

NEW CONSTRUCTION

1410 E Burleigh Blvd | Tavares, FL

Another Quality Development By:

Michael Collard Properties
"ATTENTION TO RETAIL"®

Leased By:



FORNESS
PROPERTIES

COMMERCIAL REAL ESTATE SERVICES

CONCEPTUAL RENDERING



HIGHLIGHTS

- **New Construction Retail & Medical Strip Center:** Brand-new architectural design featuring a 7,200 SF divisible building.
- **Built-In Healthcare Referral Ecosystem and/or Customers for Medical or Retail Use:** Sits directly across from the 300-bed AdventHealth Waterman Hospital and immediately adjacent to [DaVita Dialysis](#), [UF Health](#), and AdventHealth Centra Care.
- **Massive Consumer Exposure:** Commands elite visibility with 53,500 vehicles per day passing the site along Burleigh Blvd (US Hwy 441).
- **Flawless Access:** Features direct, hassle-free ingress and egress directly off US HWY 441, plus seamless cross-access with neighboring properties.
- **Excellent Sub-market Demographics:** Taps into a robust local economy boasting an average household income of \$93,804 within a 1-mile radius and over 40,000 daytime employees within 5 miles.

Demographics	1 Mile	3 Miles	5 Miles
Population	6,217	34,081	83,676
Average HH Income	\$93,804	\$74,499	\$80,541
Daytime Employees	8,925	26,548	40,024

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Advent Health



MAYO DR



Advent Health
Primary Care



An aerial photograph of a large commercial development site. A prominent yellow banner with black text reads "BURLEIGH BLVD 53,500 VPD" diagonally across the center. The site features a large blue pond with a fountain, several parking lots with cars, and a road with a "Advent" sign. The area is surrounded by greenery and trees.

SITE



**Department of
Veterans Affairs**

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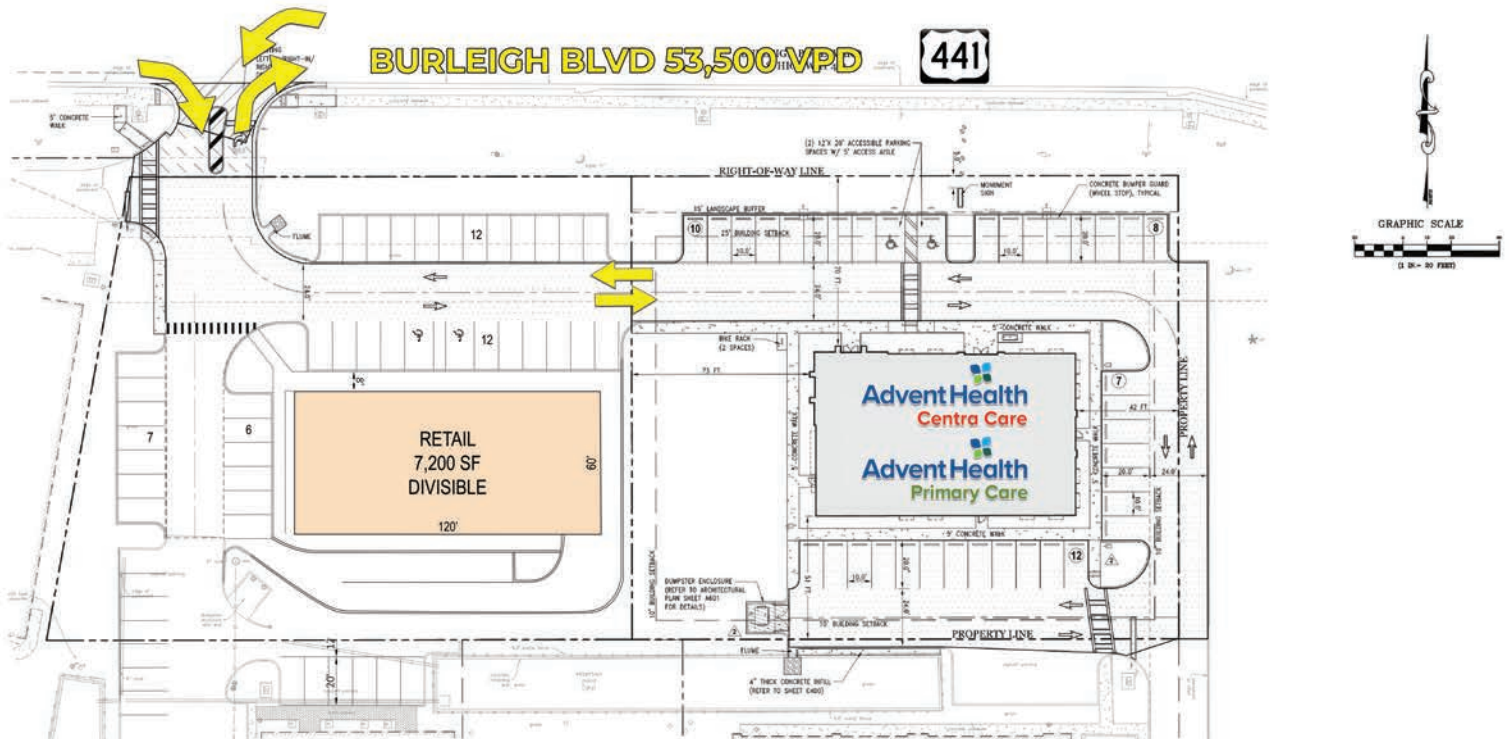
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NEIGHBORING TENANTS



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No	Development Name	D.U.
3 M i l e s	1 Avalon Park Tavares	1,100
	2 Lake Tavares Townhomes	72
	3 Saunders Lakefront Living Apts	101
	4 Residences at Lake Saunders Apts	64
	5 Hidden Cove	43
	6 Waterstone	93
	7 Martin's Grove	148
Sub Total		1,621
5 M i l e s	8 Seaport Village	146
	9 Henin BTR Townhomes	352
	10 Leela Reserve	362
	11 Tavares Lake Idamede	70
	12 Far Reach Ranch	2,100
	13 Crestwood at Lake Harris	625
	14 Horse Club at Tavares Estates	198
	15 Hidden River Lakes	68
	16 Mount Dora Groves South	783
	17 Bristol Lake Apts	300
	18 Mount Dora Groves North	275
	19 Yardly Enclave Apts	213
	20 Loch Leven Park Townhomes	125
	21 Forest Glenn Townhomes	97
	22 Pine Meadows Reserve	578
	23 Highland Homes	275
	24 Grand Crossing	84
	25 Groves at Grand Island	69
	26 Haines Creek Estates	145
Sub Total		8,486
	27 Silver Lake Estates	69
	28 Silver Lake Pointe PH 2	92
	29 Silver Lake Pointe PH 1	85
	30 Treasure Trove	110
	31 Troon Creek Preserve	83
	32 Poe Street	135
	33 Poe Street	831
	34 Proposed 345 Acre Development	600
	35 Proposed 106 Acre Development	100
	36 Foothills Preserve	234
	37 Crossroads at Kelly Park	670
	38 Proposed 180 Acre Development	975
	39 Wyld Oaks	6,000
	40 Onditch South	326
	41 Ondich North	197
	42 Summer Lake-Grace Groves	1,700
	43 Wolf Branch Innovation	3,329
Total		24,022

