

# Offering Memorandum



**CONEY ISLAND EUSTIS**

15851 US HIGHWAY 441, EUSTIS, FL 32726

**Eshenbaugh**  
LAND COMPANY

The Dirt Dog

[www.thedirtdog.com](http://www.thedirtdog.com)



# Property Description

## PROPERTY DESCRIPTION

The opportunity is to acquire a 1.91± acre commercial site located at 15851 US Highway 441 in Eustis, Florida. The property is zoned General Commercial and is currently improved with a 3,268 SF former Coney Island Drive Inn building. With its existing commercial zoning and US 441 frontage, the site offers flexibility for a variety of commercial redevelopment or adaptive reuse opportunities.

## LOCATION DESCRIPTION

Strategically positioned along US Highway 441, the property benefits from strong visibility and access within one of Lake County's primary commercial corridors. The site is located in the City of Eustis, near Mount Dora and Tavares, with convenient regional connectivity throughout the Golden Triangle market.

## MUNICIPALITY

City of Eustis

## PROPERTY SIZE

1.91± Acres

## ZONING

GC (General Commercial)

## PARCEL ID

221926040100000201

## PRICE

\$2,200,000

## BROKER CONTACT INFO

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# Aerial



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# Demographics Map & Report

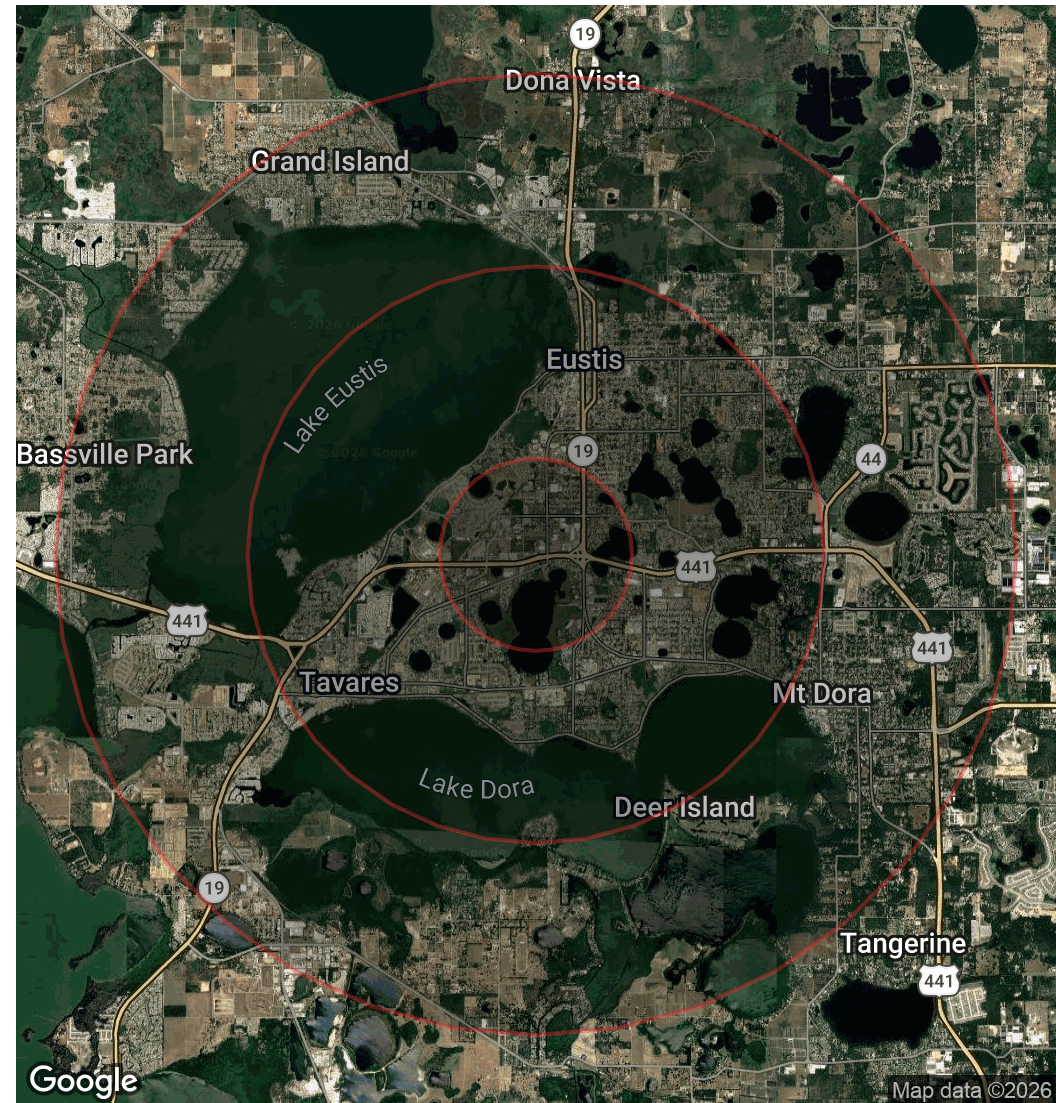
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,222	38,999	76,883
Average Age	50.8	46.3	47.5
Average Age (Male)	45.8	43.5	45.2
Average Age (Female)	54.2	49.7	49.6

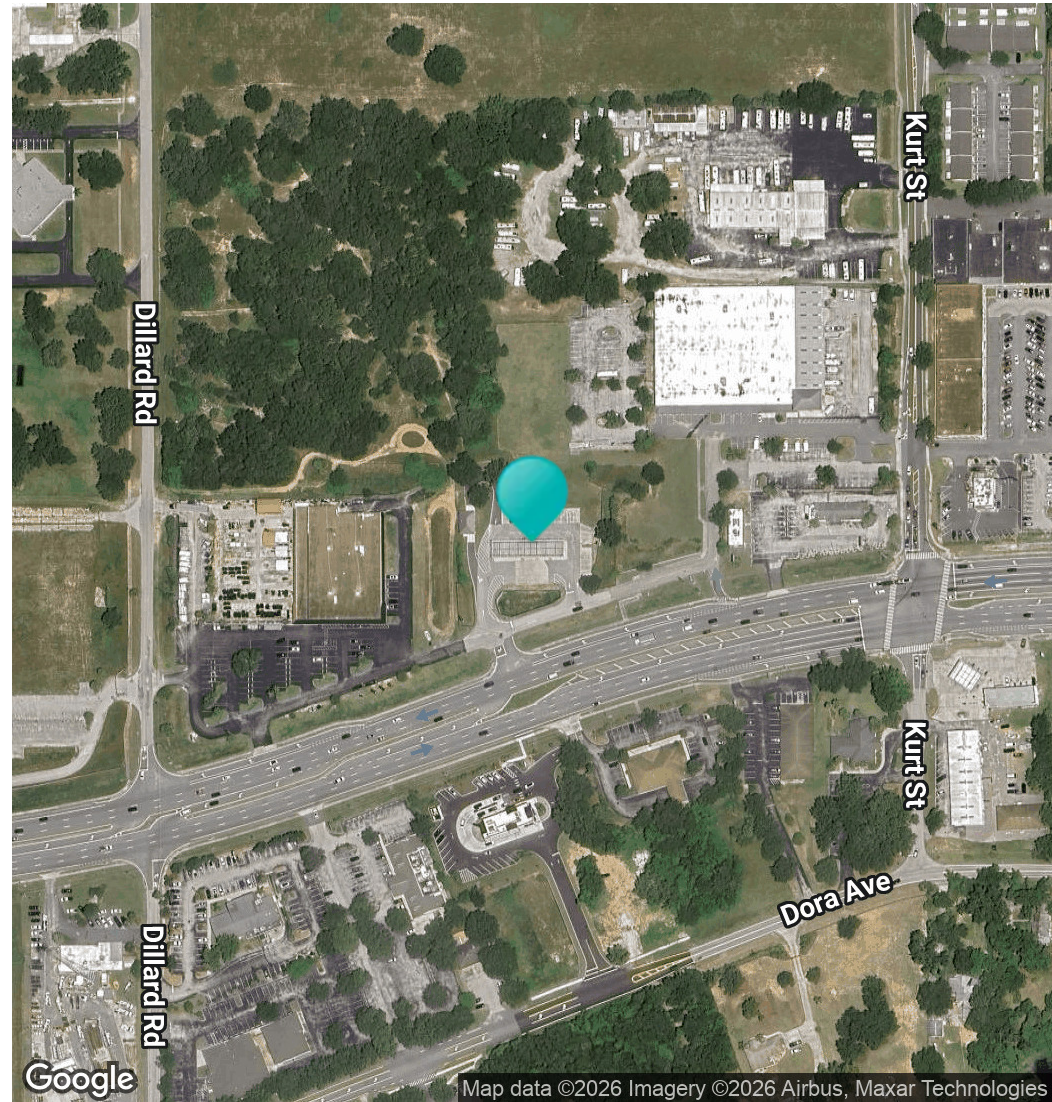
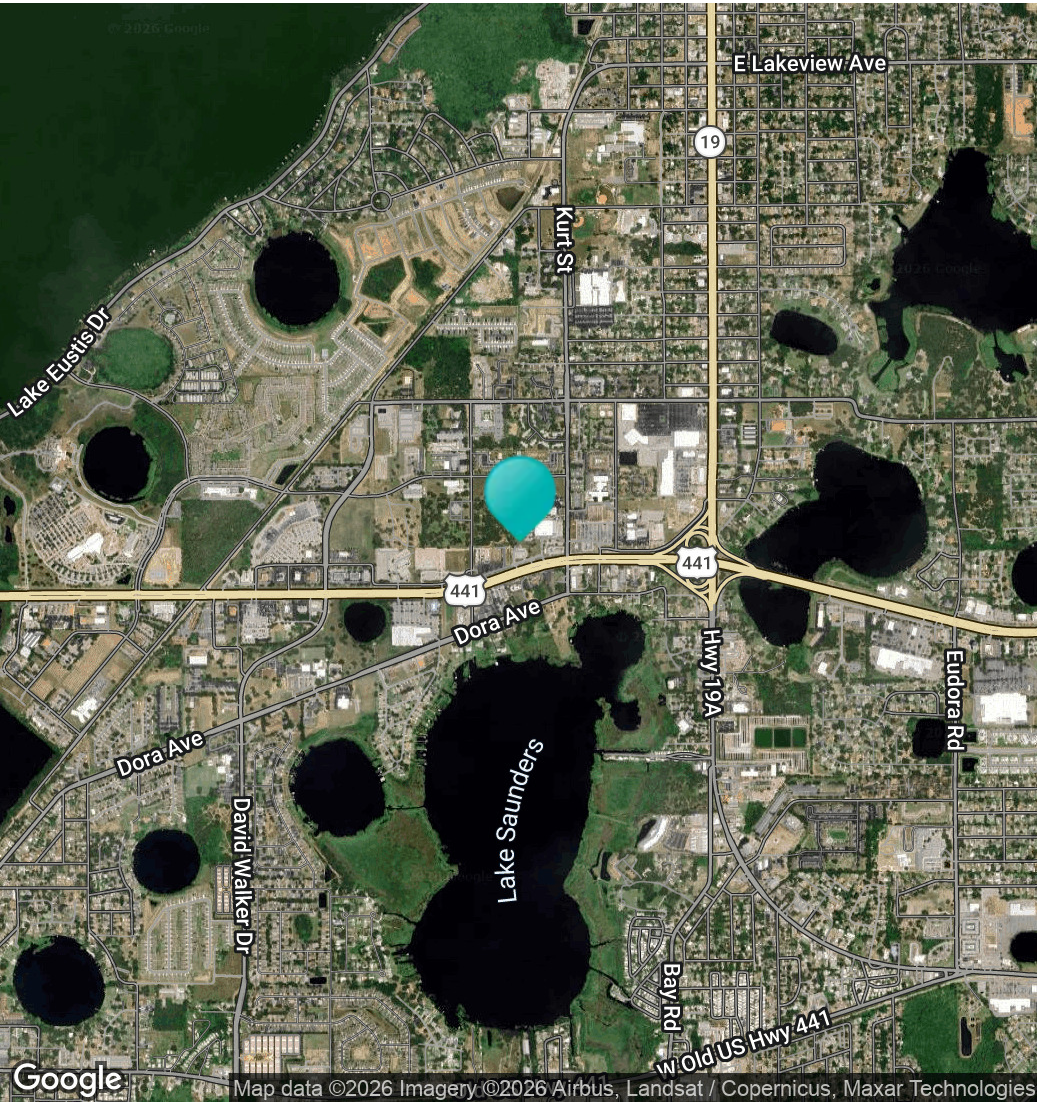
## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,208	16,982	32,373
# of Persons per HH	1.9	2.3	2.4
Average HH Income	\$69,454	\$79,220	\$82,874
Average House Value	\$206,201	\$241,753	\$262,144

2023 American Community Survey (ACS)



# Location Maps



# Confidentiality & Disclaimer

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**EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



## Your Advisors



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Questions | Give us a call or drop us an email

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