

BRAND NEW MOUNT DORA SPACE

MEDICAL | OFFICE | RETAIL SPACE FOR LEASE

CALL
BROKER FOR
DETAILS

OUTPARCEL
3,524 SF



3310 STATE ROAD 44 MOUNT DORA, FL 32757

4 ACRE PRESENTS MEDICAL/OFFICE SUITE 2,025 SF

HIGHLIGHTS

- Brand new construction
- Monument and building signage
- TI package available for qualified tenants
- High traffic count of 25,000 AADT
- Ample parking
- Neighboring an established local dentist, Smiles by Hazen
- Ground Lease or Build to Suit available on the outparcel with direct frontage on SR 44



PROPERTY DETAILS

MAXIMUM AVAILABLE:	±3,524 SF
MINIMUM AVAILABLE:	±2,025 SF
PRIMARY TYPE:	OFFICE/MEDICAL/RETAIL
BUILDING CLASS:	A
YEAR BUILT:	2021
PARKING SPACES:	5/1,000
SIGNAGE:	MONUMENT & SIGNAGE

GREAT LOCATION. CUSTOM BUILDOUT.

We are pleased to bring to market this brand new 5,391 SF medical and office/retail development located directly on State Road 44 in Mount Dora. The property sits right next to a Publix anchored shopping center in a high-growth area. The building will be delivered in grey shell condition so that tenants have the opportunity for a custom buildout. It also comes with ample parking perfect for medical users. Tenant Improvement packages are available for qualified tenants.

OFFERED BY:



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EXTERIOR PHOTOS-EXISTING STRUCTURE



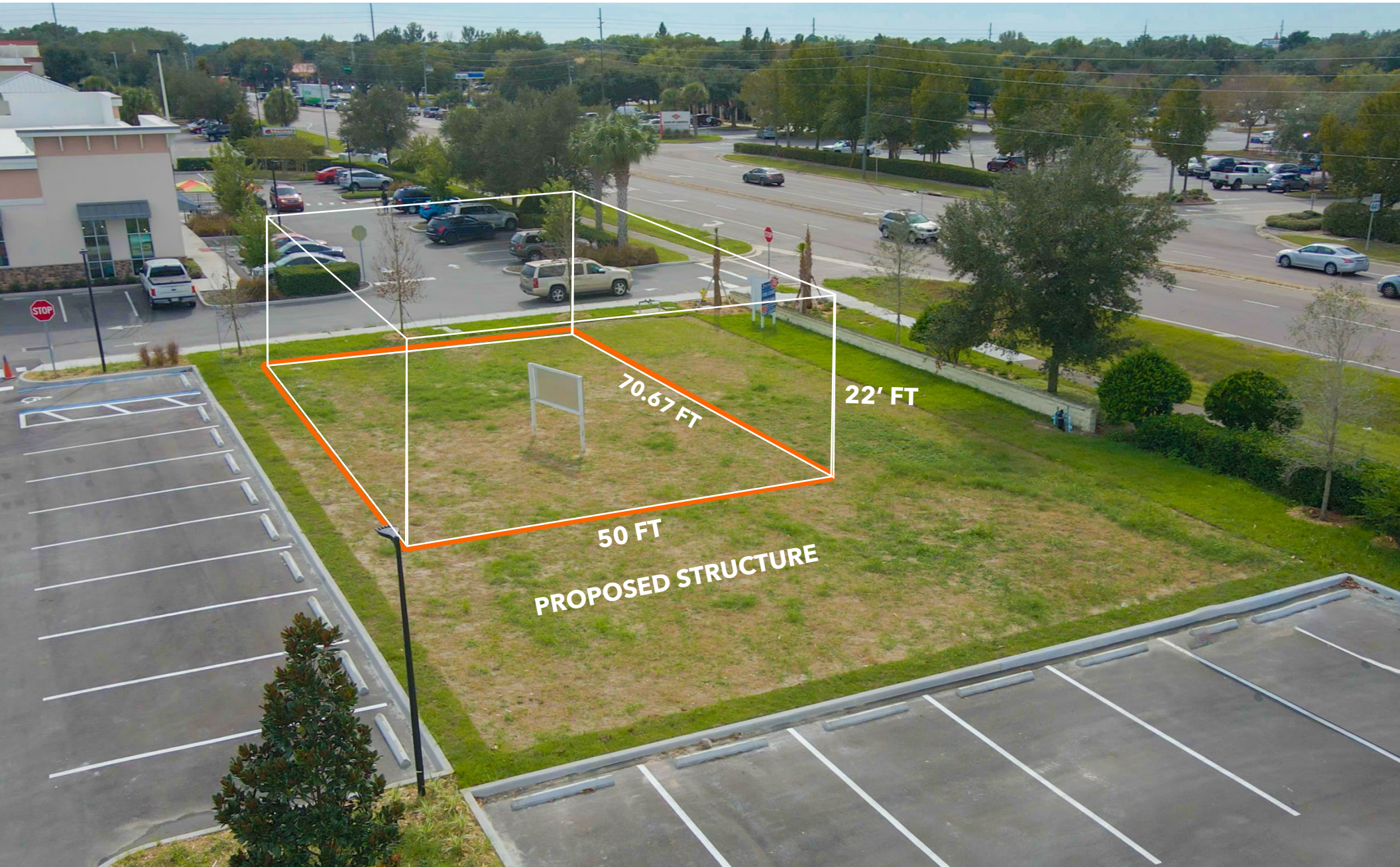
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OUTPARCEL + PROPOSED STRUCTURE



INTERIOR PHOTOS



DEMOGRAPHICS & LOCATION

DEMOGRAPHICS

POPULATION

2010	16,647	52,447
2020	18,756	62,098
2025 Projection	20,974	69,734
Annual Growth 2010-20	1.3%	1.8%
Annual Growth 2020-25	2.4%	2.5%
Median Age	47.3	45.2

INCOME

Average Household Income	\$80,656	\$74,054
Median Household Income	\$59,742	\$52,354



PROPERTY AERIAL



THE SPACE

Outparcel Available
3,524 SF

CHIPOTLE
MEXICAN GRILL

AdventHealth

Bravo

Walgreens

FIVE GUYS
BURGERS and FRIES

CHASE

McDonald's

Publix

CVS

Firestone
COMPLETE AUTO CARE

Mobil

tropical CAFE
SMOOTHIE

Bank of America

LOWE'S



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