

Offering Memorandum



CONEY ISLAND EUSTIS

15851 US HIGHWAY 441, EUSTIS, FL 32726

Eshenbaugh
LAND COMPANY

The Dirt Dog

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

\$1,990,000

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC
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Aerial



Aerial



Aerial



Demographics Map & Report

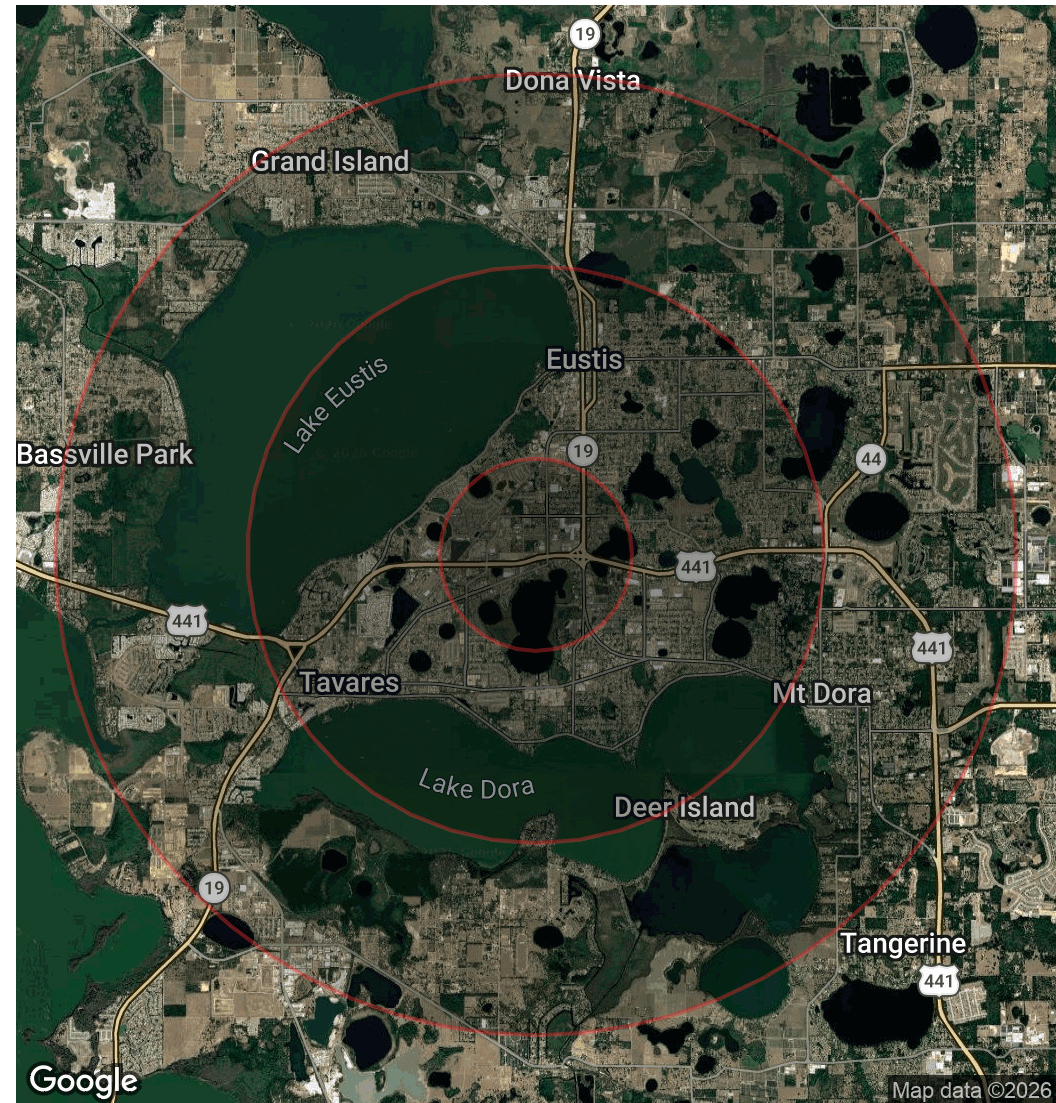
POPULATION

	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

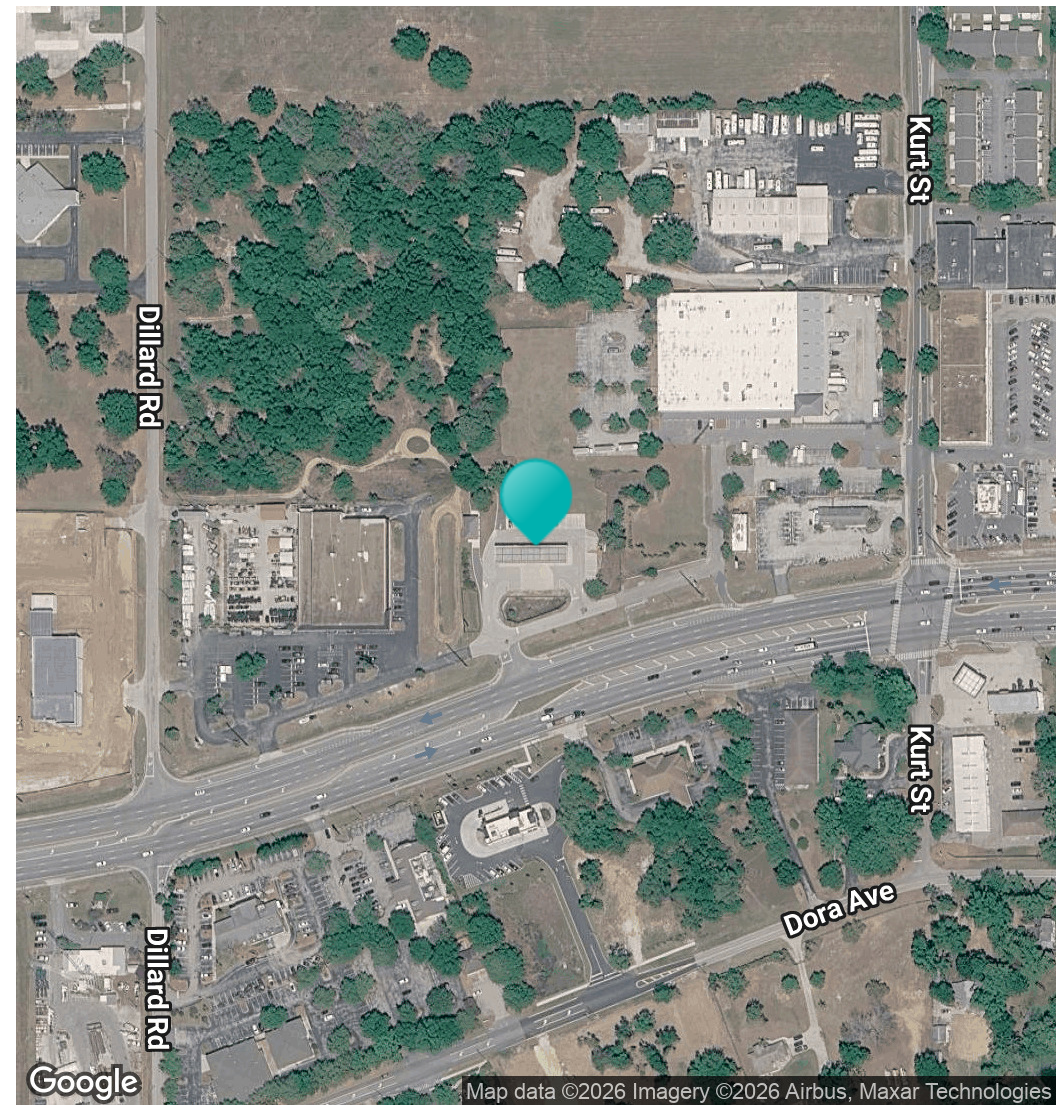
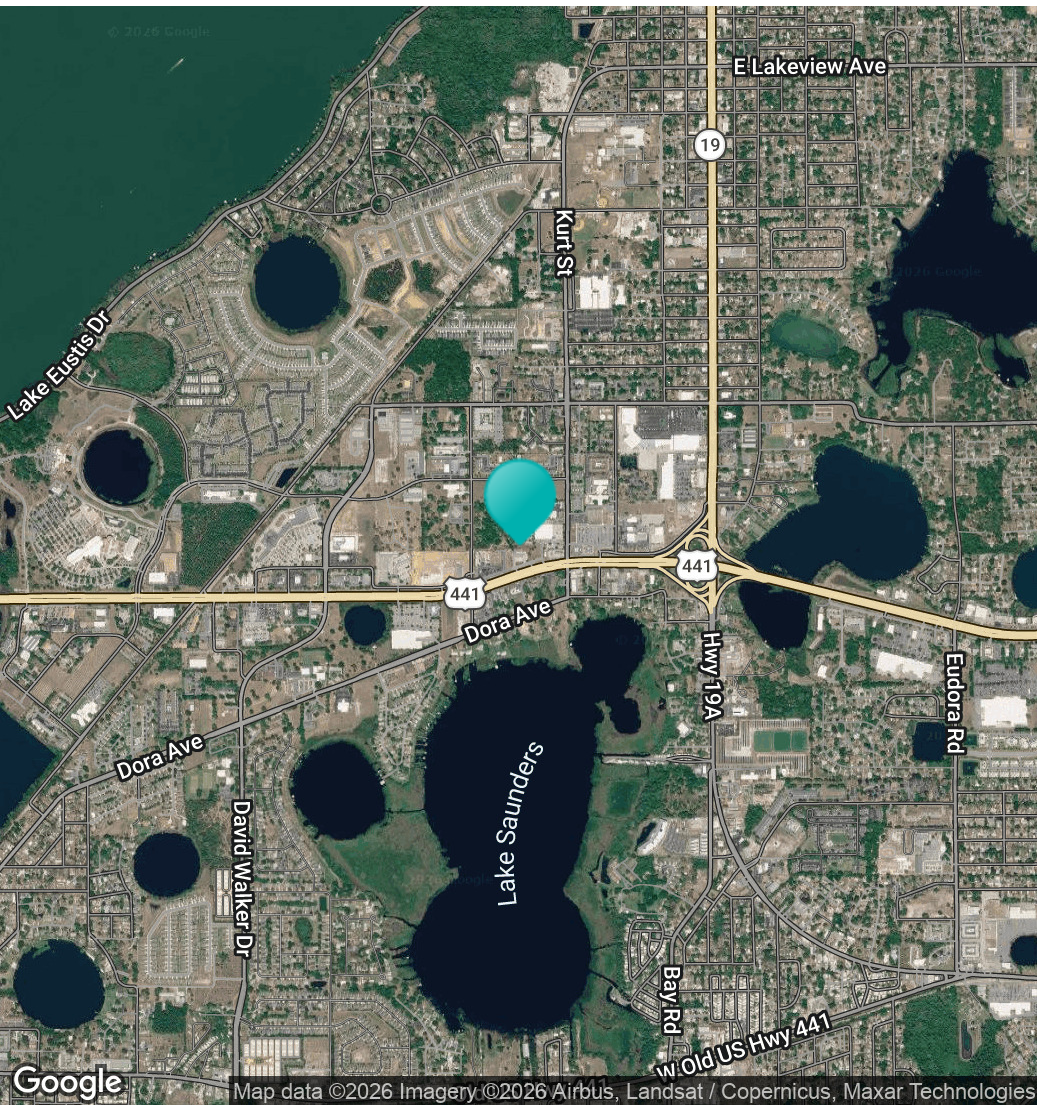
HOUSEHOLDS & INCOME

	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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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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