



## Alliance Animal Veterinary Hospital

*3300 N Highway 19A  
Mount Dora, FL 32757*

Contact:

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## PROPERTY INFO:

■ **PURCHASE PRICE:**  
*\$2,100,000.00*

■ **PROPERTY ADDRESS:**  
*3300 N HIGHWAY 19A  
MOUNT DORA, FL 32757*

■ **YEAR BUILT:**  
*2007*

■ **PROPERTY SIZE**  
*7,159 SQ. FT.*

■ **LAND SIZE**  
*0.89 ACRES*

# ALLIANCE ANIMAL VETERINARY HOSPITAL

### COMPANY DISCLAIMER

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# PROPERTY OVERVIEW

Single-Tenant Absolute NNN Lease | Alliance Animal Health  
3300 N Highway 19A, Mount Dora, FL 32757

Blissful Real Estate is pleased to present the exclusive listing for a corporate backed Alliance Animal Veterinary Hospital Net leased Property at 3300 N Highway 19A, Mount Dora, FL 32757. The site consists of roughly 7,159 rentable square feet of building space on an estimated 0.89-acre parcel of land. This Alliance Animal Veterinary Hospital has a 20-year Triple Net (NNN) lease, which commenced 2/1/2021. The current annual rent is \$110,000 and has scheduled increases of 10% every 5 years.

## Alliance Animal Veterinary Hospital *Mount Dora FL 32757*



# Alliance Animal Veterinary Hospital

3300 N Highway 19A, Mount Dora, FL, 32757

## DETAILED PROPERTY DESCRIPTION



## Property Overview

- **Tenant:** Alliance Animal Health
- **Property Type:** Single-Tenant Medical / Veterinary
- **Lease Type:** Absolute NNN (No Landlord Responsibilities)
- **Building Size:** 7,159 SF
- **Lot Size:** ±0.89 Acre
- **Year Built / Renovated:** 2007

## Investment Highlights

- **Annual Base Rent:** \$110,000
- **Sale Price:** \$2,100,000
- **CAP Rate:** 5.25%
- **Lease Term Remaining:** 15 Years
- **Rental Increases:** 10% every 5 years
- **Renewal Options:** Four (4) x 5-Year Options with 10% increases per term

## Lease Structure

- **Absolute NNN Lease**
- **No Landlord Responsibilities**
- **Long-Term Corporate Backed Lease by Alliance Animal Health**
- **Strong Veterinary Operator with Over 150 Locations Nationwide**

## Location Highlights

- **Highly Visible Frontage on Highway 19A**

## **Alliance Animal Veterinary Hospital**

3300 N Highway 19A, Mount Dora, FL, 32757

### **DETAILED PROPERTY DESCRIPTION**



- **Dense Residential and Commercial Surroundings**
- **Growing Market in Lake County, Florida**
- **Minutes from Downtown Mount Dora – a Popular Central Florida Destination**
- **Nearby Retailers:** Publix, Target, ALDI, Super Walmart, Walgreens, Wawa and more

### **Why Invest?**

- **Passive Income Stream for 15 Years**
- **Attractive Rent Increases – Inflation Hedge**
- **Corporate-Backed Lease with a Reputable, Expanding Tenant**
- **Stable Asset in a High-Growth Florida Market**
- **Ideal 1031 Exchange Opportunity**

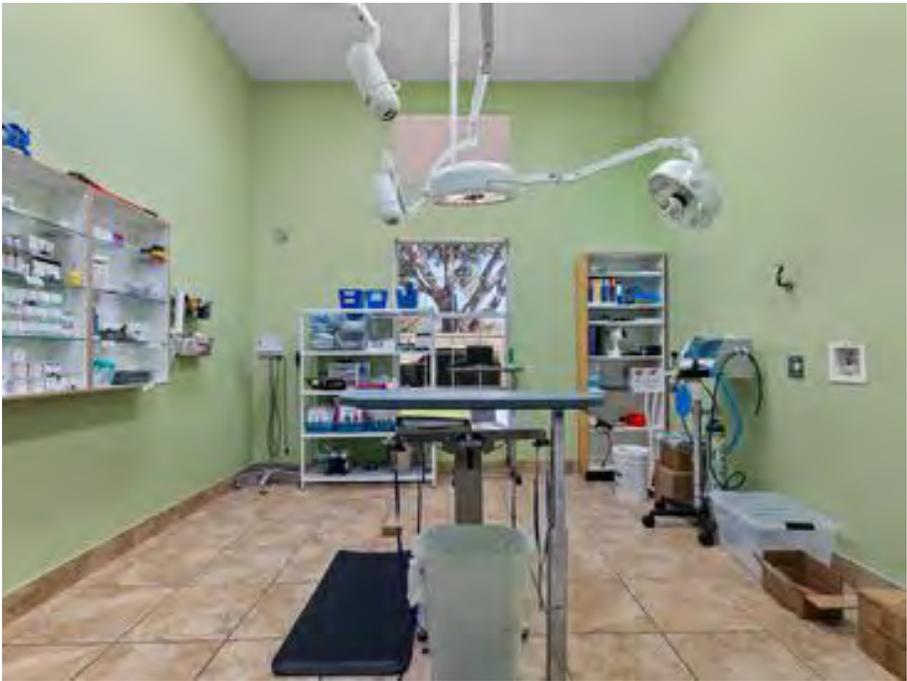
# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS

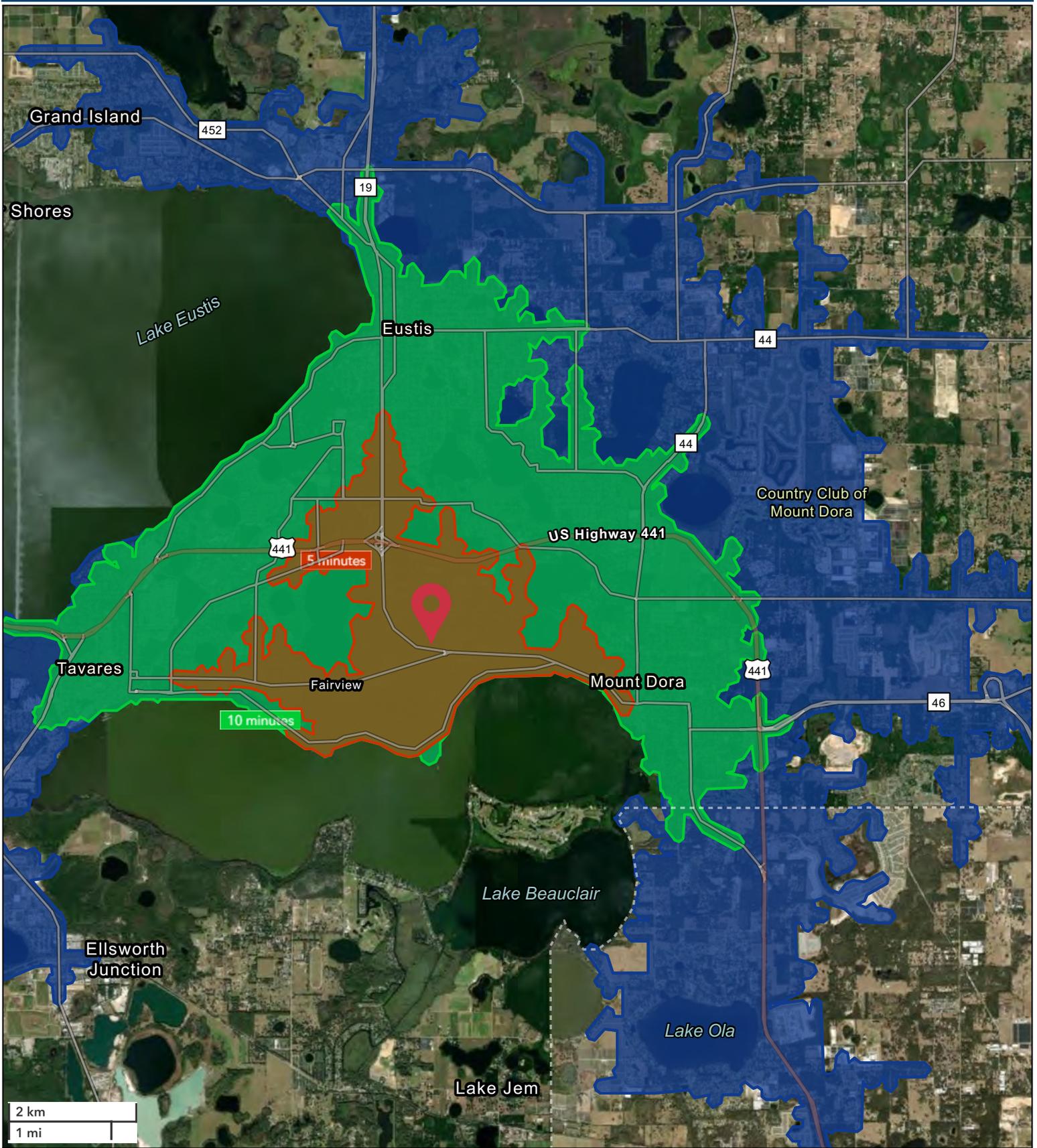


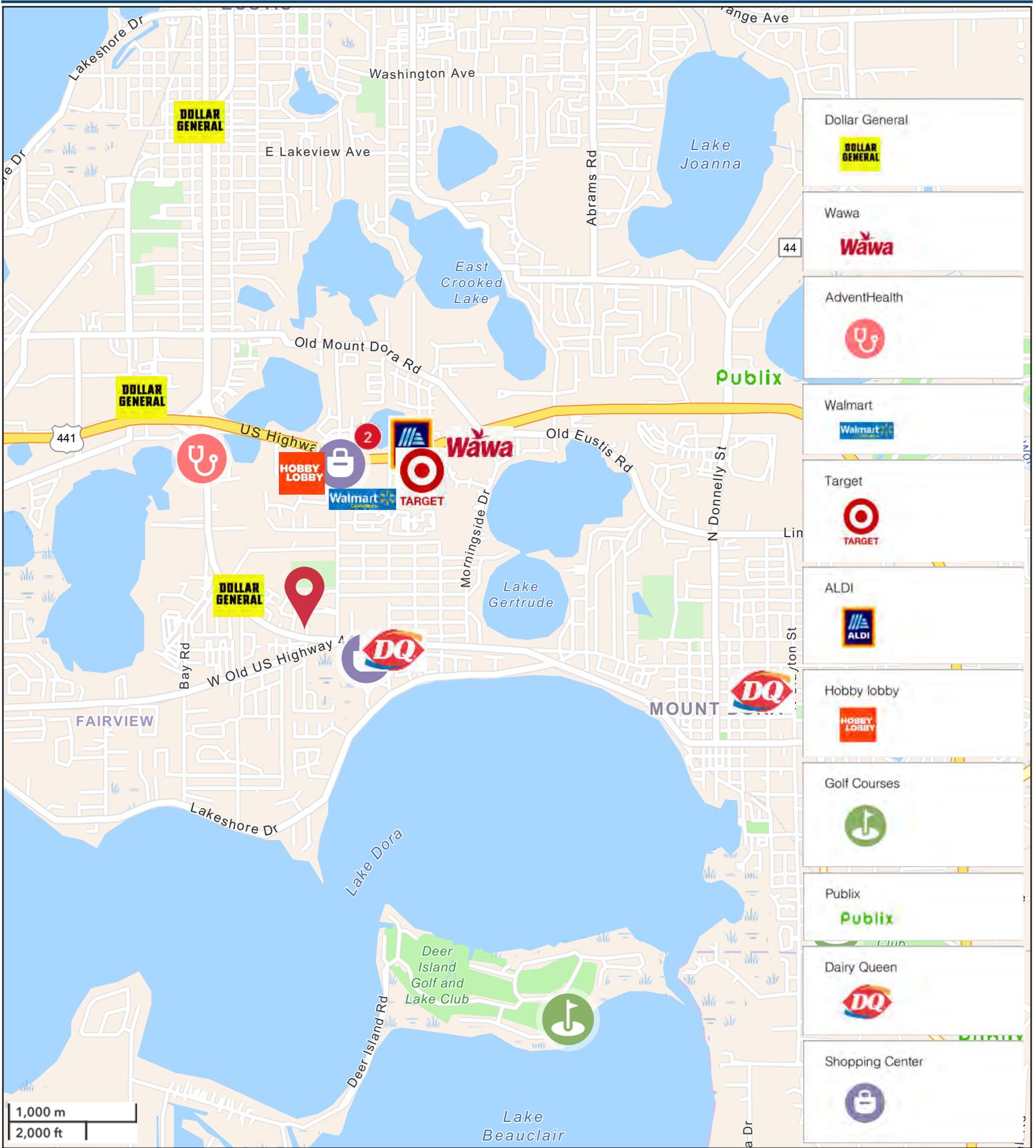
# PROPERTY PHOTOS



# PROPERTY PHOTOS







# Alliance Animal Veterinary Hospital

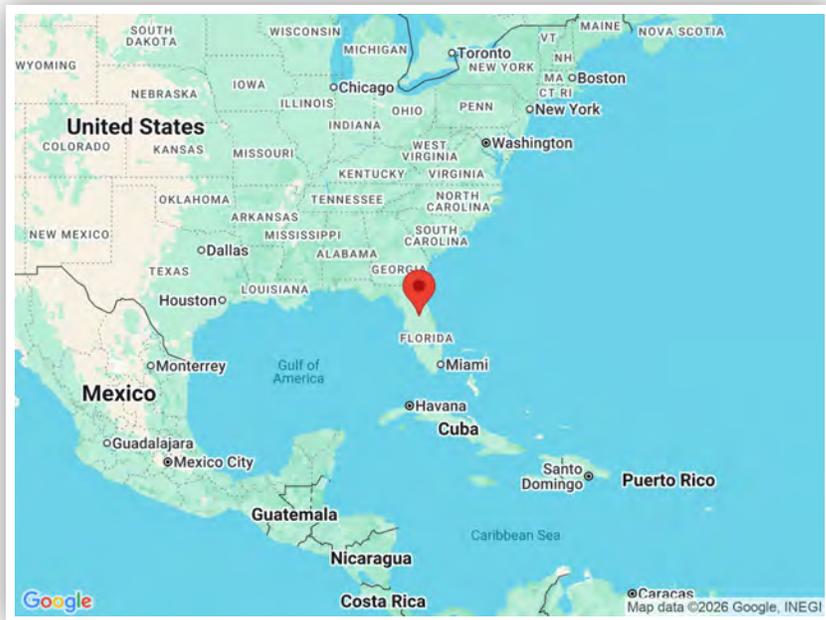
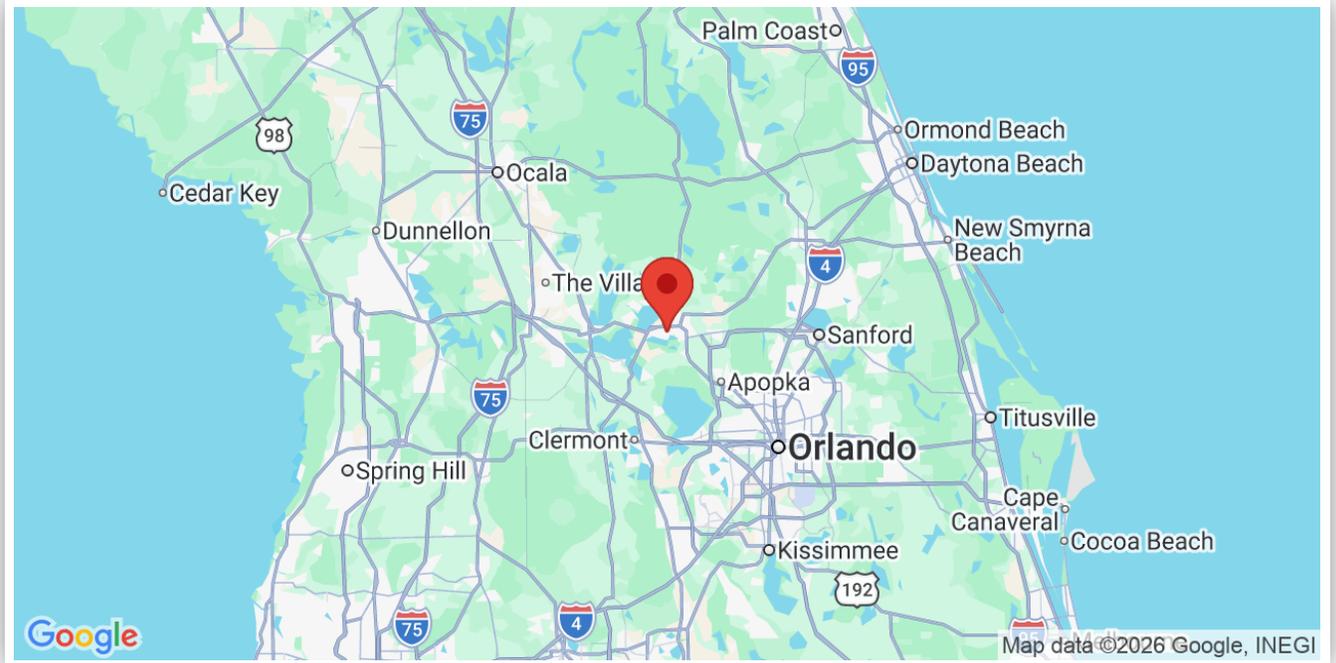
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AREA LOCATION MAP



## Alliance Animal Veterinary Hospital

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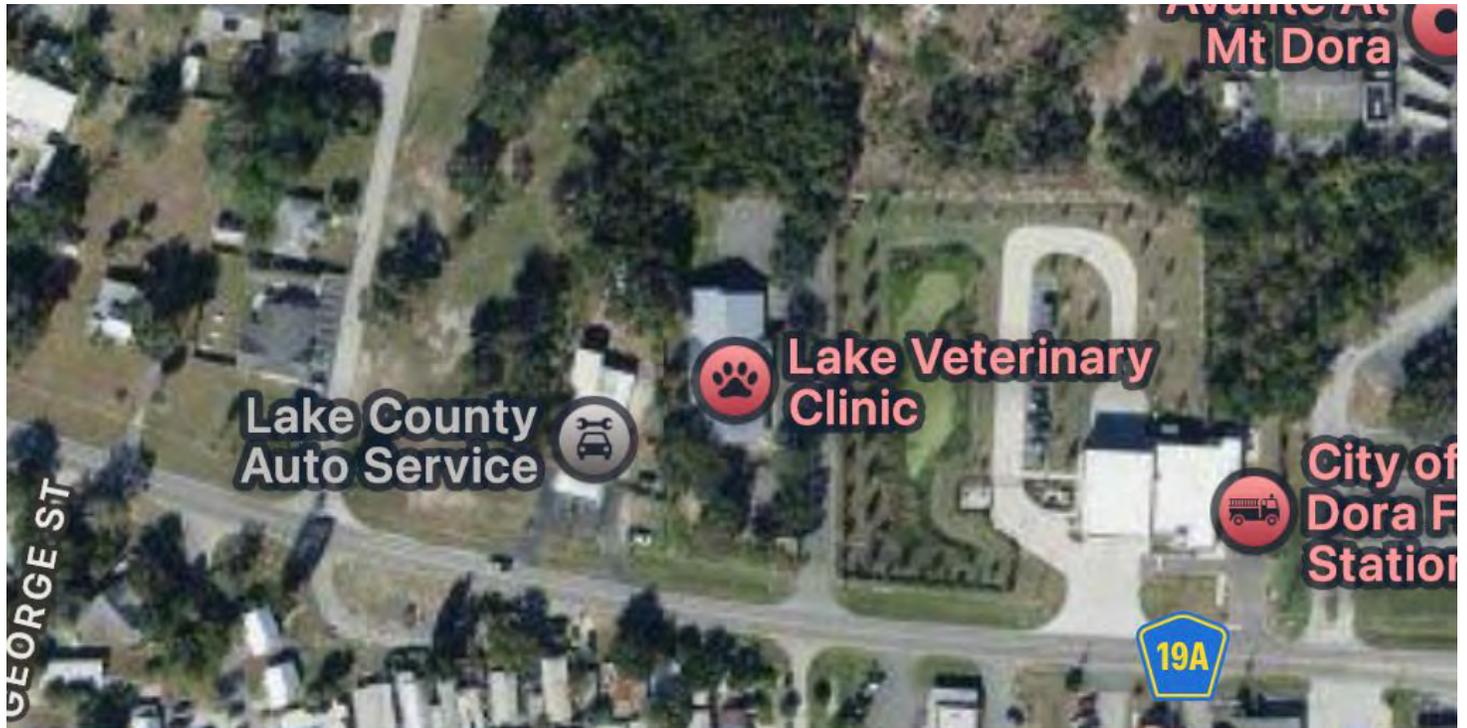
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AERIAL ANNOTATION MAP

**Alliance Animal Veterinary Hospital**

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# Alliance Animal Veterinary Hospital

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[STREET VIEW MAP](#)

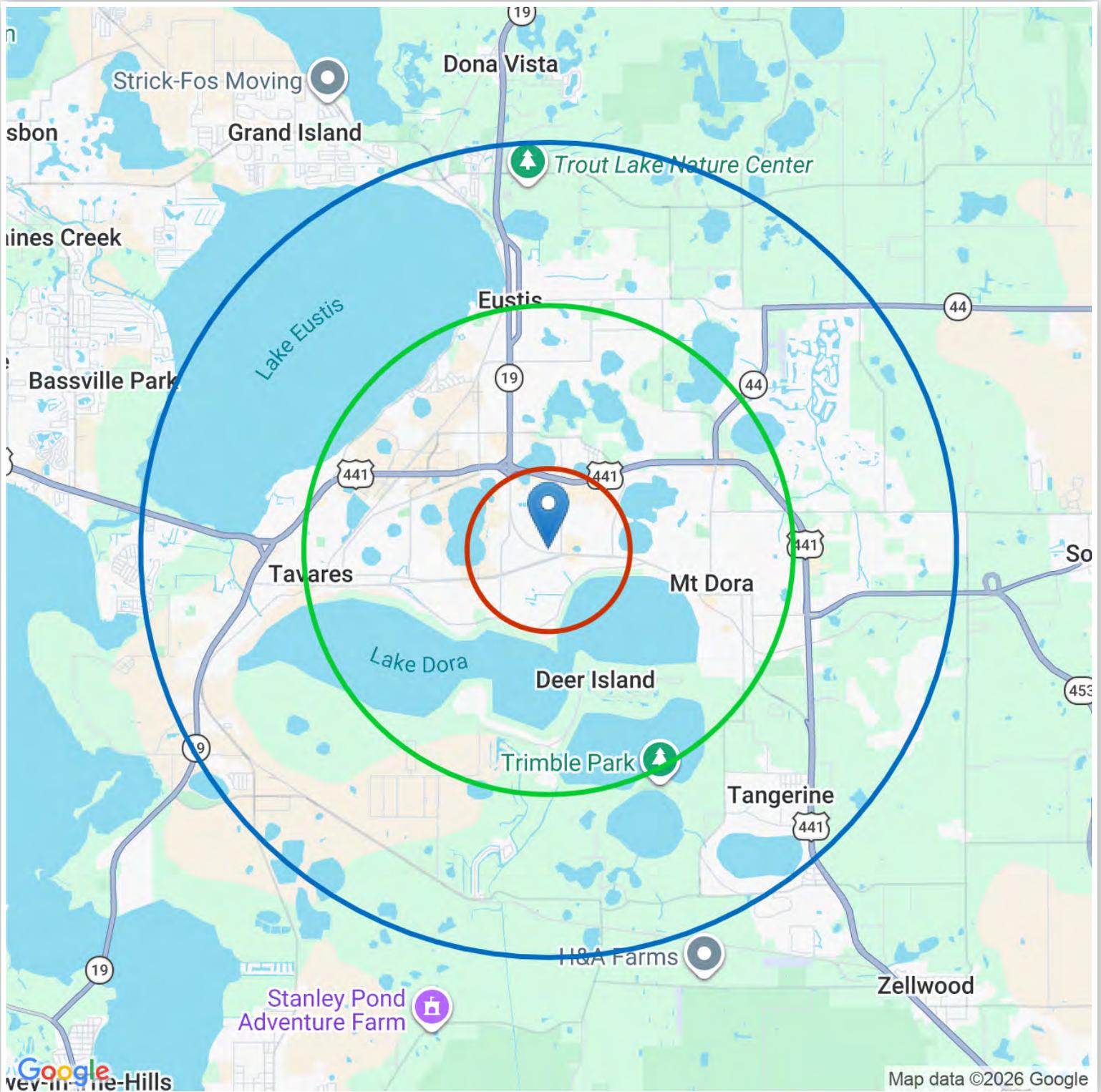
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**KEY FACTS**

**7,956**  
Population

**43.8** Median Age

**2.12**  
Average Household Size

**3,414**  
Total Households

**EDUCATION**

6.9%

No High School Diploma

7.31%

High School Graduate

18.99%

Some College

15.06%

Bachelor's/ Grad

**BUSINESS**

**415**  
Total Businesses

**3,924**  
Total Employees

**EMPLOYMENT**

**1,657**

Retail Trade Employees

**179**

Finance/Ins/Real Estate Emp

**153**

Manufacturing Employees

**461**

Eating & Drinking Employees

**5.8%**

Unemployment Rate



**\$52,444**

Median Household Income

**Households by Income**

The largest group : < \$15,000 (17.81%) ■

The smallest group : \$200,000+ (2.5%) ■

Indicator	Value(%)	
< \$15,000	17.81	■
\$15,000 - \$24,999	6.46	■
\$25,000 - \$34,999	12.95	■
\$35,000 - \$49,999	11.37	■
\$50,000 - \$74,999	10.83	■
\$75,000 - \$99,999	17.59	■
\$100,000 - \$149,999	13.11	■
\$150,000 - \$199,999	7.38	■
\$200,000+	2.5	■

**INCOME**



**\$31,992**

Per Capita Income



**\$70,172**

Median Net Worth



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**KEY FACTS**

**39,748**

Population

**48**

Median Age

**2.2**

Average Household Size

**15,864**

Total Households

**EDUCATION**

6.89%

No High School Diploma

9.82%

High School Graduate

18.84%

Some College

16.94%

Bachelor's/ Grad

**BUSINESS**

**2,192**

Total Businesses

**20,141**

Total Employees

**EMPLOYMENT**

**5,491**

Retail Trade Employees

**1,308**

Finance/Ins/Real Estate Emp

**461**

Manufacturing Employees

**2,012**

Eating & Drinking Employees

**5%**

Unemployment Rate



**\$54,709**

Median Household Income

**INCOME**



**\$36,795**

Per Capita Income



**\$153,473**

Median Net Worth

**Households by Income**

The largest group : \$100,000 - \$149,999 (16.45%) ■

The smallest group : \$200,000+ (5.72%) ■

Indicator	Value(%)	
< \$15,000	10.63	■
\$15,000 - \$24,999	8.96	■
\$25,000 - \$34,999	14.59	■
\$35,000 - \$49,999	12.41	■
\$50,000 - \$74,999	13.7	■
\$75,000 - \$99,999	11.51	■
\$100,000 - \$149,999	16.45	■
\$150,000 - \$199,999	6.02	■
\$200,000+	5.72	■



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**KEY FACTS**

**77,317**

Population

**48.5** Median Age

**2.28**  
Average Household Size

**29,908**  
Total Households

**EDUCATION**

6.77%

No High School Diploma

10.17%

High School Graduate

17.88%

Some College

17.94%

Bachelor's/ Grad

**BUSINESS**

**3,489**

Total Businesses

**33,294**

Total Employees

**EMPLOYMENT**

**7,390**

Retail Trade Employees

**962**

Manufacturing Employees

**2,643**

Eating & Drinking Employees

**1,711**

Finance/Ins/Real Estate Emp

**4.2%**

Unemployment Rate

**INCOME**

**\$62,778**

Median Household Income

**\$38,976**

Per Capita Income

**\$220,843**

Median Net Worth

**Households by Income**

The largest group : \$100,000 - \$149,999 (18.46%)

The smallest group : \$150,000 - \$199,999 (6.64%)

Indicator	Value(%)	
< \$15,000	8.78	■
\$15,000 - \$24,999	7.42	■
\$25,000 - \$34,999	13.43	■
\$35,000 - \$49,999	11.68	■
\$50,000 - \$74,999	14.56	■
\$75,000 - \$99,999	12	■
\$100,000 - \$149,999	18.46	■
\$150,000 - \$199,999	6.64	■
\$200,000+	7.02	■



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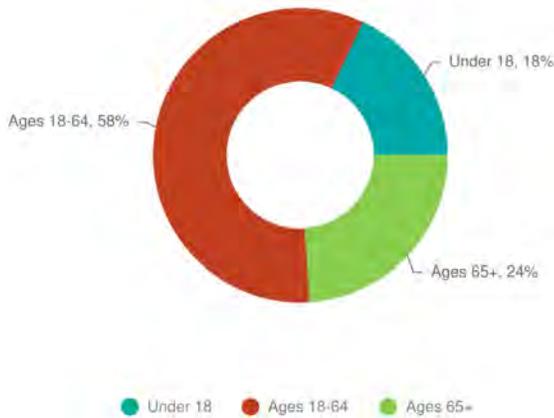
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**POPULATION TRENDS AND KEY INDICATORS**  
 1 Miles Ring

<b>7,956</b> Population	<b>3,684</b> Households	<b>43.8</b> Median Age
<b>2.12</b> Avg Size Household	<b>\$52,444</b> Median Household Income	<b>\$279,848</b> Median Home Value
<b>54</b> Wealth Index	<b>74</b> Housing Affordability	<b>71.6</b> Diversity Index

**POPULATION BY AGE**

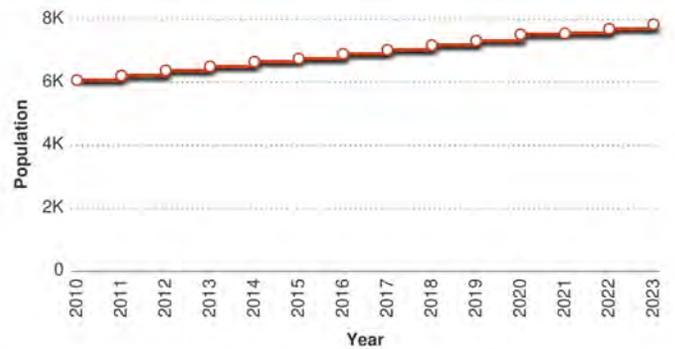


**POPULATION BY GENERATION**

<b>7.29%</b> Greatest Gen: Born 1945/Earlier	<b>24.36%</b> Baby Boomer: Born 1946 to 1964	<b>18.05%</b> Generation X: Born 1965 to 1980
<b>22.3%</b> Millennial: Born 1981 to 1998	<b>20.4%</b> Generation Z: Born 1999 to 2016	<b>7.6%</b> Alpha: Born 2017 to Present

**HISTORICAL & FORECAST POPULATION**

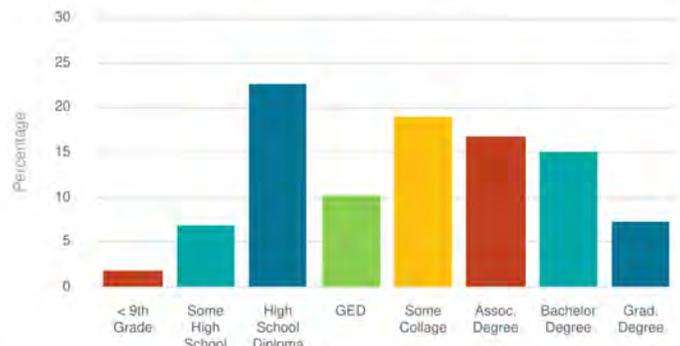
<b>2019-2024</b> Historic Growth Rate <b>1.45%</b>	<b>2024-2029</b> Forecasted Growth Rate <b>0.92%</b>	<b>8,246</b> Household Population
		<b>2,674</b> Population Density



**DAYTIME POPULATION**

<b>9,462</b> 2024 Total Daytime Population	<b>4,803</b> 2024 Daytime Pop: Residents
<b>4,659</b> 2024 Daytime Pop: Workers	<b>3,014</b> 2024 Daytime Pop Density

**POPULATION BY EDUCATION**



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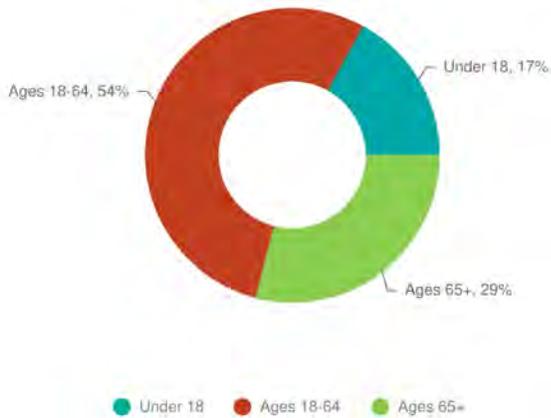
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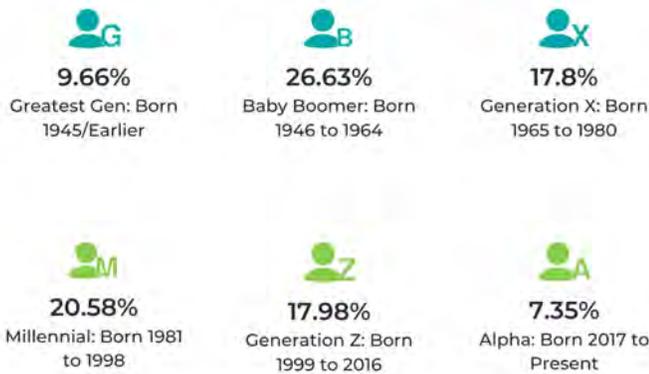
**POPULATION TRENDS AND KEY INDICATORS**  
 3 Miles Ring

<b>39,748</b> Population	<b>17,666</b> Households	<b>48</b> Median Age
<b>2.2</b> Avg Size Household	<b>\$54,709</b> Median Household Income	<b>\$326,707</b> Median Home Value
<b>75</b> Wealth Index	<b>66</b> Housing Affordability	<b>66.1</b> Diversity Index

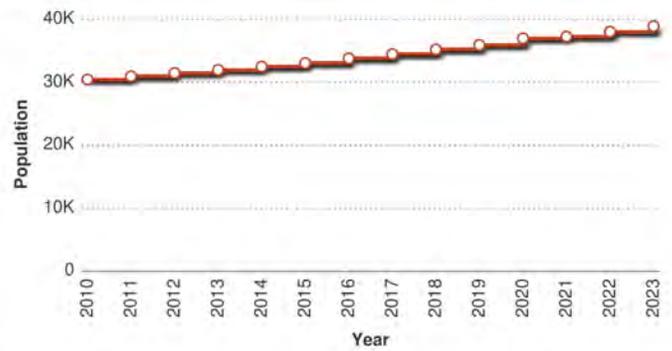
**POPULATION BY AGE**



**POPULATION BY GENERATION**



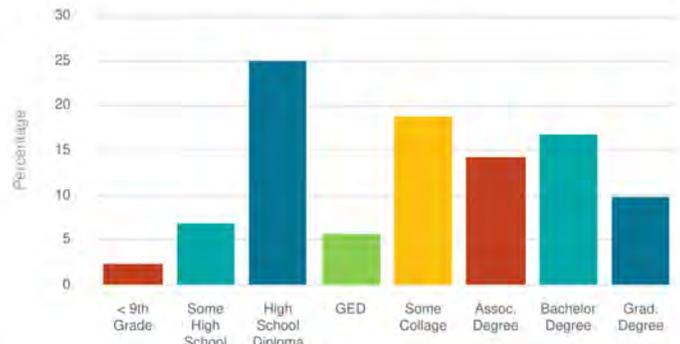
**HISTORICAL & FORECAST POPULATION**



**DAYTIME POPULATION**



**POPULATION BY EDUCATION**



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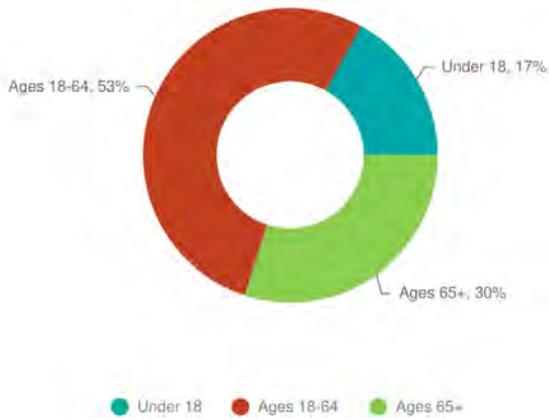
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**POPULATION TRENDS AND KEY INDICATORS**  
 5 Miles Ring

<b>77,317</b> Population	<b>33,169</b> Households	<b>48.5</b> Median Age
<b>2.28</b> Avg Size Household	<b>\$62,778</b> Median Household Income	<b>\$345,971</b> Median Home Value
<b>89</b> Wealth Index	<b>72</b> Housing Affordability	<b>64.6</b> Diversity Index

**POPULATION BY AGE**



**POPULATION BY GENERATION**

<b>9.25%</b> Greatest Gen: Born 1945/Earlier	<b>27.61%</b> Baby Boomer: Born 1946 to 1964	<b>17.84%</b> Generation X: Born 1965 to 1980
<b>20%</b> Millennial: Born 1981 to 1998	<b>17.89%</b> Generation Z: Born 1999 to 2016	<b>7.4%</b> Alpha: Born 2017 to Present

**HISTORICAL & FORECAST POPULATION**

2019-2024  
Historic Growth Rate

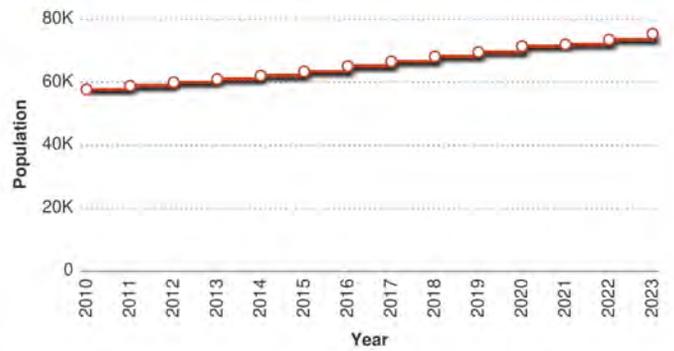
**2.15%**

2024-2029  
Forecasted Growth Rate

**1.07%**

**80,292**  
Household Population

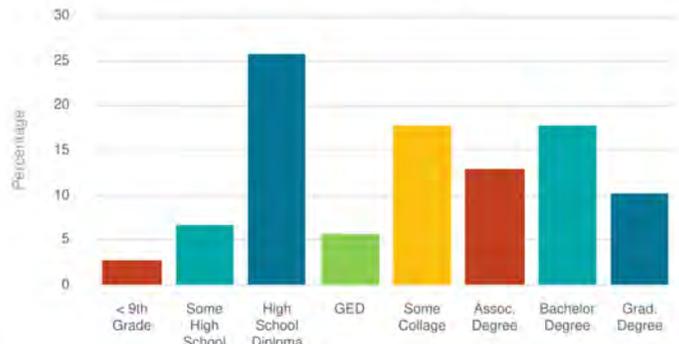
**1,045**  
Population Density



**DAYTIME POPULATION**

<b>79,875</b> 2024 Total Daytime Population	<b>42,304</b> 2024 Daytime Pop: Residents
<b>37,571</b> 2024 Daytime Pop: Workers	<b>1,017</b> 2024 Daytime Pop Density

**POPULATION BY EDUCATION**



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## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



**12C**

**LifeMode Group: Hometown Small Town Sincerity**  
 1,348 Households  
 Household Percentage: 36.59%  
 Average Household Size: 2.26  
 Median Age: 40.8  
 Median Household Income: \$31,500



**8E**

**LifeMode Group: Middle Ground Front Porches**  
 1,167 Households  
 Household Percentage: 31.68%  
 Average Household Size: 2.57  
 Median Age: 34.9  
 Median Household Income: \$43,700



**5E**

**LifeMode Group: GenXurban Midlife Constants**  
 683 Households  
 Household Percentage: 18.54%  
 Average Household Size: 2.31  
 Median Age: 47  
 Median Household Income: \$53,200



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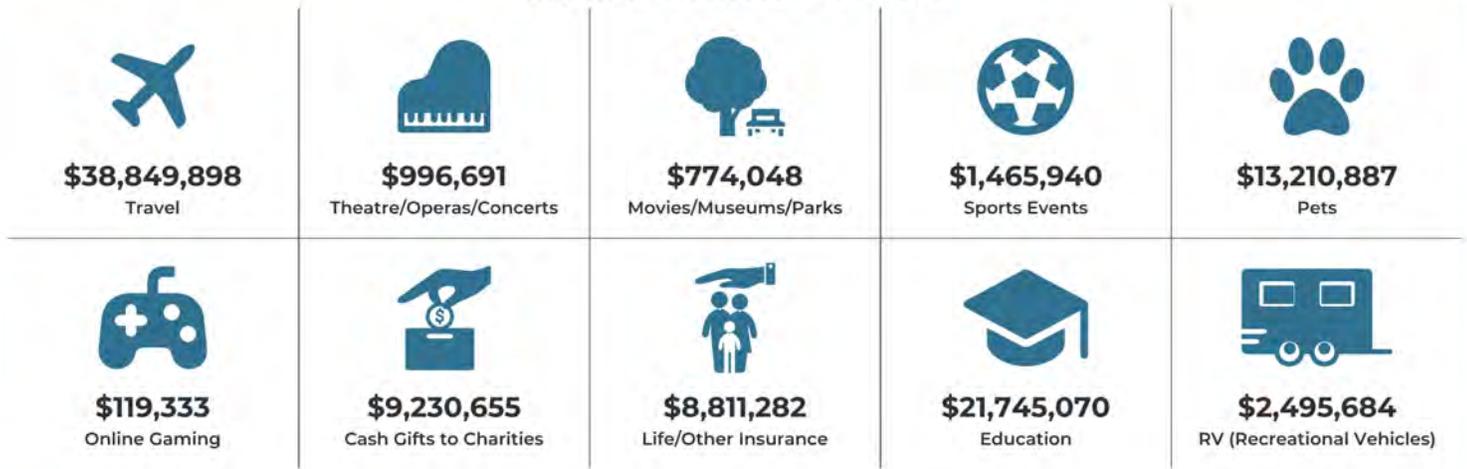


## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



**9D**

**LifeMode Group: Senior Styles**  
**Senior Escapes**  
 3,202 Households  
 Household Percentage: 18.13%  
 Average Household Size: 2.2  
 Median Age: 54.6  
 Median Household Income: \$38,700



**5D**

**LifeMode Group: GenXurban**  
**Rustbelt Traditions**  
 2,439 Households  
 Household Percentage: 13.81%  
 Average Household Size: 2.47  
 Median Age: 39  
 Median Household Income: \$51,800



**12C**

**LifeMode Group: Hometown**  
**Small Town Sincerity**  
 2,287 Households  
 Household Percentage: 12.95%  
 Average Household Size: 2.26  
 Median Age: 40.8  
 Median Household Income: \$31,500



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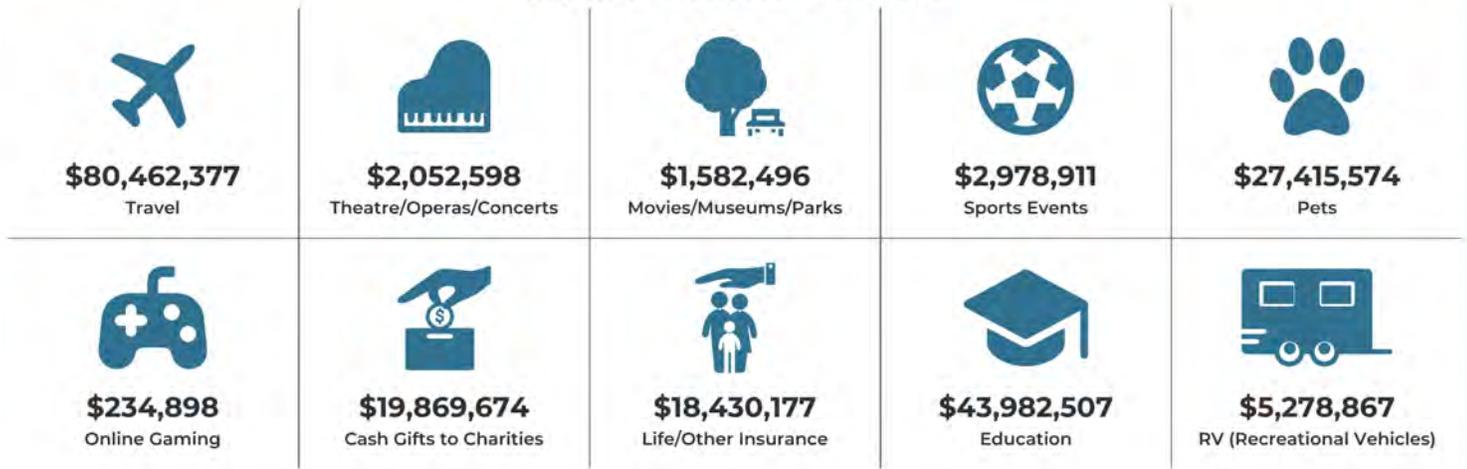


## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



**9D**

LifeMode Group: Senior Styles  
**Senior Escapes**  
 6,091 Households  
 Household Percentage: 18.36%  
 Average Household Size: 2.2  
 Median Age: 54.6  
 Median Household Income: \$38,700



**4C**

LifeMode Group: Family Landscapes  
**Middleburg**  
 2,911 Households  
 Household Percentage: 8.78%  
 Average Household Size: 2.75  
 Median Age: 36.1  
 Median Household Income: \$59,800



**9C**

LifeMode Group: Senior Styles  
**The Elders**  
 2,836 Households  
 Household Percentage: 8.55%  
 Average Household Size: 1.68  
 Median Age: 72.3  
 Median Household Income: \$42,800



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## Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- |   |   |
|---|---|
| Segment 1A (Top Tier)                   | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride)         | Segment 8D (Downtown Melting Pot)       |
| Segment 1C (Boomburbs)                  | Segment 8E (Front Porches)              |
| Segment 1D (Savvy Suburbanites)         | Segment 8F (Old and Newcomers)          |
| Segment 1E (Exurbanites)                | Segment 8G (Hardscrabble Road)          |
| Segment 2A (Urban Chic)                 | Segment 9A (Silver & Gold)              |
| Segment 2B (Pleasantville)              | Segment 9B (Golden Years)               |
| Segment 2C (Pacific Heights)            | Segment 9C (The Elders)                 |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes)             |
| Segment 3A (Laptops and Lattes)         | Segment 9E (Retirement Communities)     |
| Segment 3B (Metro Renters)              | Segment 9F (Social Security Set)        |
| Segment 3C (Trendsetters)               | Segment 10A (Southern Satellites)       |
| Segment 4A (Soccer Moms)                | Segment 10B (Rooted Rural)              |
| Segment 4B (Home Improvement)           | Segment 10C (Diners & Miners)           |
| Segment 4C (Middleburg)                 | Segment 10D (Down the Road)             |
| Segment 5A (Comfortable Empty Nesters)  | Segment 10E (Rural Bypasses)            |
| Segment 5B (In Style)                   | Segment 11A (City Strivers)             |
| Segment 5C (Parks and Rec)              | Segment 11B (Young and Restless)        |
| Segment 5D (Rustbelt Traditions)        | Segment 11C (Metro Fusion)              |
| Segment 5E (Midlife Constants)          | Segment 11D (Set to Impress)            |
| Segment 6A (Green Acres)                | Segment 11E (City Commons)              |
| Segment 6B (Salt of the Earth)          | Segment 12A (Family Foundations)        |
| Segment 6C (The Great Outdoors)         | Segment 12B (Traditional Living)        |
| Segment 6D (Prairie Living)             | Segment 12C (Small Town Simplicity)     |
| Segment 6E (Rural Resort Dwellers)      | Segment 12D (Modest Income Homes)       |
| Segment 6F (Heartland Communities)      | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families)     | Segment 13B (Las Casas)                 |
| Segment 7B (Urban Villages)             | Segment 13C (NeWest Residents)          |
| Segment 7C (American Dreamers)          | Segment 13D (Fresh Ambitions)           |
| Segment 7D (Barrios Urbanos)            | Segment 13E (High Rise Renters)         |
| Segment 7E (Valley Growers)             | Segment 14A (Military Proximity)        |
| Segment 7F (Southwestern Families)      | Segment 14B (College Towns)             |
| Segment 8A (City Lights)                | Segment 14C (Dorms to Diplomas)         |
| Segment 8B (Emerald City)               | Segment 15 (Unclassified)               |





**Indra Kasireddy, CCIM**  
**Broker, Blissful Real Estate**

Indrasena "Indra" Kasireddy, CCIM, is a distinguished commercial real estate broker and the Founder and President of Blissful Real Estate LLC, based in Orlando, Florida.

With over three decades of multifaceted business experience spanning construction, software development, management, real estate investment, and lending, Indra brings a wealth of knowledge and expertise to the real estate industry.

Holding a master's degree in Structural Engineering, Indra has seamlessly transitioned his analytical skills into the realm of real estate. Over the past 13 years, he has specialized in commercial real estate, with a focus on land, retail, office, multifamily, and investment properties across Central Florida. His proficiency is underscored by the prestigious Certified Commercial Investment Member (CCIM) designation, reflecting his deep understanding of investment analysis, market analysis, and financial analysis in commercial real estate.

Under Indra's leadership, Blissful Real Estate has achieved significant milestones, including over \$100 million in total real estate sales.

Indra's client-centric approach emphasizes personalized and comprehensive real estate solutions. He is known for his integrity, transparency, and dedication to building lasting relationships with clients, assisting both local and international investors in navigating the Florida real estate market.

Outside of work, Indra is an avid golfer and enjoys staying active through a variety of social and community activities. He has a strong track record of civic engagement—having served as President of the Telugu Association of Greater Orlando (TAGO) and currently serving as Vice President of the Hindu Society of Central Florida (HSCF). His leadership and commitment extend beyond business, reflecting his dedication to cultural, charitable, and community service.

He is also an active member of the Florida CCIM Chapter and the National Association of REALTORS®, and is fluent in English, Hindi, and Telugu—enabling him to connect with a broad and diverse clientele.

## Disclaimer

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By accepting this Offering Memorandum, the recipient agrees to use it solely for the purpose of evaluating a potential investment in the property described and agrees not to reproduce or distribute it in whole or in part without prior written consent from Blissful Real Estate or Indra Kasireddy.



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