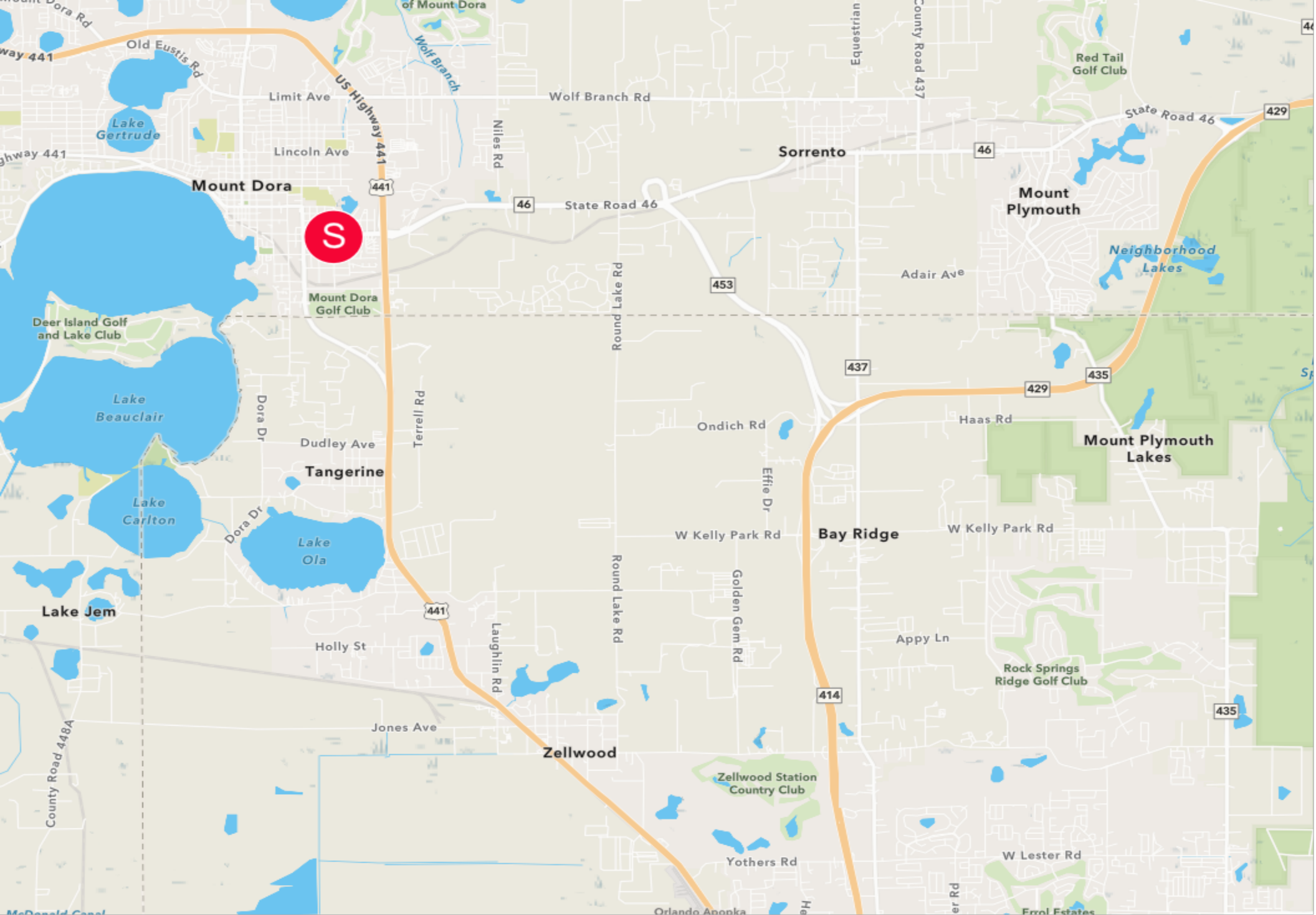
Publix Super Markets	1,000
AdventHealth Waterman	1,000
UF Health Leesburg Hospital	1,000
Orlando Health South Lake Hospital	1,000
Walmart Supercenters	5,001,000
The Villages of Lake-Sumter Inc.	5,001,000
Cornerstone Hospice & Palliative Care	5,001,000
Lowe's Home Improvement Centers	5,001,000

Lake County GDP Trend



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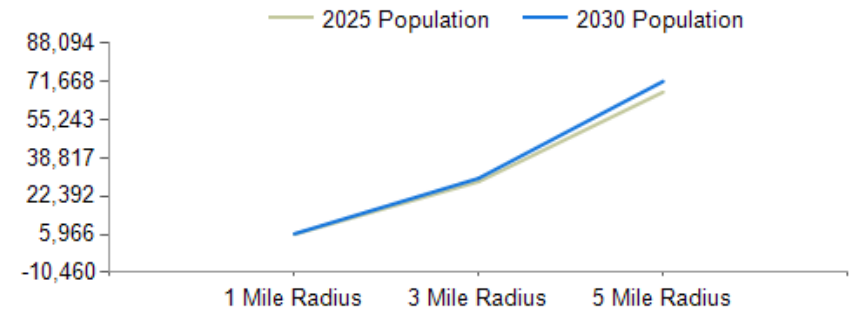
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Local Business Map | Plug-N-Play Auto Body Shop FOR SALE or LEASE

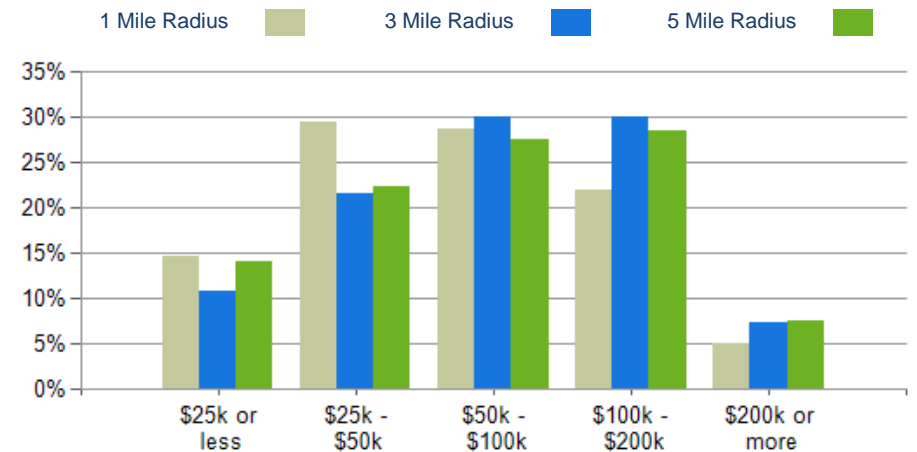
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,940	16,536	38,465
2010 Population	4,854	20,458	48,987
2025 Population	5,966	28,640	67,082
2030 Population	6,201	30,052	71,668
2025-2030: Population: Growth Rate	3.90%	4.85%	6.65%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	186	745	2,116
\$15,000-\$24,999	213	586	1,828
\$25,000-\$34,999	462	1,341	3,128
\$35,000-\$49,999	336	1,311	3,099
\$50,000-\$74,999	371	1,945	4,225
\$75,000-\$99,999	404	1,742	3,430
\$100,000-\$149,999	423	2,713	5,699
\$150,000-\$199,999	171	956	2,224
\$200,000 or greater	139	896	2,078
Median HH Income	\$58,457	\$77,064	\$71,177
Average HH Income	\$82,064	\$99,526	\$96,018

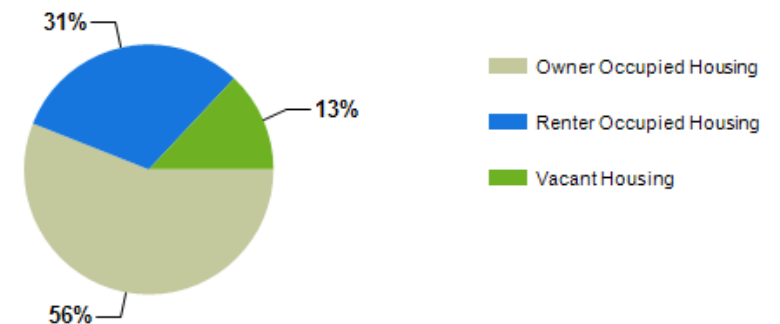
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,411	7,747	17,653
2010 Total Households	2,122	8,569	19,901
2025 Total Households	2,705	12,235	27,827
2030 Total Households	2,847	13,005	30,011
2025 Average Household Size	2.20	2.32	2.38
2025-2030: Households: Growth Rate	5.15%	6.15%	7.60%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri



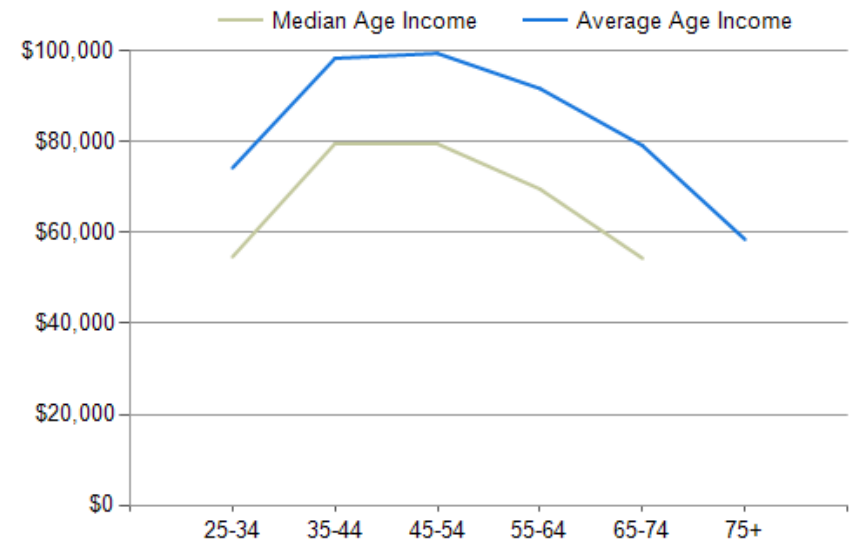
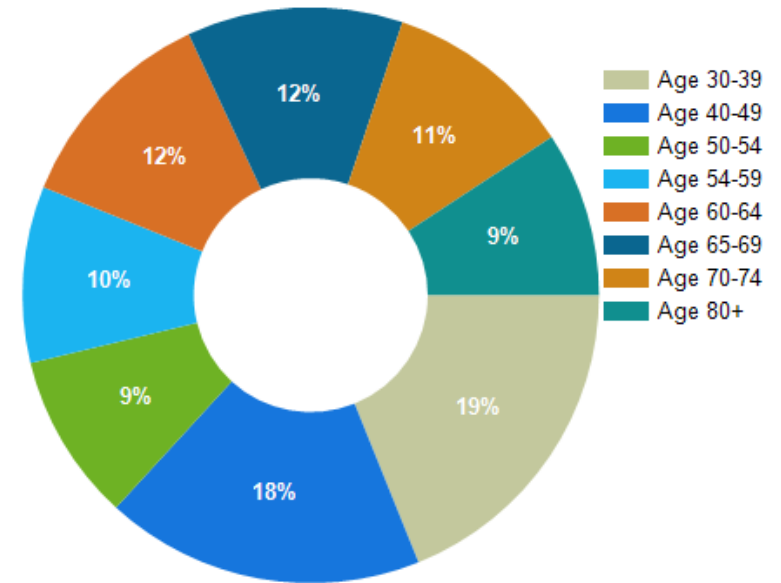
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Demographics | Plug-N-Play Auto Body Shop FOR SALE or LEASE

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	370	1,533	3,878
2025 Population Age 35-39	351	1,616	3,945
2025 Population Age 40-44	339	1,667	4,001
2025 Population Age 45-49	344	1,541	3,649
2025 Population Age 50-54	359	1,615	3,845
2025 Population Age 55-59	378	1,747	4,168
2025 Population Age 60-64	455	2,146	4,877
2025 Population Age 65-69	462	2,213	4,847
2025 Population Age 70-74	404	2,205	4,610
2025 Population Age 75-79	353	1,947	3,956
2025 Population Age 80-84	189	1,150	2,478
2025 Population Age 85+	181	1,042	2,235
2025 Population Age 18+	4,903	23,672	54,632
2025 Median Age	47	49	47
2030 Median Age	49	49	47

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,701	\$67,795	\$66,926
Average Household Income 25-34	\$74,290	\$87,432	\$88,759
Median Household Income 35-44	\$79,643	\$94,235	\$93,826
Average Household Income 35-44	\$98,421	\$113,583	\$112,496
Median Household Income 45-54	\$79,569	\$96,862	\$92,869
Average Household Income 45-54	\$99,489	\$115,223	\$112,753
Median Household Income 55-64	\$69,614	\$88,639	\$82,359
Average Household Income 55-64	\$91,740	\$116,242	\$108,616
Median Household Income 65-74	\$54,372	\$80,551	\$68,828
Average Household Income 65-74	\$79,189	\$101,869	\$93,600
Average Household Income 75+	\$58,540	\$74,311	\$70,638



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Demographics | Plug-N-Play Auto Body Shop FOR SALE or LEASE