

0 US HWY 441 S, EUSTIS, FL 32726
1.85 ACRE COMMERCIAL RE-DEVELOPMENT OPPORTUNITY IN EUSTIS, FL



FCG PROPERTY CONSULTANTS

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**2 Parcels - 1.85 Acres
Redevelopment Site**

**Parcel B
(.72 Acres)
31,363 SF**

**Parcel A
(1.13
Acres)
49,222 SF**

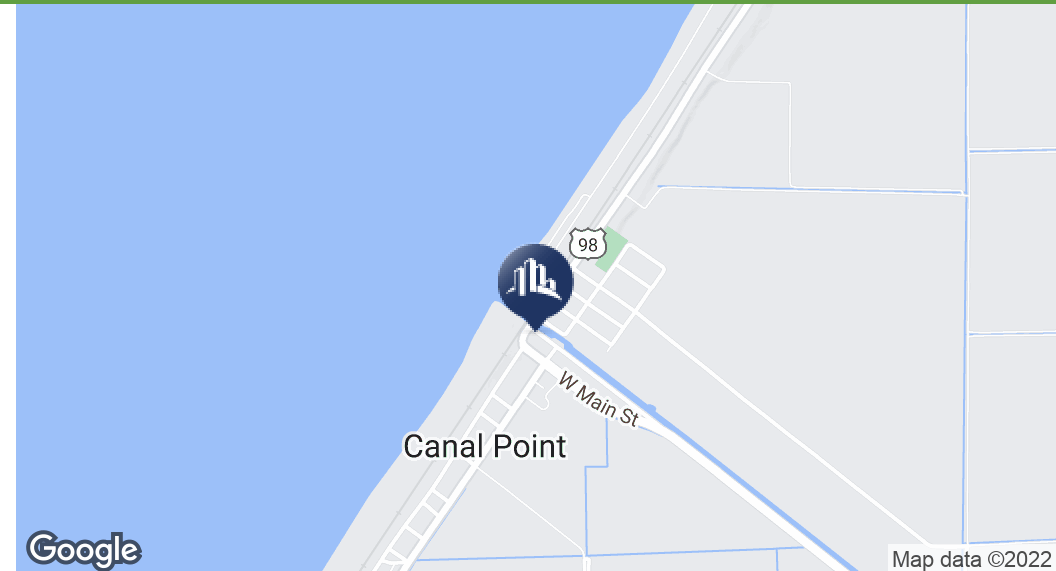
US HWY 441 S.

Kurt Street

443
445
447
449
451
455
457
461
467
469



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price (Portfolio):	\$2,400,000
Sale Price (Parcel A):	\$1,800,000
Sale Price (Parcel B):	\$800,000
Available SF:	80,585 SF
Lot Size:	1.85 Acres
Price / Acre (Parcel A):	\$1,592,920.30
Price / Acre: (Parcel B):	\$1,111,111.10
Zoning:	CG
Market:	Orlando-Kissimmee-Sanford
Traffic Count:	58,500

PROPERTY OVERVIEW

Incredible 1.85-acre development/ investment opportunity in Lake County- Eustis, FL! Sale includes 2 parcels that may be purchased together or individually (1.13 ac or .72 ac), directly on US Hwy 441 S. Zoned CG (Commercial General) and ideal for Retail, Office, Restaurant and Distribution. Subject is located minutes from Advent Health Hospital and the VA Clinic. Call for additional details!

Offering two parcels totaling just under 2 Acres this is a phenomenal Investment/ Development Site in the heart of Eustis, FL. The site is level, well drained, equipped with commercial grade public utilities and is zoned CG (Commercial General); ideal for Commercial development of Retail, Professional Office, Sales/ Distribution, Mixed Use or Restaurant. The combination of the site's location and amazing frontage at the intersection of US Hwy 441 and Kurt Street makes for an extraordinary development site offering countless possibilities.

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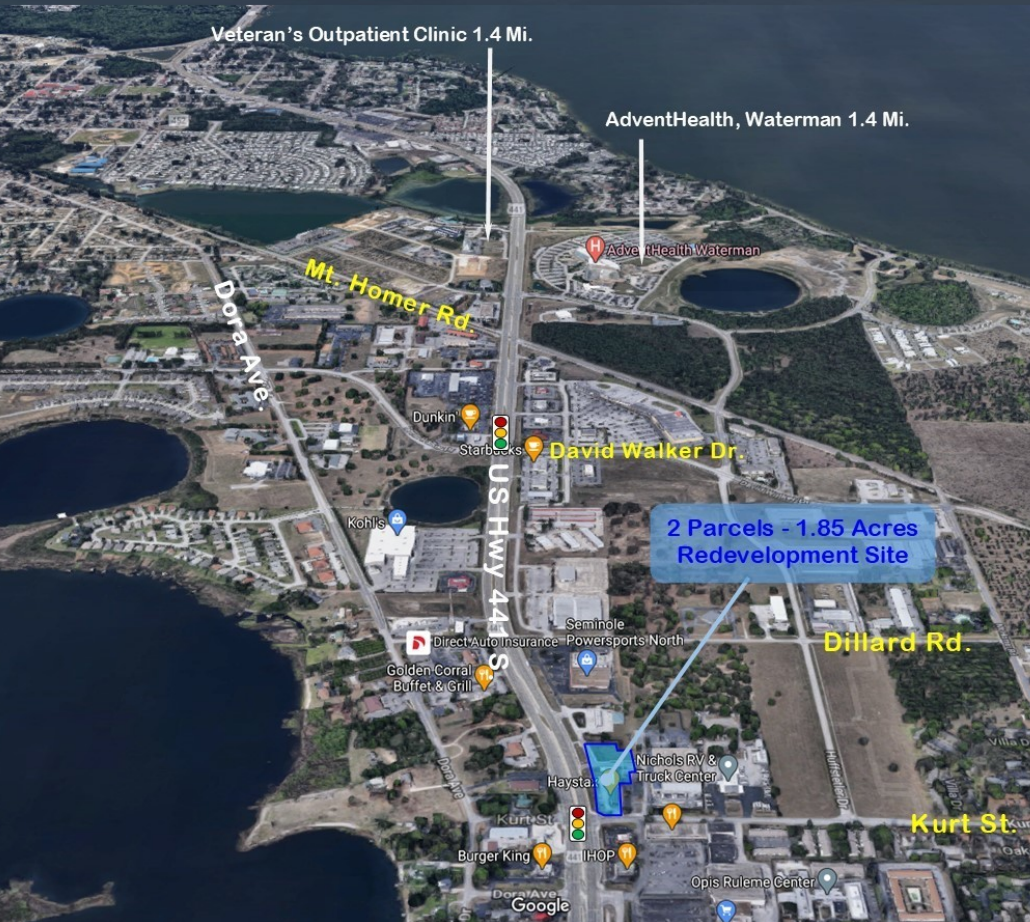
EXECUTIVE SUMMARY // 2

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PROPERTY DESCRIPTION



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Location, Location, Location! Here is an Extraordinary Opportunity to purchase 1.85 acres of land, comprised of 2 parcels for a future development site of Retail, Distribution, Restaurant or Mixed- Use. Situated in a qualified HUBZone as well, the City of Eustis is offering diverse economic opportunities to attract new businesses, development and residential growth that will easily service the growing community and population. This is an attractive site for Hospitality, Retail, Restaurant and or Professional Office developments. Subject site accommodates 2 commercial buildings, a 1,508 SF Medical Office and the other, a 2,270 SF Restaurant. Subject is also ideal for new construction, redevelopment or an expansion project for the existing buildings. Located in the friendly Waterfront Community of Eustis, FL, this property is located East of Lake Eustis and immediately North of Lake Saunders and boasts over 700' of high-level street exposure on US Hwy 441 S. This location is in direct proximity to major traffic arteries, numerous highly traveled commerce areas and is also surrounded by a myriad of quaint residential neighborhoods and bustling businesses- a Phenomenal Investment Opportunity or Great for an owner/ user. Call today for additional property details.

LOCATION DESCRIPTION

BROKERS- Seller is calling ALL Developers, Investors, Contractors and Builders. Come view this INCREDIBLE DEVELOPMENT OPPORTUNITY!!! Located within a qualified HUBZone, business tax incentives are available to tenants that lease in this designated area. As a result, Retail, Restaurant, Office or Distribution may do well here. This Lake County property is a 1.85 acre assemblage of CG zoned land and consists of 2 parcels and 2 commercial structures that may be leased for immediate income or torn down for future development. Sale Includes a 49,222 SF corner parcel to include a 2,270 SF Restaurant, a 31,363 SF interior parcel to include a 1,508 SF Medical Office and a 31,363 SF parcel that is cleared, high and dry. Measuring over 80,585 SF of Commercial Buildings and land; water, power, and communication infrastructure are already in place making this site perfect for either a Commercial owner/ user or an Investor looking to get in on the development of this flourishing Area. Subject property is in close proximity to countless retail tenants, Educational Institutions, newly renovated and constructed condos and residential neighborhoods. This gem of an Investment will not last long on the market- parcel A (1.13 acres) and parcel B (.72 acres) are also available for individual purchase. Submit your offer today.

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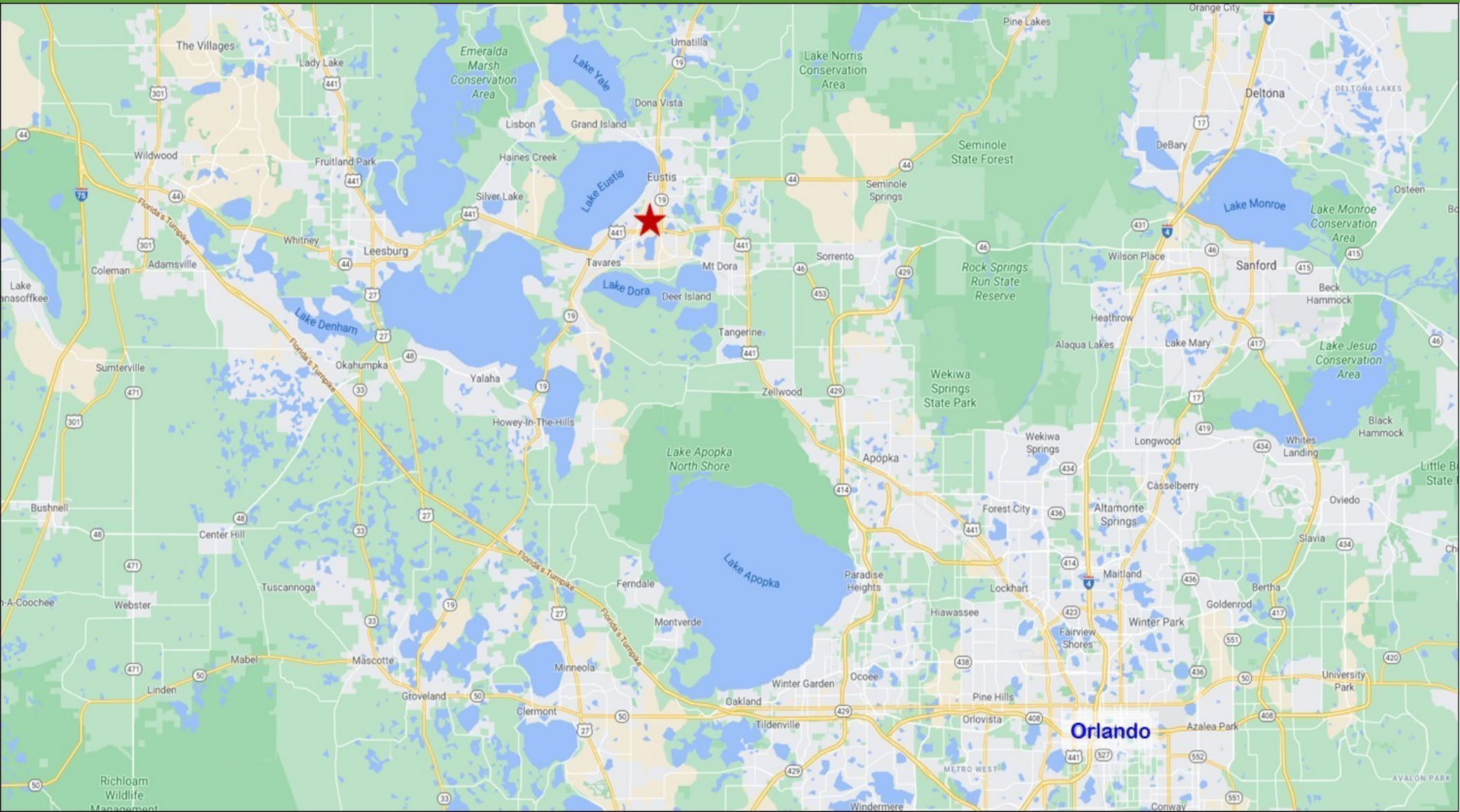
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PROPERTY DESCRIPTION // 3



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REGIONAL MAP



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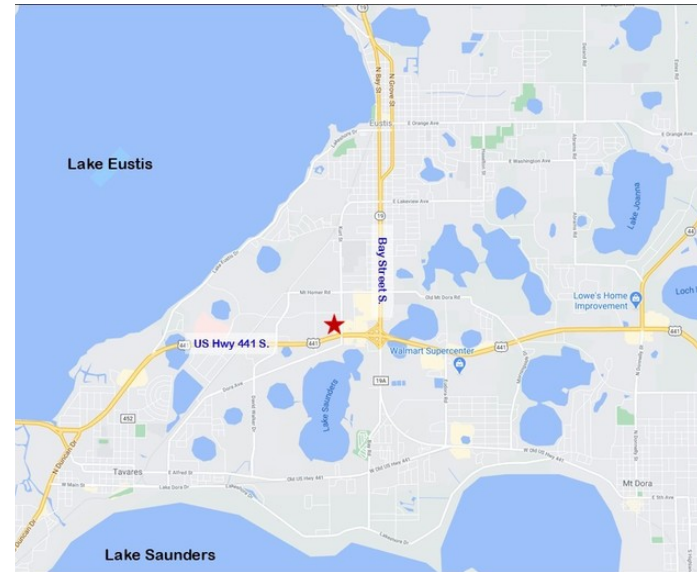
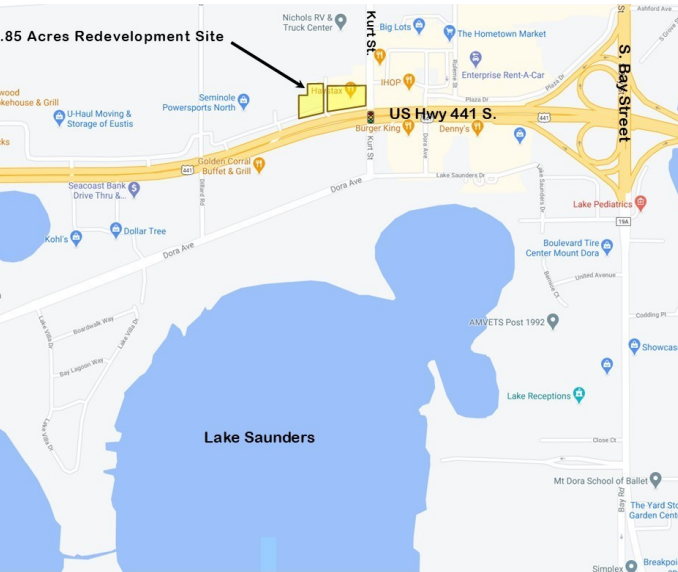
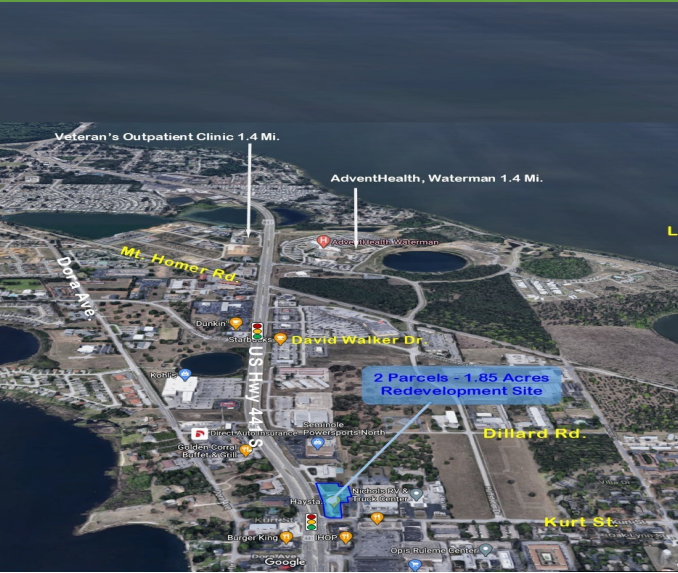
REGIONAL MAP // 4



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ADDITIONAL PHOTOS



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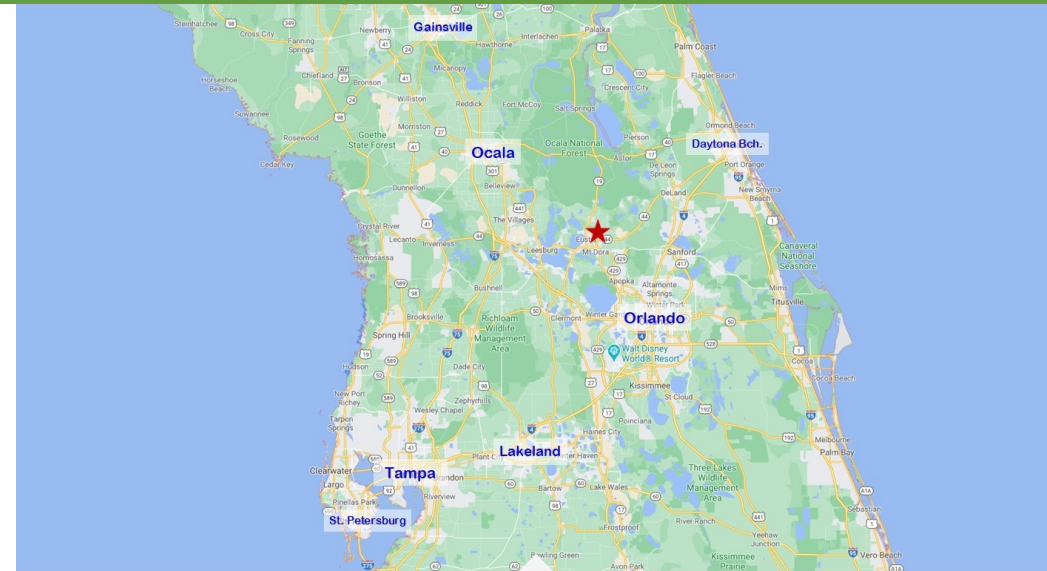
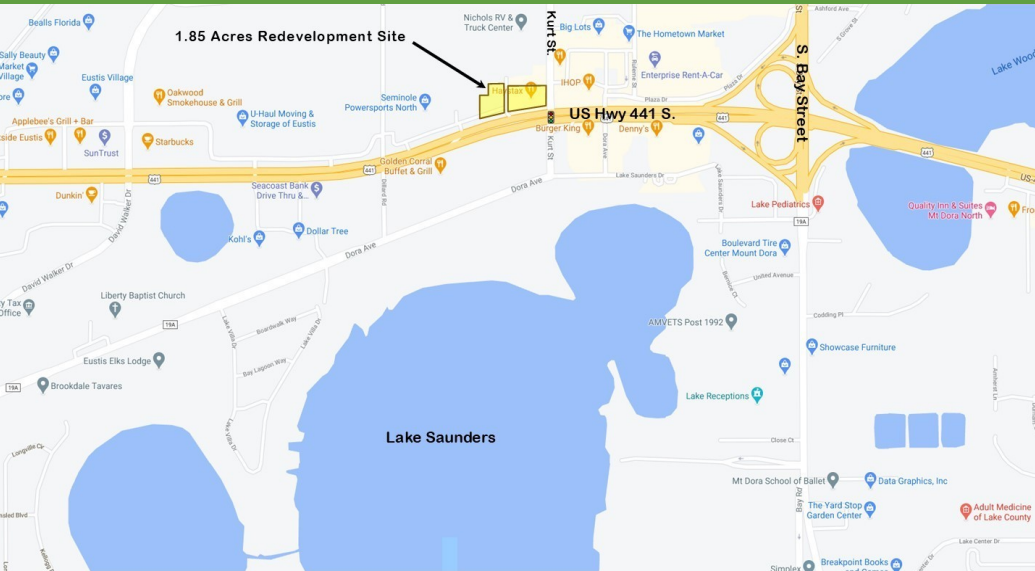
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ADDITIONAL PHOTOS // 5



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PROPERTY DETAILS & HIGHLIGHTS



AREA DESCRIPTION

This prime 1.85 acre parcel has a huge potential to become a transit-oriented development site. Fronting US Hwy 441 S., a heavily traveled thoroughfare in Lake County, any development project can do well here. Situated in a qualified HUBZone, tenants with businesses in this designated zone are eligible for many tax incentives and is a perfect site for a neighborhood Commercial Retail Center, Office Park or Single Retail User. Some of the features of this site include over 700' of frontage on US Hwy 441 S., and sits at a signalized intersection. Current demographics for this property highlight over 65,643 residents with an average HHI of \$54,400 within a 5-mile radius of this property. This unique development opportunity can be found adjacent to major retailers such as Enterprise Rent- A- Car, Boost Mobile, Shell Gas Station, Penske Truck Rental, IHOP, Denny's and more.

- Centrally located in the middle of the State of Florida, this property is a quick commute to any of the surrounding metropolitan areas.
- Situated 40 miles North of Orlando, FL
- Situated 43 miles South of Ocala, FL
- Situated 54 miles West of Daytona Beach, FL
- Situated 70 miles North of Lakeland, FL
- Situated 82 miles South of Gainesville, FL
- Situated 94 miles North of Tampa, FL
- Situated 119 miles North of St. Petersburg, FL

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PROPERTY DETAILS & HIGHLIGHTS



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BROKER BACKGROUND AND CONTACT



TINA MARIE ELOIAN, CCIM

Broker/Owner

tina.eloian@sperrycga.com

Direct: 813.935.9600 | **Cell:** 813.997.4321

FL #BK653748

PROFESSIONAL BACKGROUND

An accomplished Real Estate Broker, Tina Marie Eloian has been a Licensed Realtor for over 25+ years specializing in Commercial and Land Real Estate. Tina has participated in all the stages of Commercial Real Estate, Land Development, Planning and Permitting to the final stages of construction and sales.

Tina has specialized in the Sale and Leasing for Investors/ Users of Office, Retail, Multi-Family, Industrial, and Land assemblages. Repeatedly, she has orchestrated Large Land assemblages for Investment Groups and Buyers throughout the State of Florida. Tina is well-known in the commercial real estate community, in particular, the Tampa Bay Area as the Queen of Ybor for her many commercial sales within the Historic District of Ybor City as well as in Channelside, Tampa and Seminole Heights.

Tina earned her CCIM designation in 2010 and is a member of the State and National chapters of the CCIM Institute. Tina is also an active member of The Florida Gulf Coast Commercial Association of Realtors, National and Florida Realtors.

As a Tampa Native, Tina is highly involved as a Member, Volunteer and President of McClain Incorporated; a non-profit, Charitable organization for persons with developmental disabilities. She stays very active in her Community with chairing activities and fundraising events.

EDUCATION

Bachelor, Sociology/ Business
University of Central Florida, 1994

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)
Member, National Association of Realtors (NAR)
Member, Florida Association of Realtors (FAR)
Member, Florida Gulfcoast Commercial Association of Realtors (FGCAR)
Member of Ybor City Chamber of Commerce
Member of Italian Club of Tampa
Member of Women's Council of Realtors

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