

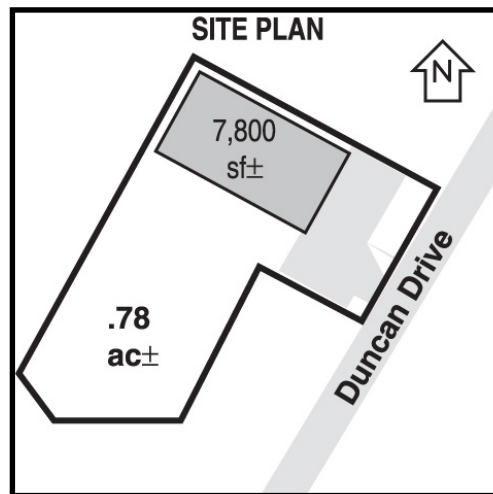
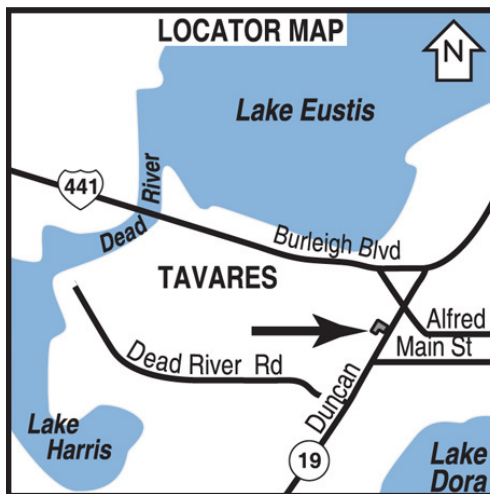


Property Features

- Showroom/warehouse in Tavares
- 7,800 SF metal building
- 2,100 SF showroom/office and 5,700 SF warehouse
- Built 1984
- Zoned C-2, City of Tavares
- Grade level with 2 rollup doors
- Great visibility on Duncan Drive (SR-19)
- 14' clear height
- Two restrooms
- Easy access to US 441
- Traffic count on Duncan Drive/US 19: 29,000 AADT
- Located in Tavares, central to Leesburg, Howey-in-the-Hills, Eustis and Mt. Dora

335 Duncan Drive (US 19)

Tavares, Florida 32778



SPECIFICATIONS

Lighting:	Fluorescent
Electric:	Tavares Utility Commission
Water:	Tavares Utility Commission
Telephone:	AT&T
Fire/Police:	Lake County

For more information:

Kevin O'Connor

koconnor@realvest.com

Matt Cichocki

mcichocki@realvest.com

Mitch Heidrich

mitchheidrich@realvest.com

**Reduced
Sale Price**
\$395,000

Lease Rate
\$3,575/Month NNN

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

1800 Pembroke Drive, Suite 350
Orlando, Florida 32810
+1 407 875 9989

nairealvest.com

335 Duncan Drive

Demographics & Photos

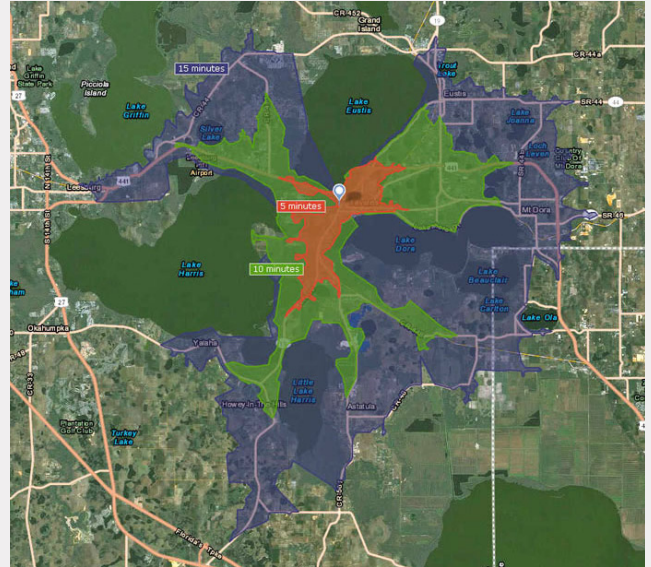
Tavares, Florida 32778

Drive-Time Demographics 2013

	0-5 Min	0-10 Min	0-15 Min
Total Population	9,115	35,497	75,372
Total Employees	9,094	21,793	33,908
Total Households	3,796	15,652	32,534
Median Household Income	\$32,081	\$35,569	\$39,142
Average Household Income	\$44,392	\$48,648	\$53,668
Median Age	50.4	50.1	49.5

Traffic Count

Duncan Drive/US 19 29,000 AADT (2012)



Excellent Natural Lighting from Storefront Windows



Marble Build Out in Showroom



5,700 SF Warehouse



2,100 SF Showroom/Office