SAUNDERS COMMERCIAL

2.5+ Acre Commercial Land on Hwy 441

18221 US Highway 441, Eustis, Florida 32736

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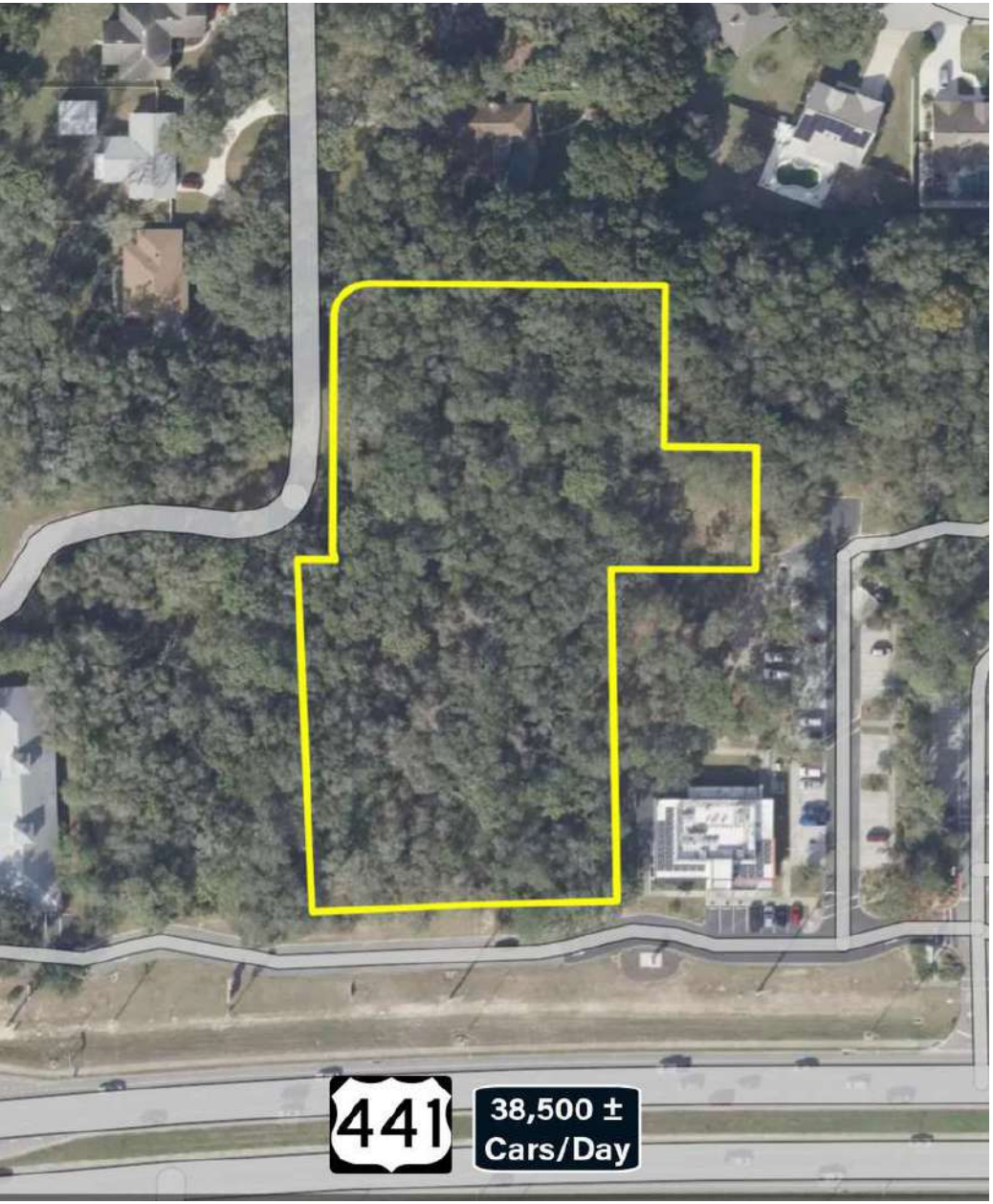

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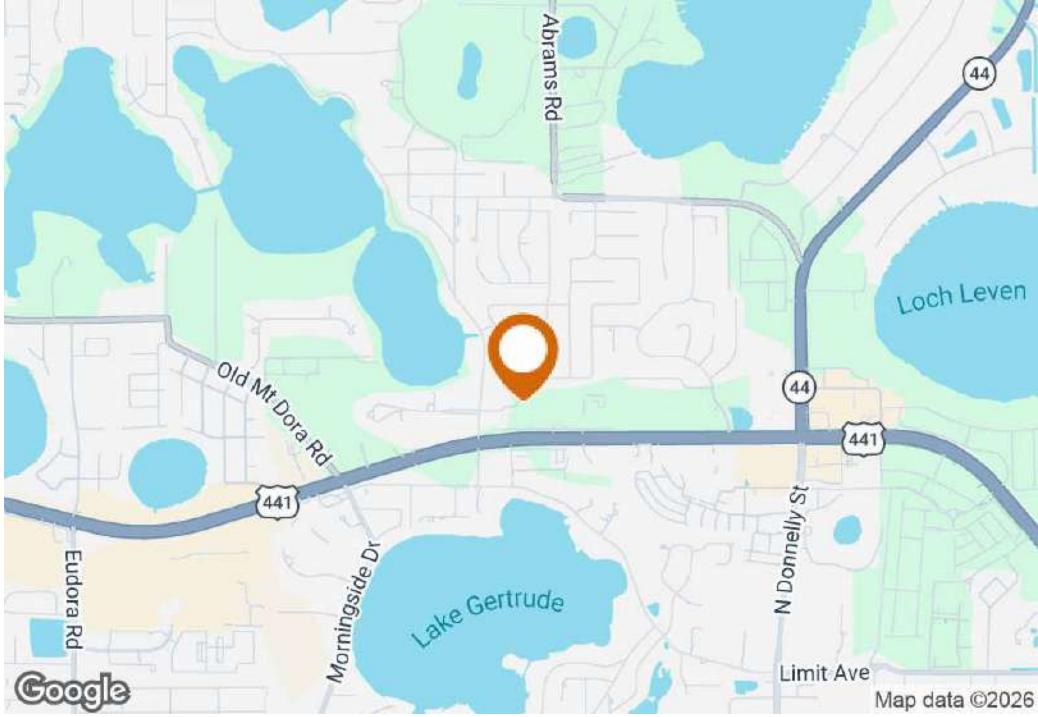


Offering Summary

Sale Price:	**$2,250,000**
Lot Size:	2.52 Acres
Price / Acre:	$892,857
Market:	Orlando MSA
Submarket:	Mount Dora
Traffic Count:	38,500 ± Cars/Day (U.S Hwy 441)
Road Frontage:	216 ± FT (U.S Hwy 441)
PIN:	19-19-27-1200-00A-00000
Power	Duke
City:	Eustis
County:	Lake
State:	Florida

Property Overview

This is the last 2.5+ acre vacant commercial parcel fronting six-lane U.S. Highway 441 in the Mount Dora Marketplace. Located adjacent to Mellow Mushroom, the site offers high visibility to more than 38,000 vehicles per day. Access is provided via the U.S. 441 frontage road, with right-in/right-out access at the site and additional left-in/left-out access at a nearby median opening. The frontage road also connects to East Crooked Lake Road. Eustis city utilities are available, and the property offers convenient access to Mount Dora, Eustis, Tavares, Leesburg and the greater Central Florida market.

Property Highlights

- Direct frontage on Highway 441 with over 38,000 cars per day passing by
- High visibility for potential customers
- Proximity to major transportation routes

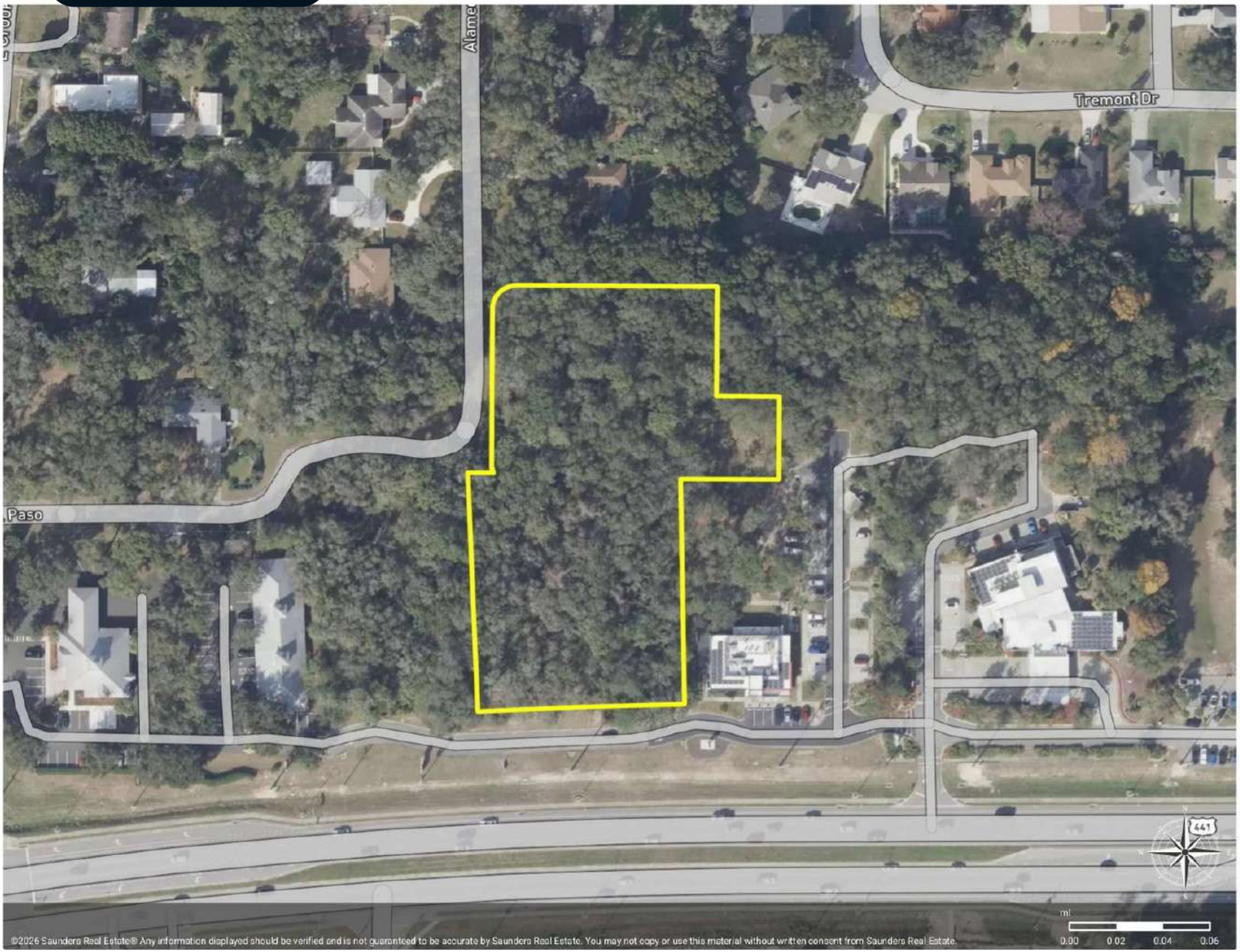
Location Description

The property is located along the U.S. Highway 441 corridor in Eustis, Florida, providing convenient access throughout Lake County and the greater Central Florida region. U.S. 441 serves as a major north-south route connecting Eustis with Mount Dora, Tavares and Leesburg, while nearby State Road 44 provides an east-west connection toward DeLand and access to other regional transportation routes. U.S. 441 also extends southeast through Apopka toward the Orlando area.

The property is accessed from a frontage road along U.S. Highway 441, with an existing right-in/right-out curb cut. Additional left-in/left-out access is available at a nearby median opening, with further connectivity to East Crooked Lake Road via the frontage road. This location combines strong visibility along a major commercial corridor with convenient access to Eustis, Mount Dora, Tavares and the surrounding Lake County market.

Leesburg
(30 ± Minutes)
W
441
38,500 ±
Cars/Day

PROPERTY OUTLINE

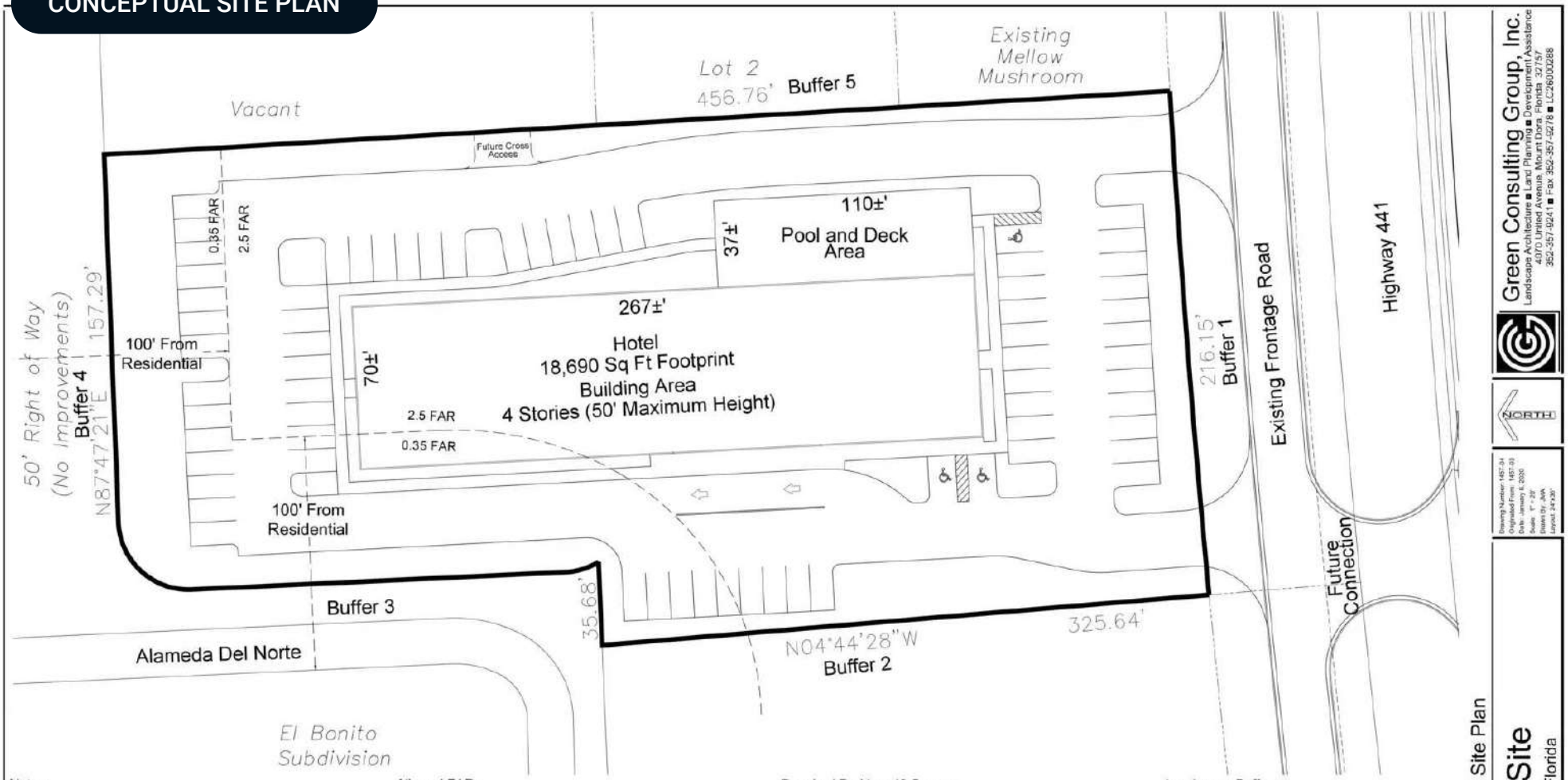


SAUNDERS REAL ESTATE

2.5+ Acre Highway Commercial Land on 441

Polygon

CONCEPTUAL SITE PLAN

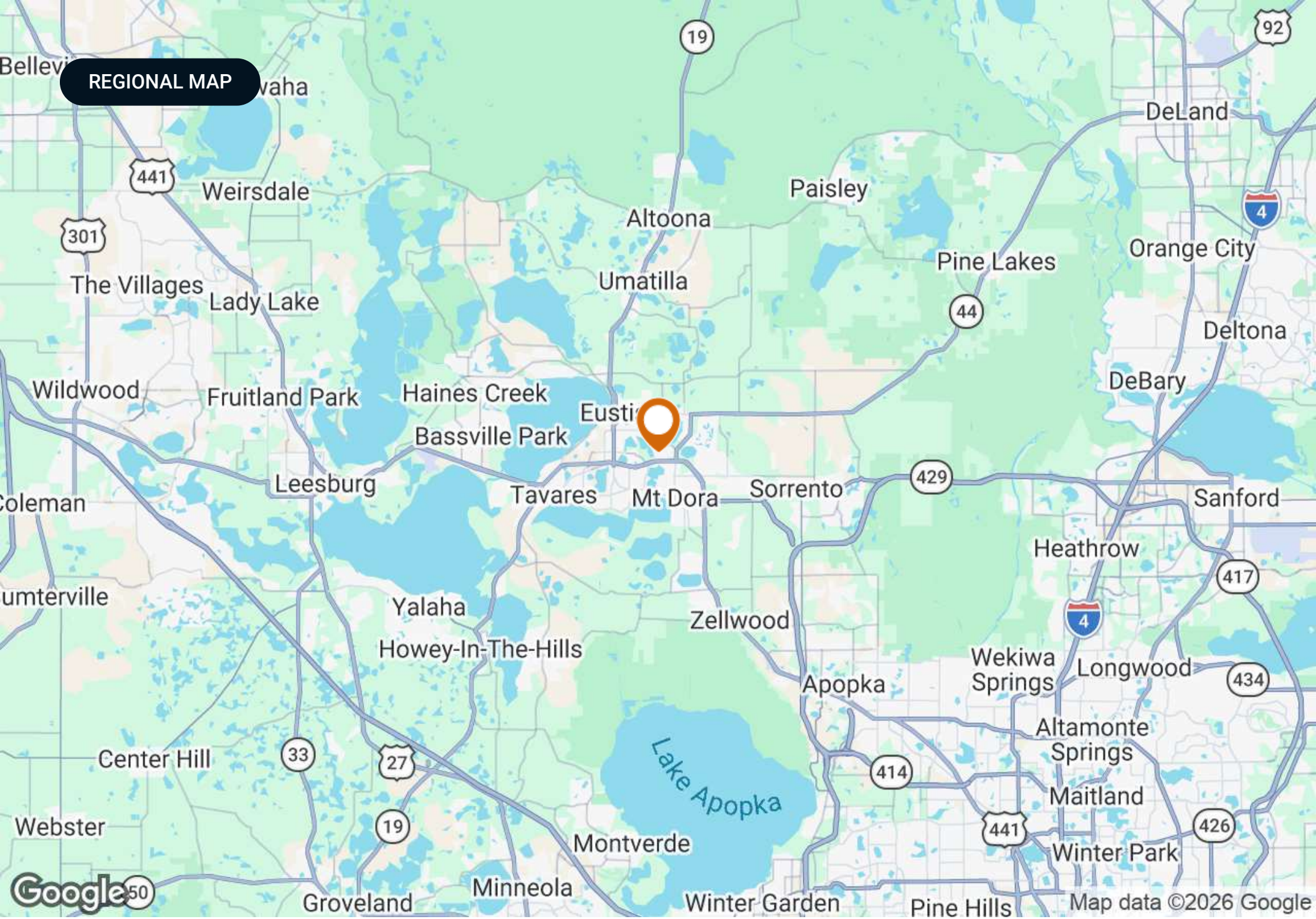


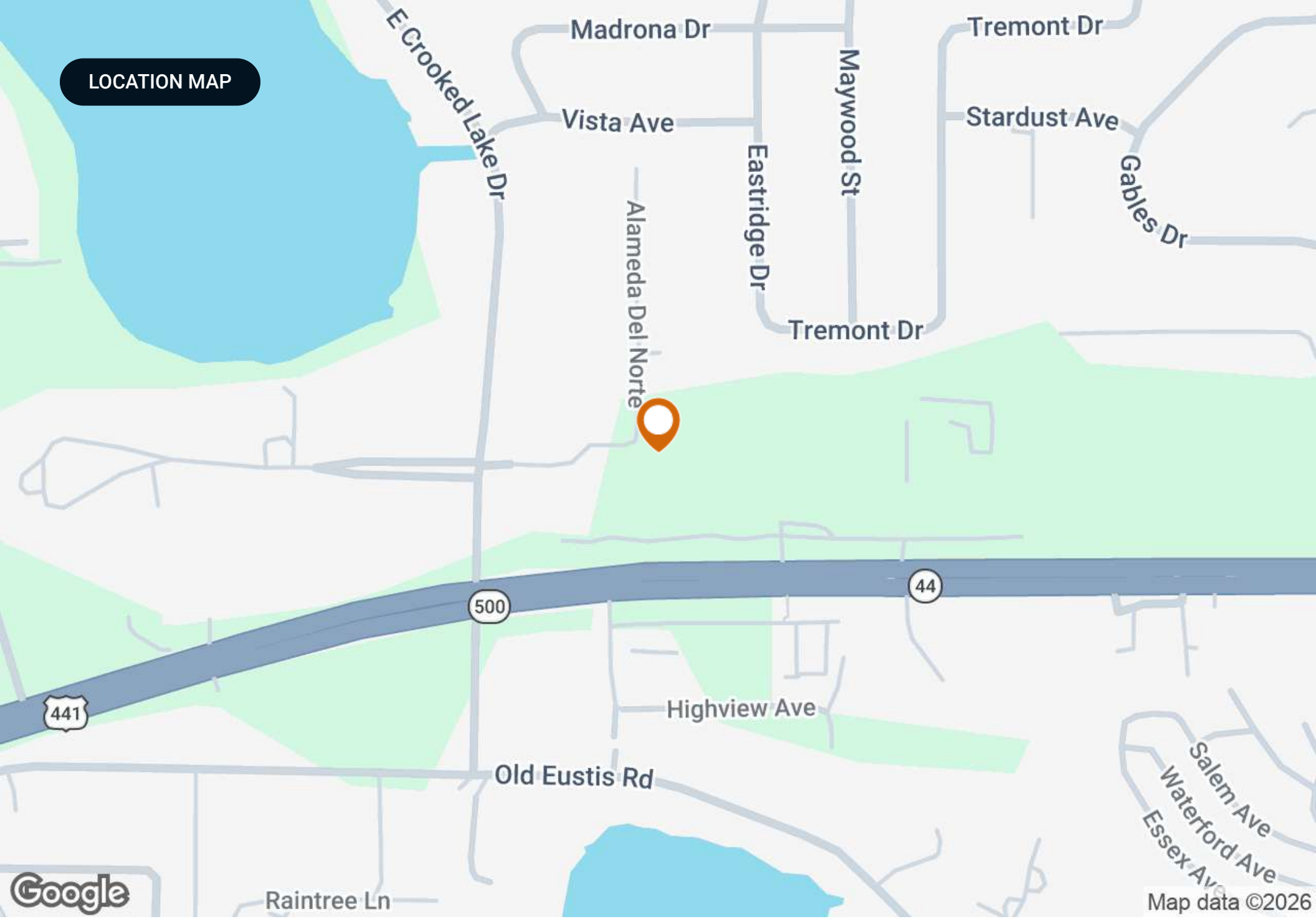
Notes:
Total Hotel Rooms = 70
Meeting / Banquet Hall = 1,200 sq ft 50 Seats
Total Building Size: 74,760 Sq Ft
Building Height: 50' Maximum
Number of Stories: 4 Story
Project Size:
2.169 Acres
Developable Area (Less Wetlands and Water Bodies):
2.169 Acres
Required Open Space: 25%
2.169 AC X 0.25 = 0.54 AC
Proposed Open Space: 27.2%
0.59 AC / 2.169 AC = 0.270

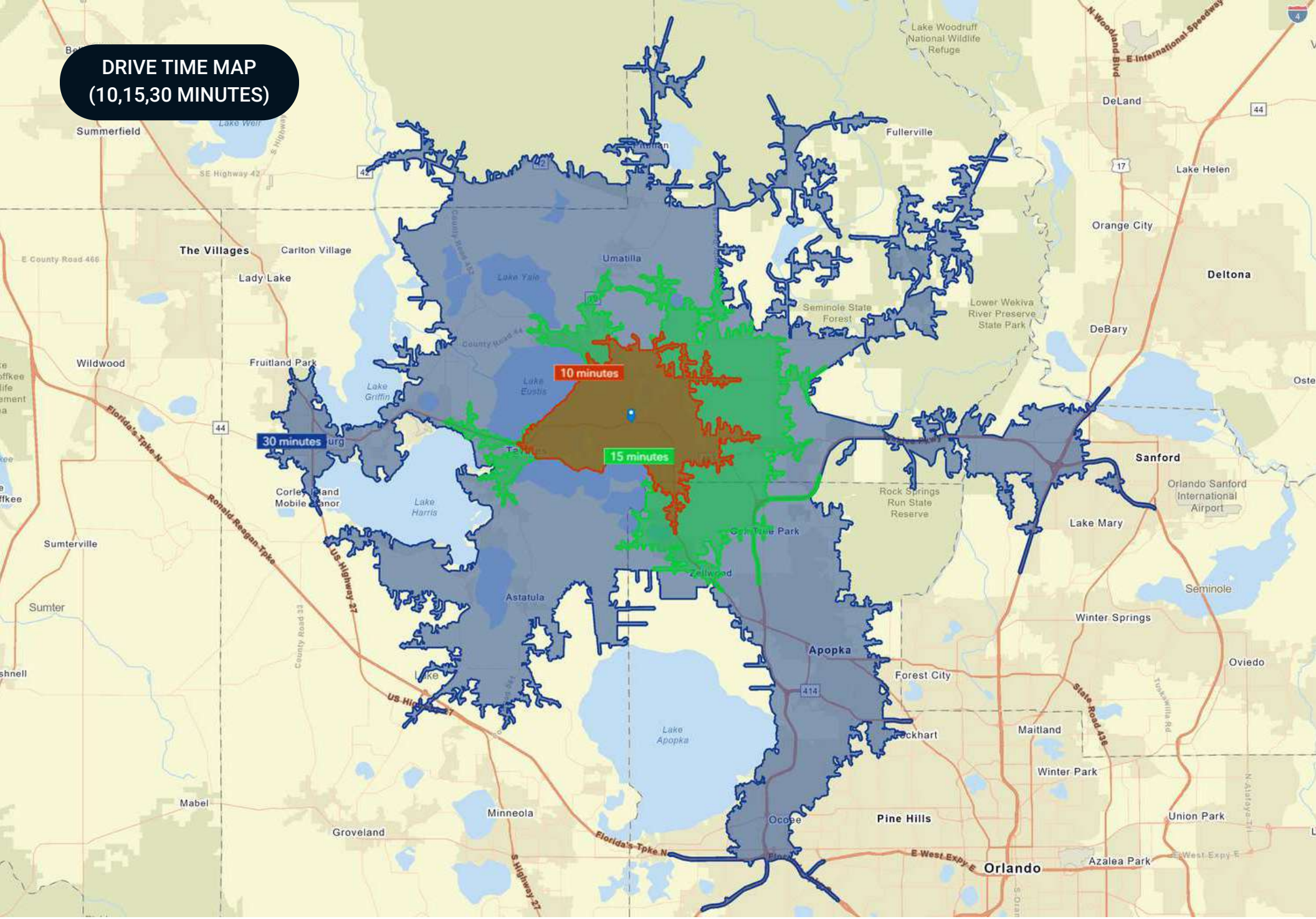
Allowed FAR:
Within 100' of residential = 0.35
0.50 AC x 43,560 = 21,780 x 0.35 = 7,623
More than 100' from residential = 2.5
1.67 AC x 43,560 = 72,745 x 2.5 = 181,863 Sq Ft
Proposed FAR:
Within 100' of residential:
4,676.91 Sq Ft = 0.21 FAR
More than 100' from residential:
70,083.09 Sq Ft = 0.96 FAR
Allow Impervious Surface Area: 75%
2.169 AC X 0.75 = 1.65 AC
Proposed Impervious Surface Area: 72.7%
1.58 AC / 2.169 AC = 0.730

Required Parking: 48 Spaces
0.5 Spaces per Guest Room / Lodging Unit:
70 Rooms X 0.5 = 35 Spaces
0.25 Spaces per seat within Meeting / Banquet Halls:
50 Seats X 0.25 = 12.5 = 13 Spaces
Total: 48 Spaces
Proposed Parking: 67 Spaces

Landscape Buffers:
Buffer 1: 15' - 24' 2 Canopy, 3 Understory
per 100', 75% Groundcover / Shrubs
Buffer 2: 10' 2 Canopy, 3 Understory
per 100', 30% Groundcover / Shrubs
Buffer 3: 5' - 14' 2 Canopy, 3 Understory
per 100', 100% Groundcover / Shrubs
Buffer 4: 15' - 24' 2 Canopy, 3 Understory
per 100', 75% Groundcover / Shrubs
Buffer 5: 10' 2 Canopy, 3 Understory
per 100', 30% Groundcover / Shrubs


REGIONAL MAP
Belleview
Weirsdale
441
301
The Villages
Lady Lake
Wildwood
Fruitland Park
Haines Creek
Bassville Park
Leesburg
Coleman
Tavares
Mt Dora
Sorrento
429
Umatilla
Altoona
Paisley
DeLand
Orange City
Pine Lakes
44
Deltona
DeBary
Sanford
Heathrow
417
Zellwood
Yalaha
Howey-In-The-Hills
Apopka
Wekiwa Springs
Longwood
434
Altamonte Springs
414
Maitland
426
Winter Park
Lake Apopka
Center Hill
33
27
19
Webster
Montverde
Minneola
Groveland
Winter Garden
Pine Hills
50
Google
Map data ©2026 Google

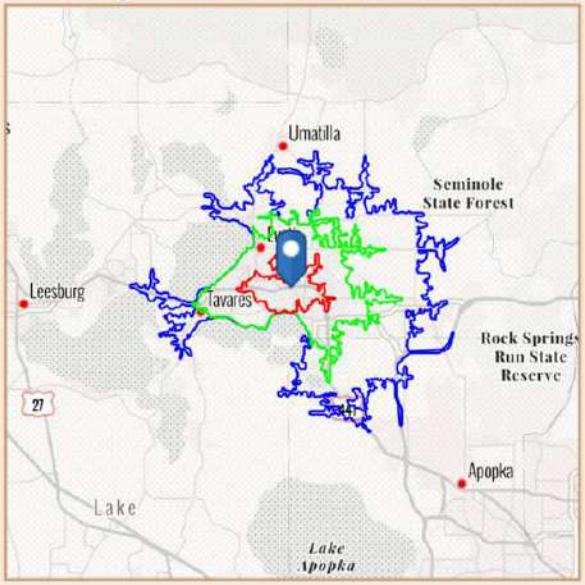

LOCATION MAP
E Crooked Lake Dr
Madrona Dr
Vista Ave
Alameda Del Norte
Eastridge Dr
Maywood St
Tremont Dr
Tremont Dr
Stardust Ave
Gables Dr
500
44
441
Highview Ave
Old Eustis Rd
Salem Ave
Waterford Ave
Essex Ave
Raintree Ln
Google
Map data ©2026


DRIVE TIME MAP
(10,15,30 MINUTES)
10 minutes
15 minutes
30 minutes
Summerfield
The Villages
Carlton Village
Lady Lake
Fruitland Park
Wildwood
Umatilla
Fullerville
DeLand
Lake Helen
Orange City
Deltona
DeBary
Sanford
Lake Mary
Orlando Sanford International Airport
Seminole
Winter Springs
Oviedo
Apopka
Forest City
Maitland
Winter Park
Pine Hills
Orlando
Azalea Park
Union Park
Ocoee
Minneola
Groveland
Mabel
Sumterville
Sumter
Astatula
Lake Harris
Lake Apopka
Lake Griffin
Lake Eustis
Lake Yale
Lake Weir
Lake Woodruff National Wildlife Refuge
Seminole State Forest
Lower Wekiva River Preserve State Park
Rock Springs Run State Reserve
Florida's Turnpike
Ronald Reagan Tpke
US Highway 27
S Highway 27
E International Speedway
N Woodland Blvd
State Road 436
E West Expy E

BENCHMARK DEMOGRAPHICS

18221 US Highway 441, Mount Dora, Florida, 32757

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M.Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE

esri

	DRIVE TIME			GEOGRAPHY			
				Counties	CBSAs	States	
	5 mins	10 mins	15 mins	Lake County	Orlando-Kissimmee-Sanford, FL	Florida	USA
AGE SEGMENTS							
0 - 4	4.49%	4.47%	4.59%	4.53%	5.07%	4.68%	5.39%
5 - 9	4.57%	4.71%	4.91%	4.85%	5.34%	4.97%	5.68%
10 - 14	4.74%	4.84%	5.14%	5.21%	5.83%	5.32%	5.93%
15 - 19	5.63%	5.32%	5.44%	5.23%	6.64%	5.81%	6.43%
20 - 34	16.84%	16.04%	15.90%	16.16%	21.77%	18.48%	20.35%
35 - 54	22.46%	22.29%	22.79%	22.48%	26.33%	24.37%	25.21%
55 - 74	25.70%	26.85%	27.03%	27.22%	21.47%	25.43%	22.77%
75+	15.50%	15.50%	14.21%	14.33%	7.56%	10.91%	8.23%
HOUSEHOLD INCOME							
<$15,000	10.9%	9.9%	8.7%	6.6%	6.5%	7.7%	8.0%
$15,000-$24,999	8.1%	8.0%	7.2%	5.5%	5.2%	5.6%	5.5%
$25,000-$34,999	5.5%	6.0%	5.8%	6.0%	5.6%	6.1%	5.8%
$35,000-$49,999	10.2%	10.5%	9.6%	10.1%	8.8%	9.9%	9.3%
$50,000-$74,999	19.5%	17.7%	17.1%	17.2%	16.8%	16.0%	15.1%
$75,000-$99,999	13.2%	13.1%	13.3%	14.6%	13.9%	12.8%	12.4%
$100,000-$149,999	19.5%	17.5%	18.6%	20.0%	19.7%	18.8%	18.0%
$150,000-$199,999	6.4%	7.6%	8.5%	9.1%	10.2%	9.6%	10.4%
$200,000+	6.7%	9.7%	11.1%	10.9%	13.2%	13.5%	15.4%
KEY FACTS							
Population	13,411	58,257	90,957	447,094	3,011,157	23,597,813	343,528,394
Daytime Population	16,968	60,285	89,765	404,576	3,068,396	23,413,280	341,846,552
Employees	5,943	25,191	40,657	192,308	1,517,606	11,049,242	168,700,572
Households	6,005	25,518	38,551	186,408	1,125,867	9,529,651	134,397,562
Average HH Size	2.20	2.24	2.31	2.38	2.63	2.43	2.49
Median Age	46.6	47.8	47.0	47.4	38.9	43.6	39.6
HOUSING FACTS							
Median Home Value	373,017	359,820	373,324	373,072	429,761	421,319	376,272
Owner Occupied %	59.3%	67.3%	72.2%	77.0%	61.2%	66.6%	64.0%
Renter Occupied %	40.7%	32.7%	27.8%	22.9%	38.8%	33.4%	36.0%
Total Housing Units	6,537	27,898	42,421	209,101	1,240,104	10,955,223	149,274,959
INCOME FACTS							
Median HH Income	$67,998	$71,322	$77,149	$81,433	$85,959	$82,707	$85,893
Per Capita Income	$39,559	$42,569	$43,792	$43,916	$43,970	$47,873	$48,241
Median Net Worth	$193,486	$260,449	$308,081	$361,444	$262,162	$292,996	$276,821

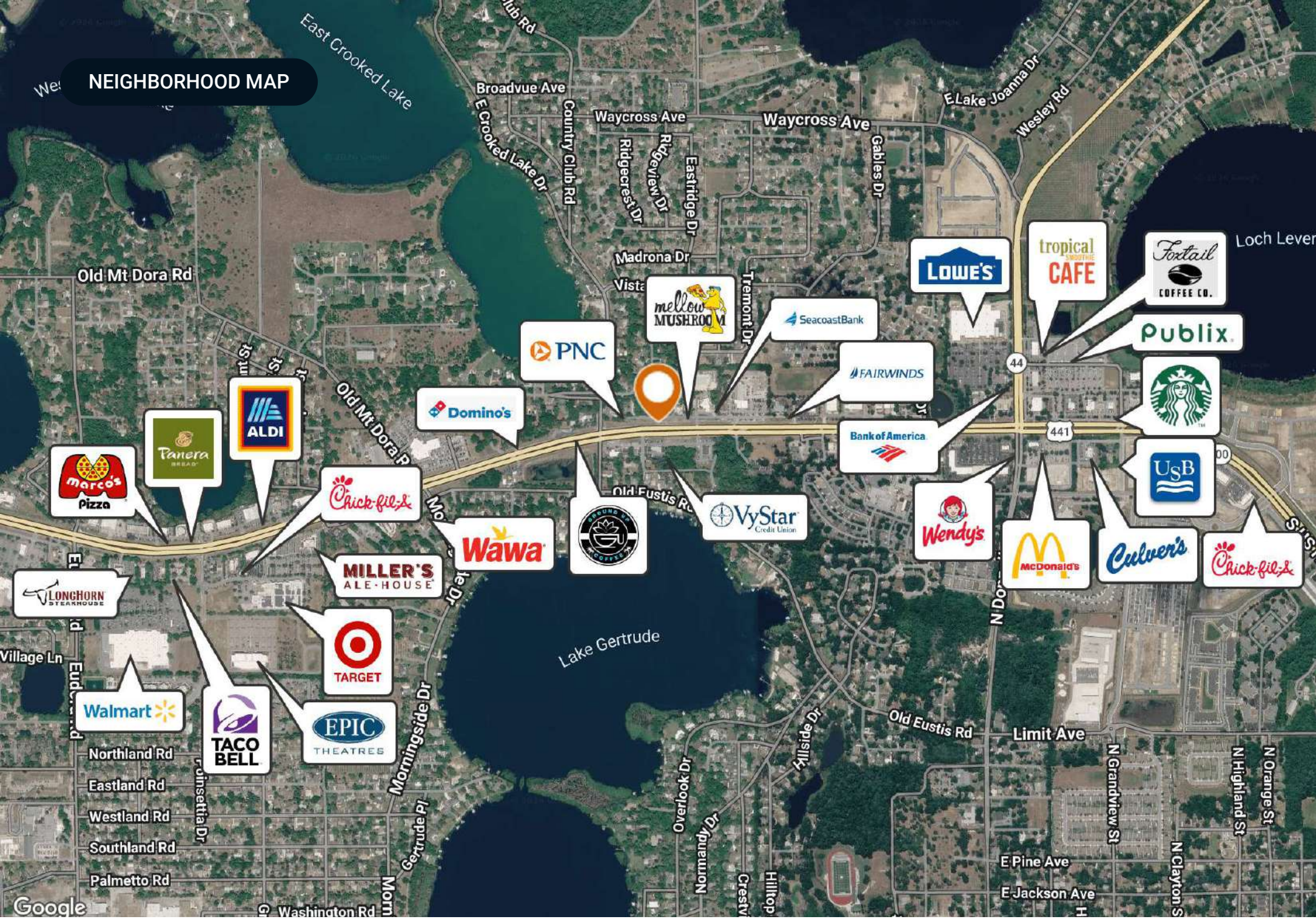
Lake County

FLORIDA

Founded	1887	**Density**	385.2 (2019)
County Seat	Tavares	**Population**	416,179 (2023)
Area	953 sq mi	**Website**	lakecountyfl.gov

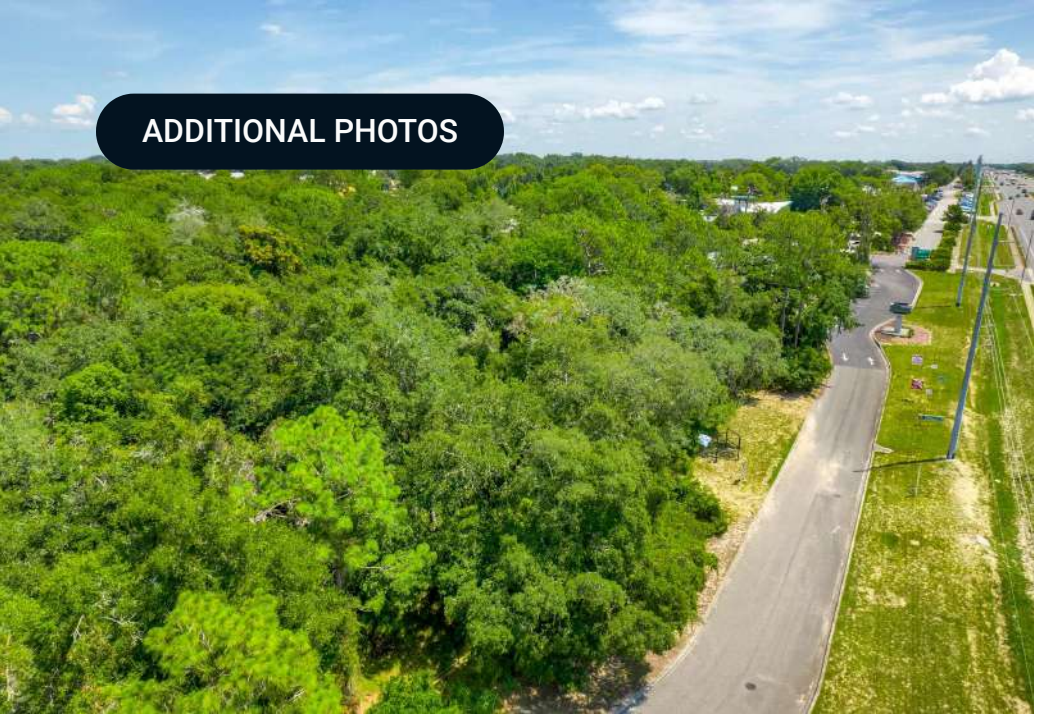
Lake County, part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area, was created in 1887 from portions of Sumter and Orange counties. During the 1800s, growing cotton and breeding cattle were the two main industries driving the economy. In the latter part of the 19th century, citrus tree cultivation gained momentum and eventually became the region's leading industry during the 1940s and 50s.

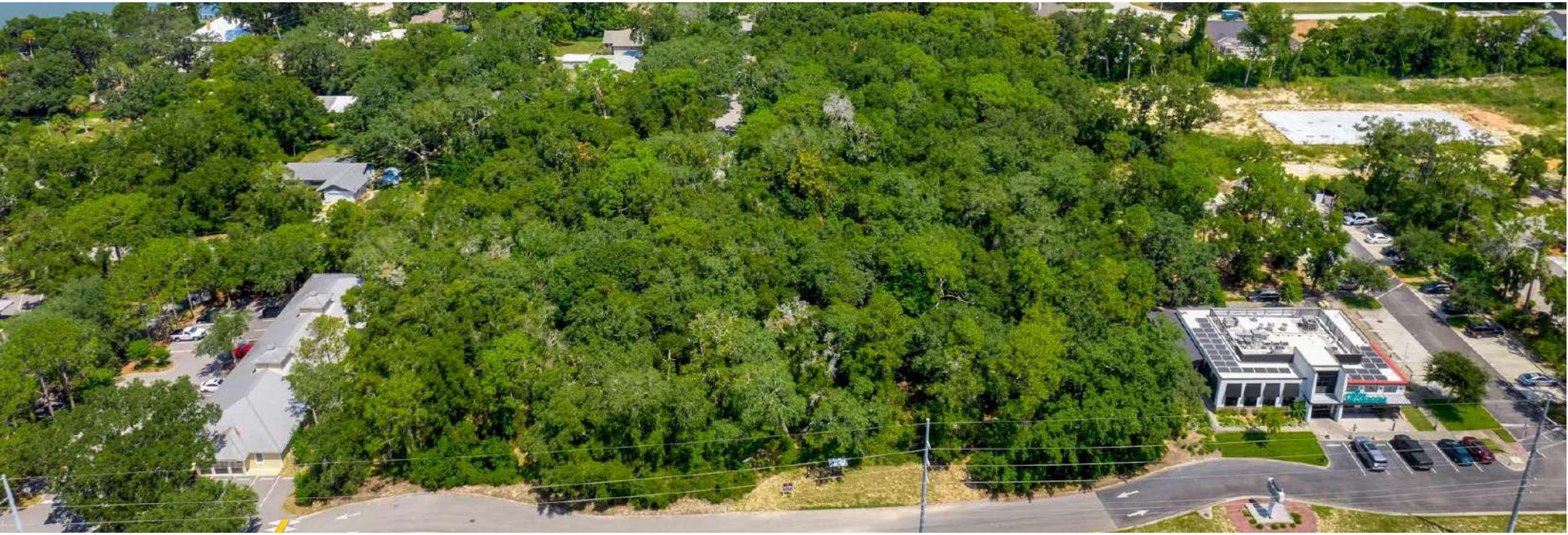
With its Central Florida positioning, Lake County boasts great access to US Hwy 27, I-75, the Florida Turnpike, and the new Florida 429 Beltway. This strategic location makes the area ideal for industrial distribution, warehousing, and manufacturing. Additionally, the Wellness Way area, situated just 7 miles south of Clermont, is an area of significant economic growth focused on sports and wellness.


NEIGHBORHOOD MAP
East Crooked Lake
Lake Gertrude
Broadvue Ave
E Crooked Lake Dr
Country Club Rd
Waycross Ave
Ridgecrest Dr
Ridgeview Dr
Eastridge Dr
Gables Dr
E Lake Joanna Dr
Wesley Rd
Madrona Dr
Tremont Dr
Old Mt Dora Rd
Old Mt Dora R
Old Eustis Rd
Limit Ave
Mormingside Dr
Overlook Dr
Normandy Dr
Hillside Dr
Northland Rd
Eastland Rd
Westland Rd
Southland Rd
Palmetto Rd
Washington Rd
Village Ln
Poinsettia Dr
Gertrude Pl
N Grandview St
N Highland St
N Orange St
N Clayton St
E Pine Ave
E Jackson Ave
44
441
LOWE'S
tropical SMOOTHIE CAFE
Foxtail COFFEE CO.
Publix
SeacoastBank
FAIRWINDS
Bank of America
PNC
Domino's
mellow MUSHROOM
ALDI
Panera BREAD
marco's Pizza
Chick-fil-A
Wawa
MILLER'S ALE·HOUSE
LONGHORN STEAKHOUSE
TARGET
Walmart
TACO BELL
EPIC THEATRES
VyStar Credit Union
Wendy's
McDonald's
Culver's
USB
Google

MARKET AREA MAP
Burlington Ave
N Bay St
Deland Rd
Estes Rd
Eustis
E Orange Ave
Lake Eustis
Walgreens
DOLLAR GENERAL
Save a lot
Advance Auto Parts
Britt Rd
Publix
BEALLS
GOOD STUFF CHEAP
McDonald's
MISSION BBQ
AdventHealth
441
Hwy 19A
Walmart
Hampton Inn
Dora Ave
KOHL'S
IHOP
DOLLAR TREE
TEXAS
Comfort INN
Tavares
E Alfred St
Lake Dora Dr
Old US Hwy 441
DQ
Mt Dora
7 ELEVEN
FAMILY DOLLAR
Lakeshore Dr
S Duncan Dr
S Highland St
S Clayton St
Old Hwy 441
Lake Dora
Deer Island
Lake Beauclair
Google
Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus,

ADDITIONAL PHOTOS





ADDITIONAL PHOTOS

ADVISOR BIOGRAPHY

Rick Gonzalez, ALC, CCIM

Senior Advisor

rickg@saundersrealestate.com

Direct: **877-518-5263 x458** | Cell: **352-408-3892**

Professional Background

Richard Xavier (Rick) Gonzalez, CCIM, ALC is a Senior Advisor at Saunders Real Estate.

Rick is an 8th generation Floridian and a Veteran of the US Army. Throughout his career, Rick earned a Master of Science in Environmental Engineering Sciences and a Bachelor of Science in Soils from the University of Florida. As a dedicated commercial real estate practitioner, Rick earned his Certified Commercial Investment Member (CCIM) and Accredited Land Consultant (ALC) designations, allowing him to provide exceptional commercial real estate services to his clients.

Rick is also highly involved in many professional community organizations. He is currently a member of the Poarch Band of Creek Indians and he is also a Returned Peace Corps Volunteer. Rick previously served on the Lake County Planning and Zoning Board and the Lake County Affordable Housing Committee for over seven years. He is also the 2023 President of the Florida CCIM Chapter.

Rick has been married to his wife, Kathy, for over 21 years. They also share a 20-year-old son who currently attends Stetson University. Rick frequently volunteers at the Lake Cares food pantry and is a member of the Rotary Club of Lake County Golden Triangle in his spare time.

Rick specializes in:
• Land
• Commercial

Memberships

• 2023 President of the Florida CCIM Chapter
• Central Florida Veterans Memorial Park Foundation
• Rotary Club of Lake County Golden Triangle

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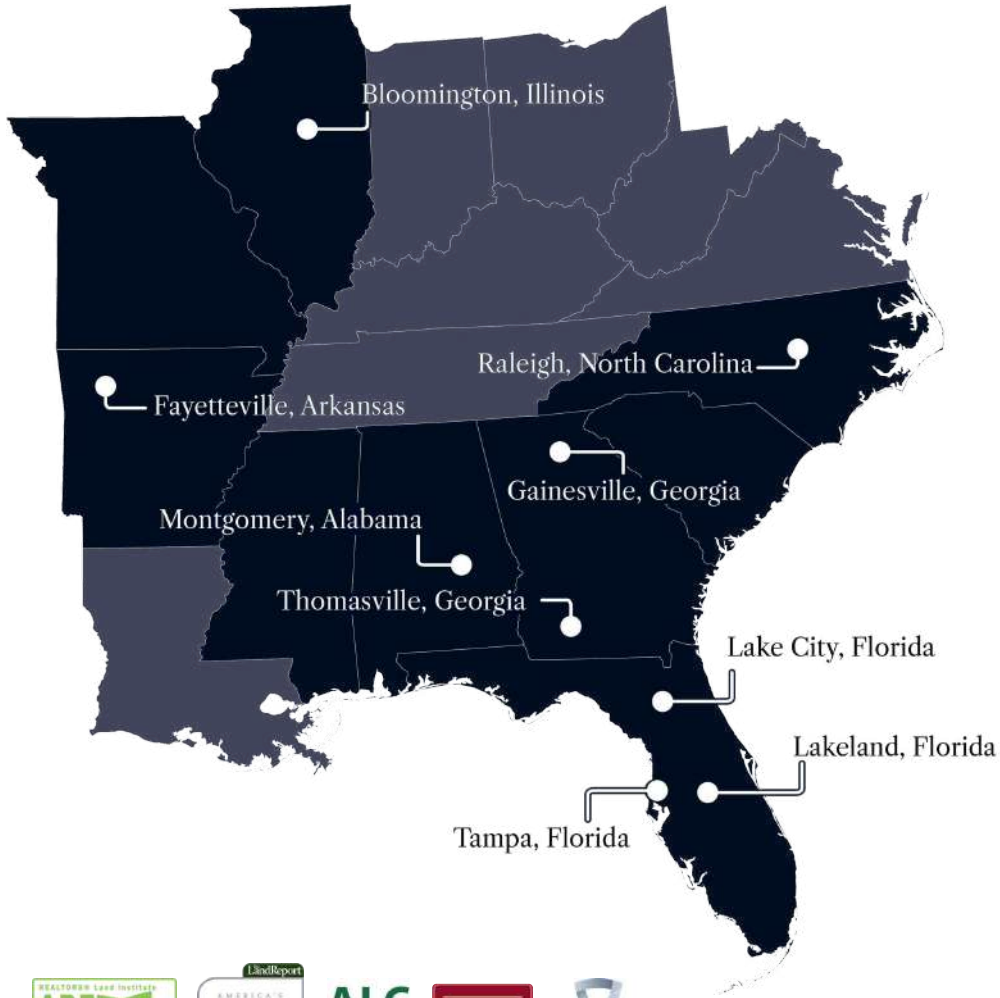

APEX AWARDS · BEST BROKERAGES · ALC · CCIM · SIOR

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