

# EUSTIS SQUARE SHOPPING CENTER

## FOR LEASE:

In-Line and Out-Parcel Availabilities | Annual Rents From \$15 PSF

248-336 W. Ardice Ave | Suites 280 & 310 | Eustis, FL 32726



- Prominently positioned at the signalized intersection of County Road 19A and Old Mount Dora Road, between Walgreens and McDonald's.
- Two retail spaces available: Suite 280 ( $\pm 8,000$  SF) and Suite 310 ( $\pm 11,700$  SF). Both spaces have side or rear roll-up doors at ground level and are  $\pm 135$  ft. in depth.
- Anchored by Bealls, Tractor Supply, Save-A-Lot, and JB Flooring.
- Close Proximity to Mount Dora and Tavares (4 miles/10 minutes)

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## RETAIL MARKET AT A GLANCE

332 W Ardice Ave, Eustis, Florida, 32726

Ring: 5 mile radius

Property Retail Score is a site-level indicator aggregating influence of population, income, spending potential, growth, and age factors to determine retail opportunities in the area.

Property Retail Score



187

87% ↑ National Average



Total Population

80,254

National total is 339,887,819

Daytime Population

78,918

National total is 338,218,372

Median HH Income

\$66,242

23% ↓ than National average (\$81,624)

Retail SPI

75

33% ↓ than National average (100)

Projected 5-Year Population Growth

2.5%

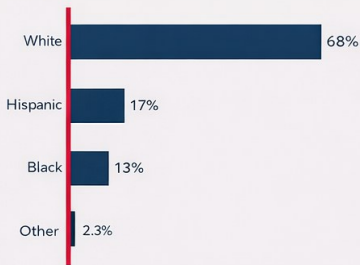
83% ↑ than National average (0.4%)

Median Age

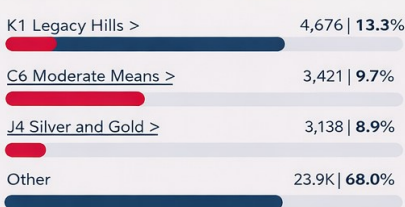
48.6

19% ↑ than National average (39.6)

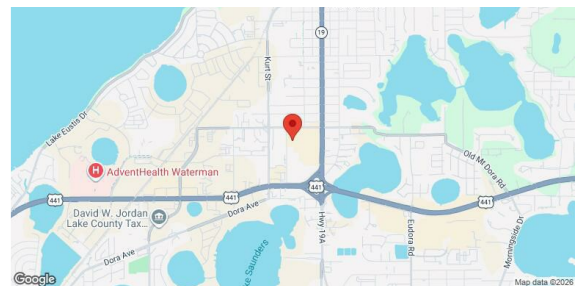
### Top 3 Ethnicities



### Top 3 Tapestry Segments [more info](#)



[View comparison table](#)



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