

The image shows the exterior of an Ellianos Coffee drive-thru. The building has a modern design with dark brown horizontal siding and bright orange-red vertical accents. The "Ellianos coffee" logo is prominently displayed in large, silver, 3D letters on the brown section. A drive-thru window is visible with a menu board above it. Yellow bollards line the drive-thru lane. In the background, there are trees and a clear blue sky with some clouds.

Ellianos
coffee

FOR SALE

Ellianos Coffee — Turnkey Drive-Thru
(Business + Real Estate)

2520 S Bay St, Eustis, FL 32726

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PROPERTY SUMMARY

- 2023 New Construction: 800 SF double-sided Ellianos drive-thru on 0.44± AC.
- Business + Real Estate: Sale includes both the operating Ellianos franchise and the underlying fee-simple real estate.
- Strong Traffic & Growth: 22,470 AADT on S Bay St; nearby corridors reach 18,900–22,470 AADT within the growing Eustis/Mount Dora trade area.

PROPERTY OVERVIEW

- Sale Price: Inquire with Broker
- Building Size: 800 SF
- Lot Size: 0.44± AC

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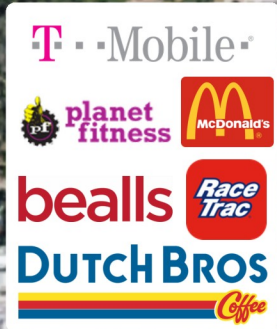
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AERIAL PHOTO

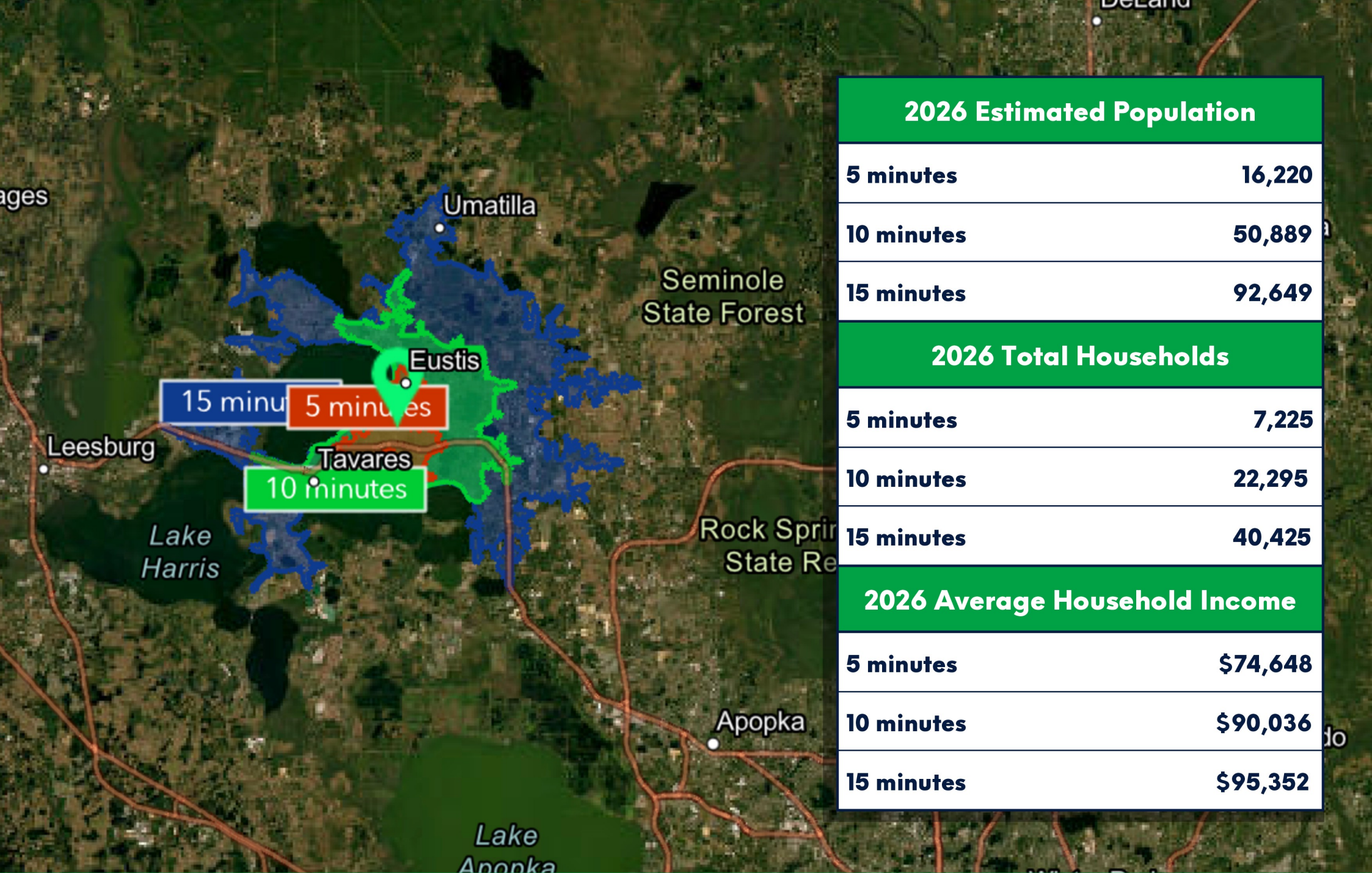




S BAY ST
24,000 cars per day

US-441
53,500 cars per day

RETAIL TRADE AREA



2026 Estimated Population

5 minutes	16,220
10 minutes	50,889
15 minutes	92,649

2026 Total Households

5 minutes	7,225
10 minutes	22,295
15 minutes	40,425

2026 Average Household Income

5 minutes	\$74,648
10 minutes	\$90,036
15 minutes	\$95,352

DRIVE-TIME DEMOGRAPHICS



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