



# PROPERTY FOR SALE

## SR 46/US 441 WEKIVA PARKWAY SPUR - MT. DORA

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Also  
Available

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## EXECUTIVE SUMMARY

Subject  
Property

Also  
Available

# GATEWAY PROPERTY TO WOLF BRANCH INNOVATION DISTRICT

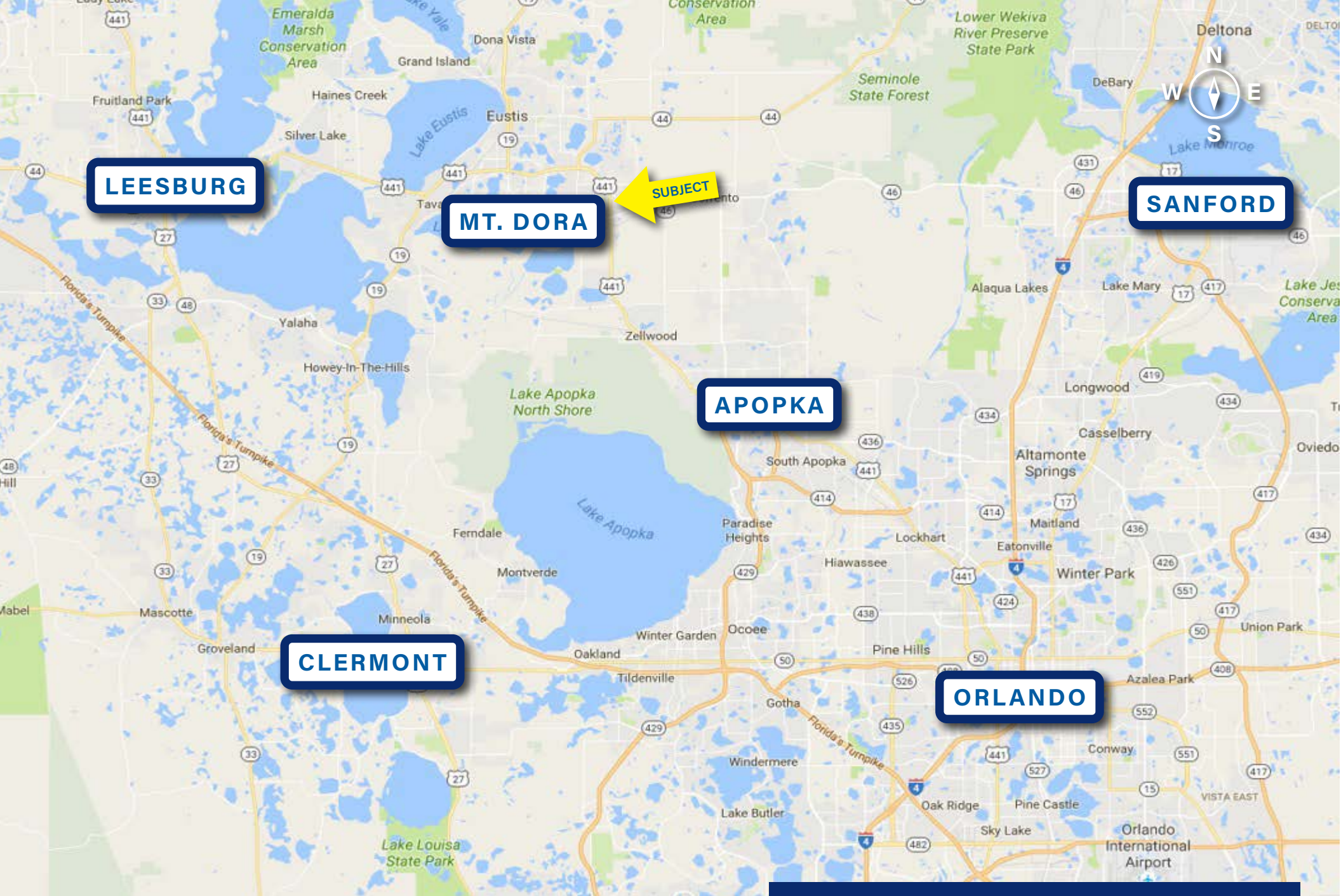
We are proud to present this 15 +/- acre vacant commercial property in Mt. Dora, FL, which is optimally located and zoned for an office and/or retail development. The property is within 0.5 miles of the nearly completed Wekiva Parkway (US 441/SR 46 spur), a connector toll road extension of SR 429. The topography of the North Parcel is below road grade on the front half, heavily treed, and consists of rolling hills. The adjacent neighbor has also granted two commercial ingress/egress easements on Natoma Blvd., the northern boundary of this site.

The south adjacent parcel, which is also on the market for sale, is a 16.3 +/- acre vacant commercial lot, located on an optimal corner location on US Highway 441 and SR 46, which benefits the property through both strong traffic and road frontage with access along SR 46. This parcel is listed by Cole Whitaker of Berkadia (407) 481-2126.

Both parcels benefit from having both water and sewer located directly adjacent to the property, along US 441.

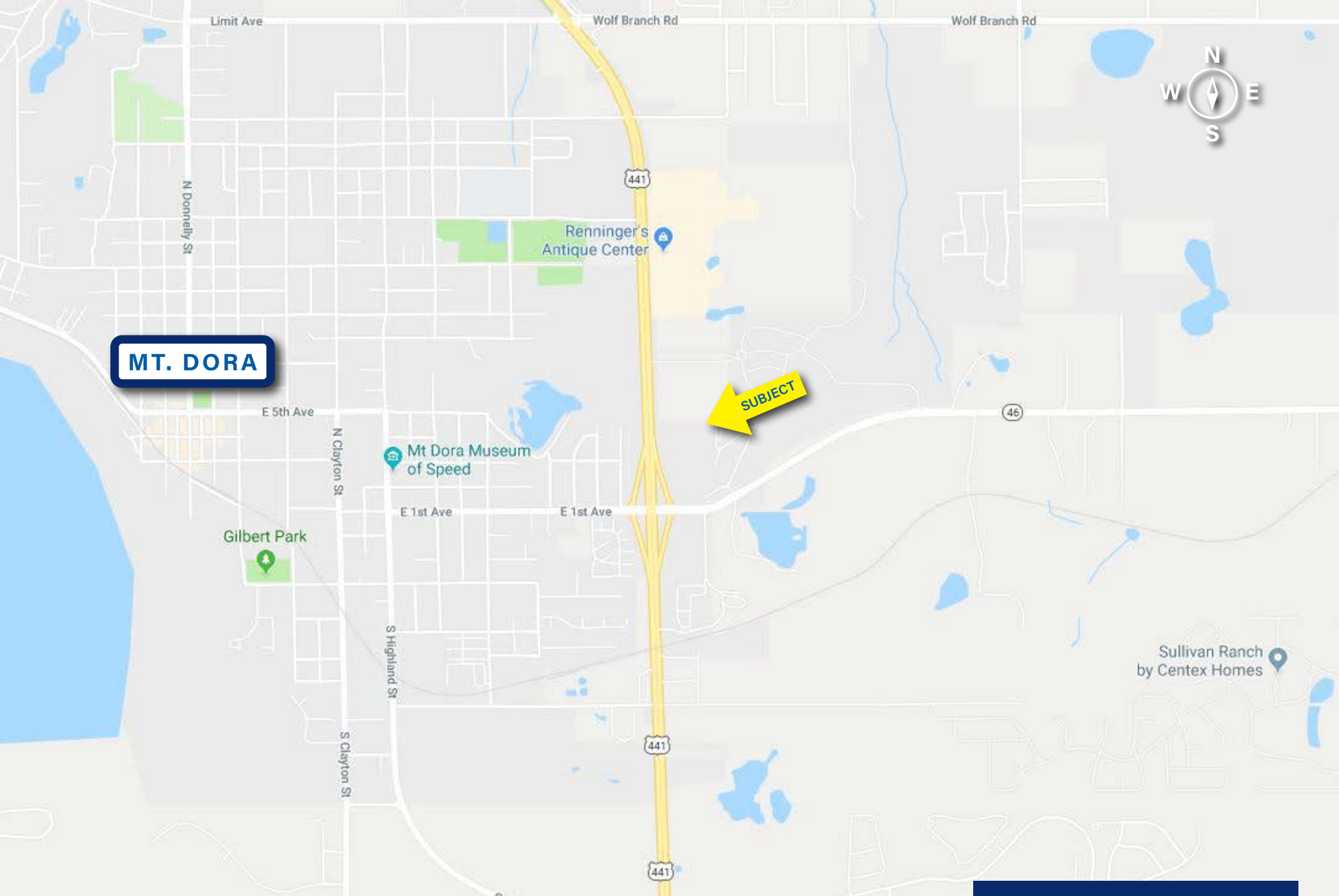
	North Parcel	South Parcel
<b>Site Address:</b>	US Highway 441, Mount Dora, FL 32757	
<b>County:</b>	Lake	Lake
<b>PIN (Property Identification Number):</b>	281927000300002500	331927220000000B00
<b>Land Size:</b>	15.04+/- acres	16.3+/- acres
<b>Property Use:</b>	Mixed Use - Store/Office (w  SFR)	
<b>Utilities:</b>	Water & Sewer - City of Mt. Dora	
<b>Zoning:</b>	Neighborhood Commercial and Agriculture	Highway Commercial and R-3
<b>Taxes:</b>	\$5,844.44 (2019)	\$19,737.93 (2019)
<b>Traffic Count:</b>	39,500 cars/day on US 441	
<b>Asking Price:</b>	\$3,700,000	\$3,550,000





Located in the Orlando-Kissimmee MSA.

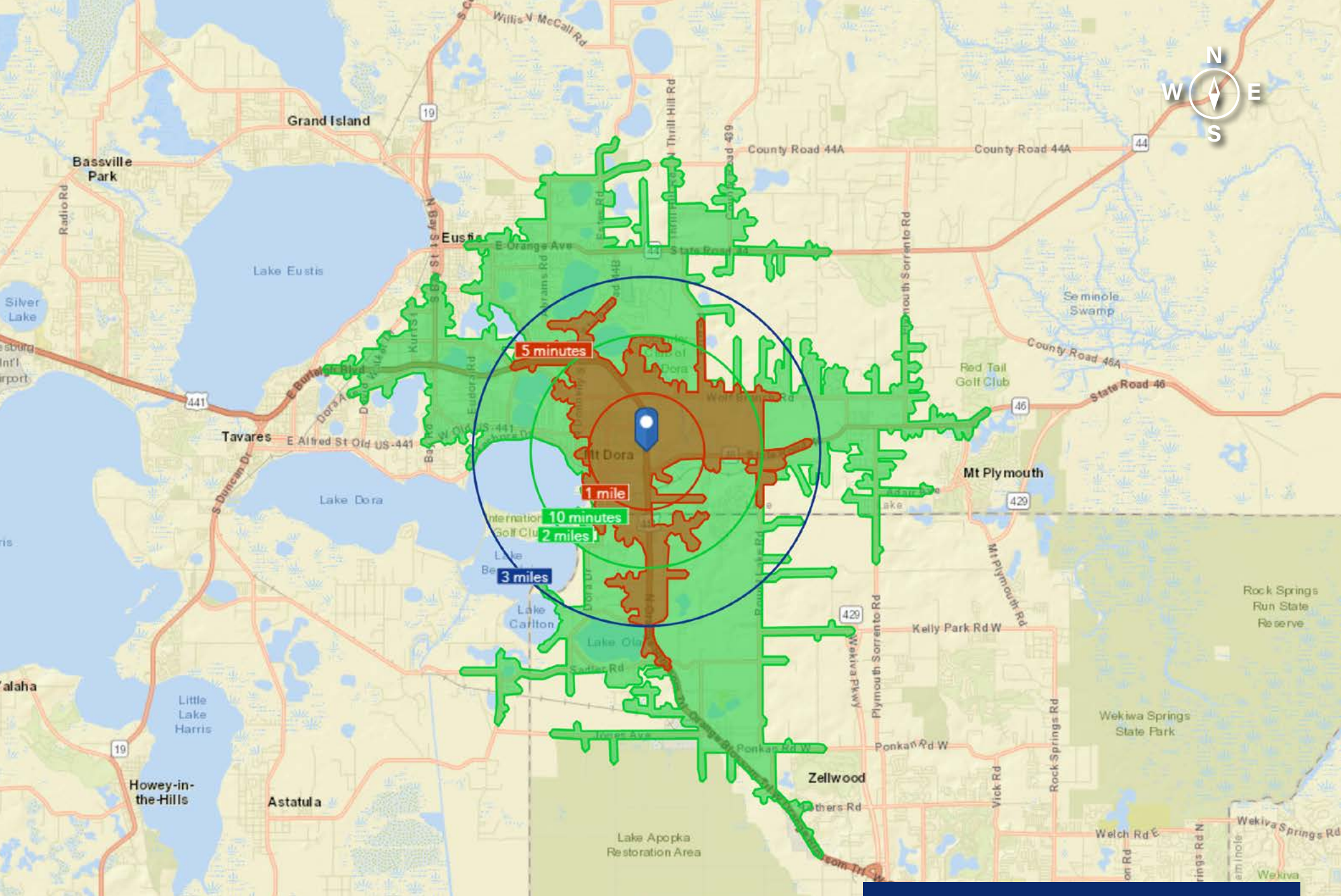
**REGIONAL LOCATION MAP**



Subject property located along the east side of  
US Highway 441, just east of Downtown Mt. Dora.

**LOCATION MAP**





1, 2, 3 mile radius

5, 10 minute drive time

DEMOGRAPHICS MAP

# BENCHMARK DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles	5 Mins	10 Mins	Lake	FL	US
Population	5,003	13,461	23,088	9,670	41,749	345,575	20,875,686	330,088,686
Households	2,010	5,798	9,745	3,947	17,132	139,593	8,152,541	124,110,001
Families	1,238	3,672	6,434	2,486	11,207	95,701	5,273,287	81,631,156
Average Household Size	2.47	2.29	2.34	2.43	2.41	2.45	2.51	2.59
Owner Occupied Housing Units	1,209	3,940	6,997	2,554	11,941	105,716	5,193,134	78,262,285
Renter Occupied Housing Units	802	1,858	2,748	1,393	5,191	33,877	2,959,407	45,847,716
Median Age	41.0	47.4	48.5	44.8	46.0	47.8	42.3	38.3
<b>Income</b>								
Median Household Income	\$49,124	\$54,256	\$55,375	\$52,133	\$53,341	\$51,693	\$52,098	\$58,100
Average Household Income	\$60,430	\$73,925	\$77,149	\$67,802	\$72,681	\$68,650	\$75,281	\$83,694
Per Capita Income	\$24,632	\$31,297	\$32,592	\$28,271	\$30,188	\$28,113	\$29,913	\$31,950
<b>Trends: 2015 - 2020 Annual Growth Rate</b>								
Population	1.82%	2.12%	2.08%	1.89%	2.09%	2.07%	1.41%	0.83%
Households	1.73%	2.03%	2.00%	1.78%	2.03%	1.96%	1.36%	0.79%
Families	1.75%	2.03%	1.97%	1.78%	1.95%	1.90%	1.30%	0.71%
Owner HHs	2.83%	2.91%	2.74%	2.74%	2.76%	2.46%	1.91%	1.16%
Median Household Income	2.06%	2.55%	2.76%	2.13%	2.60%	2.62%	2.52%	2.50%

There are over 23,000 people within 3 miles of the subject property and over 41,000 within 10 minutes.

Median Household Income within 3 miles is \$55,375 which is 7% higher than Lake County and 6.3% higher than the State of Florida.



# BENCHMARK DEMOGRAPHICS

1 Mile 2 Miles 3 Miles 5 Mins 10 Mins Lake FL US

## Households by Income

<\$15,000	14.40%	12.20%	11.00%	13.10%	12.10%	9.90%	11.70%	11.20%
\$15,000 - \$24,999	9.70%	8.40%	9.10%	9.10%	10.90%	11.20%	10.60%	9.40%
\$25,000 - \$34,999	11.80%	9.90%	10.00%	11.00%	10.10%	11.50%	10.70%	9.30%
\$35,000 - \$49,999	14.80%	14.00%	13.40%	13.70%	12.70%	15.30%	14.70%	12.80%
\$50,000 - \$74,999	23.40%	22.60%	21.80%	22.90%	21.20%	20.30%	18.70%	17.60%
\$75,000 - \$99,999	13.20%	13.70%	13.70%	13.70%	13.30%	13.30%	11.90%	12.50%
\$100,000 - \$149,999	8.50%	11.30%	11.90%	10.30%	11.50%	11.70%	12.10%	14.40%
\$150,000 - \$199,999	2.40%	3.60%	4.20%	3.00%	4.10%	3.70%	4.50%	6.00%
\$200,000+	1.80%	4.30%	4.90%	3.10%	4.10%	3.00%	5.10%	6.70%

## Population by Age

0 - 4	6.40%	5.30%	5.10%	5.70%	5.40%	5.10%	5.30%	6.00%
5 - 9	6.20%	5.20%	5.20%	5.60%	5.60%	5.30%	5.40%	6.20%
10 - 14	6.10%	5.50%	5.50%	5.80%	5.80%	5.40%	5.60%	6.30%
15 - 19	5.90%	5.40%	5.20%	5.70%	5.30%	5.10%	5.70%	6.40%
20 - 24	6.00%	4.80%	4.60%	5.20%	4.90%	4.80%	6.30%	6.90%
25 - 34	12.70%	10.40%	10.00%	11.20%	11.00%	10.70%	13.20%	13.90%
35 - 44	11.50%	10.60%	10.30%	11.00%	10.80%	10.40%	11.70%	12.50%
45 - 54	12.90%	12.40%	12.30%	12.90%	12.30%	11.90%	12.70%	12.80%
55 - 64	13.90%	14.70%	15.00%	14.60%	14.60%	14.10%	13.60%	13.00%
65 - 74	10.60%	13.50%	14.10%	12.30%	13.00%	15.10%	11.50%	9.40%
75 - 84	5.40%	7.90%	8.30%	6.80%	7.50%	8.70%	6.30%	4.60%
85+	2.60%	4.40%	4.40%	3.20%	3.80%	3.40%	2.70%	2.00%

## Race and Ethnicity

White Alone	72.00%	76.50%	78.60%	73.40%	76.90%	79.30%	73.00%	69.90%
Black Alone	19.00%	14.20%	12.20%	17.10%	13.20%	10.60%	16.40%	12.90%
American Indian Alone	0.80%	0.70%	0.60%	0.60%	0.60%	0.50%	0.40%	1.00%
Asian Alone	1.40%	1.80%	2.00%	1.70%	2.00%	2.10%	2.80%	5.70%
Pacific Islander Alone	0.20%	0.10%	0.10%	0.10%	0.10%	0.10%	0.10%	0.20%
Some Other Race Alone	4.20%	4.40%	4.30%	4.70%	4.90%	4.60%	4.30%	6.90%
Two or More Races	2.50%	2.30%	2.20%	2.30%	2.30%	2.80%	3.00%	3.40%
Hispanic Origin (Any Race)	18.20%	16.60%	15.70%	17.60%	16.20%	15.80%	25.90%	18.30%









The properties are in close proximity to Renniger's Flea Market, as well as charming shops and restaurants from Historic Downtown Mt. Dora, which welcomes one million tourists per year.

South parcel also available by Cole Whitaker of Berkadia

## NEIGHBORHOOD AERIAL



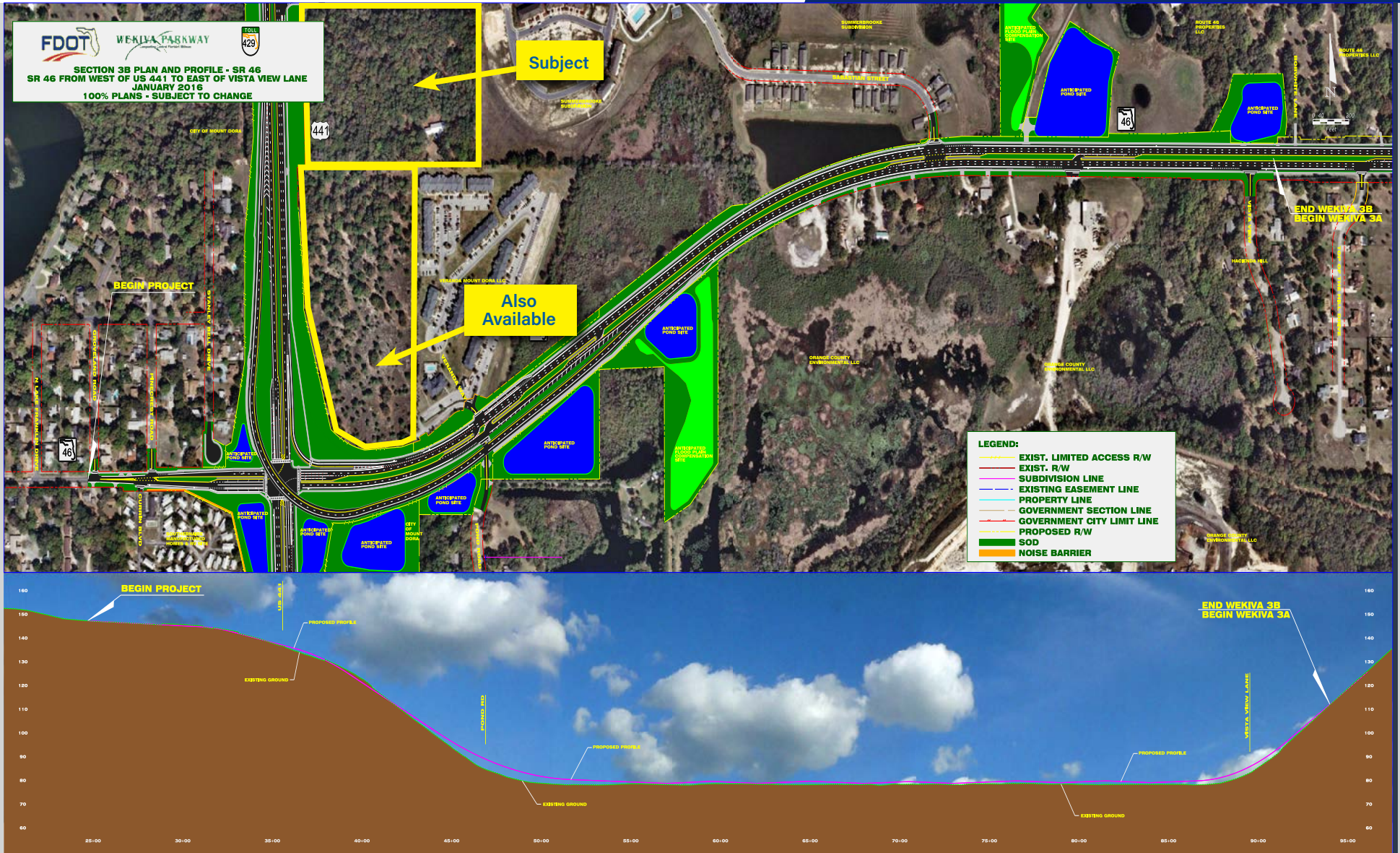


The two properties combine a total of 31.34 +/- acres and have 1,900 +/- FT of frontage on US Highway 441 with 39,500 cars/day.

**SITE AERIAL**



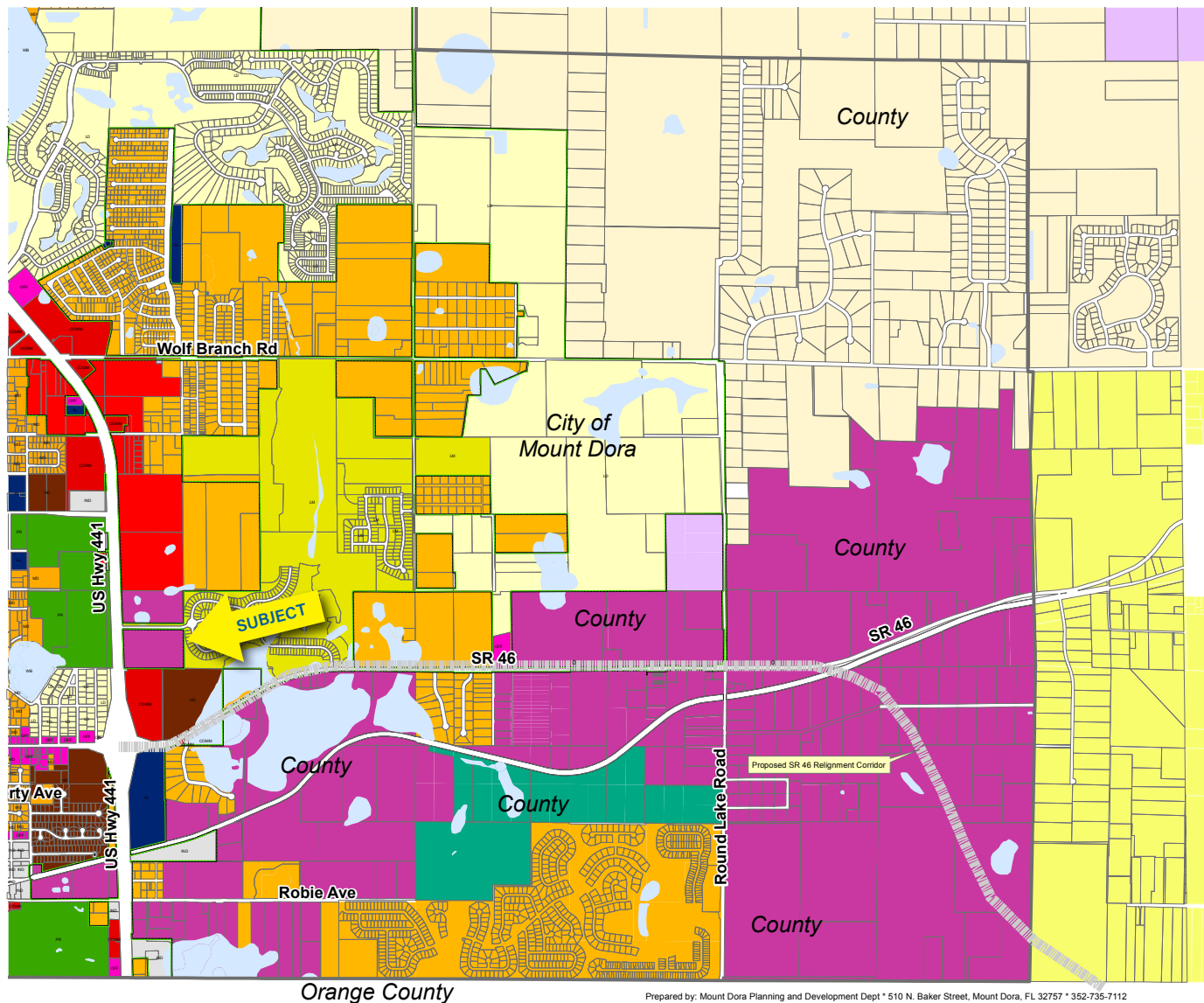
# Wekiva Parkway Aerial





# WOLF BRANCH INNOVATION DISTRICT

With the current projects placed on East Lake County, the expansion of the county is expected to thrive just east of the property, with office and heavy industrial activity as main employment drivers.



## Employment Center (Office)

### East Lake County / SR 46 Area Map With Lake County 2030 Future Land Use

#### Legend

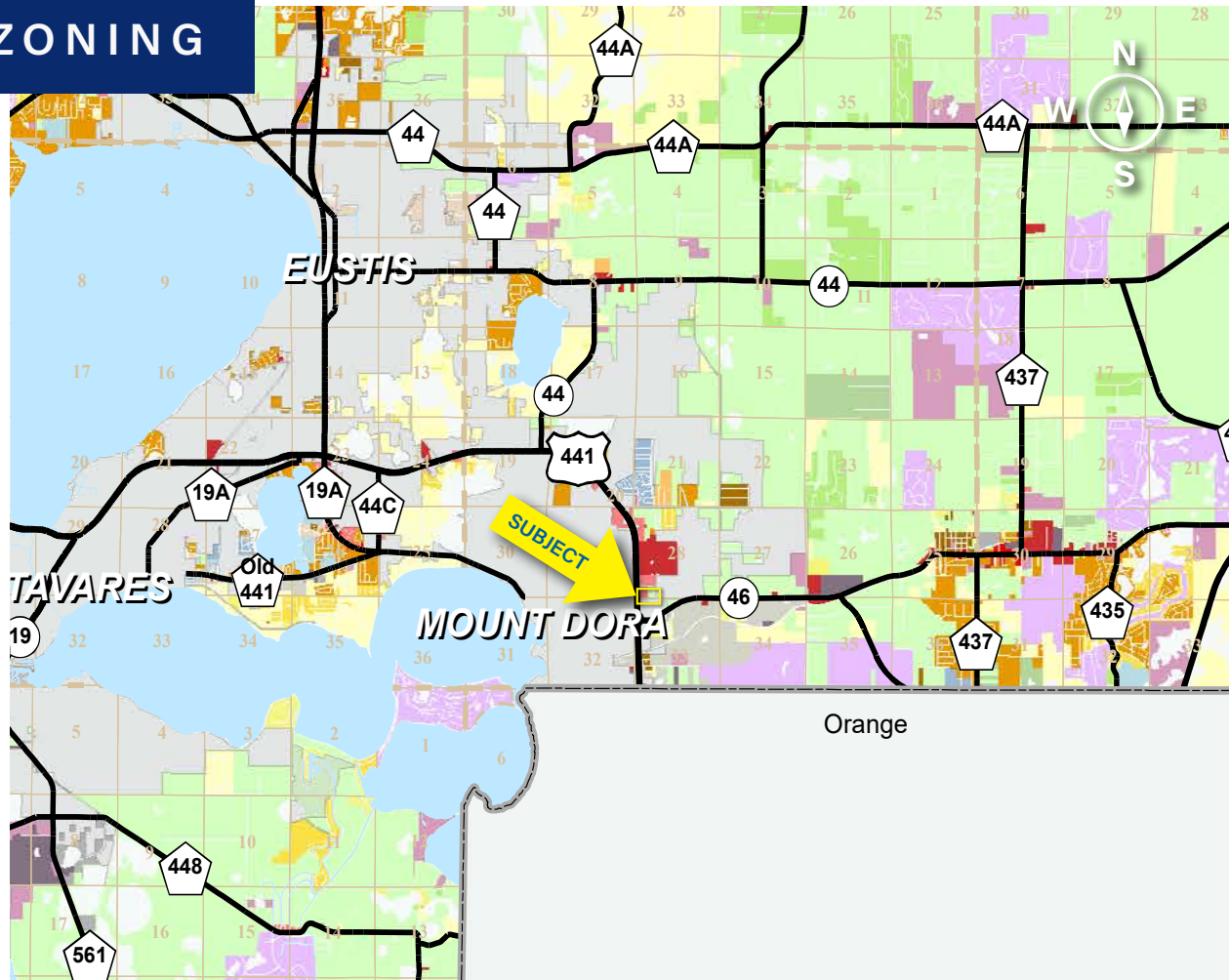
- SR 46 Realignment - Proposed Corridor
- JPA Boundary
- CityLimit**
  - City Limits
  - Lake County Proposed 2030 FLU
  - Conservation
  - Heavy Industrial
  - Office
  - Public Service Facility and Infrastructure
  - Recreation
  - Regional Commercial
  - Rural
  - Rural Transition
  - Urban High Density
  - Urban Low Density
  - Urban Medium Density
  - Mount Plymouth-Sorrento Proper

Date: 3/13/2013



Prepared by: Mount Dora Planning and Development Dept \* 510 N. Baker Street, Mount Dora, FL 32757 \* 352-735-7112

# ZONING



✓ A  
AR  
RA  
R-1

R-2  
R-3  
R-4  
R-6

R-7  
RP  
RMRP  
RM

RV  
✓ C-1  
C-2  
CP

## Neighborhood Commercial (C-1)

The purpose of this district is to provide limited retail services of a convenience nature, serving a rural community or residential neighborhood.

## Agriculture District (A)

The purpose of the district is to provide a method whereby parcels of Land which are most suited to agricultural usage may be classified and preserved for this purpose.

Agriculture is a major industry of the County; therefore it is the intent of this district to: Provide long term means for preventing further Encroachment upon agricultural enterprises; to encourage agricultural pursuits by preserving good soils and agricultural areas from subdivision Development or commercial and industrial Construction.







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