

# Eustis Village

Situated within the primary retail corridor of Eustis, FL

2864 David Walker Dr  
Eustis, FL 32726  
[www.cbre.com/orlando](http://www.cbre.com/orlando)

Serves neighboring communities Mount Dora and Tavares



## Neighborhood Retail Center

# Property Highlights

### Available Lease Opportunities

- + Suite 2864: 1,400± SF
- + Suite 2802A: 25,000± SF
- + Suite 2868: 1,300± SF

### Strategic Location

- + Prominently positioned at the intersection of Huffstetler Drive and David Walker Drive offering strong visibility and accessibility
- + Located along State Road 441, which sees an average daily traffic volume of 50,500 vehicles (AADT)

### Regional Context

- + Situated within the primary retail corridor of Eustis, FL, serving neighboring communities including Mount Dora and Tavares
- + Adjacent to planned development of a new Orlando Health Emergency Room and medical office complex at the corner of US 441 and Dillard Road
- + In proximity to AdventHealth Waterman, a full-service 287-bed hospital employing over 1,700 healthcare professionals

### Established Tenant Mix

- + Current tenants include Publix, Bealls, Sally Beauty Supply, GNC, The UPS Store, Great Clips, CATO Fashions, AdventHealth, and Quest Diagnostics



10 Minute Drive Time

**\$82,341**

Average Household Income



**62,109**

Daytime Population



**45.7**

Median Age

# Eustis Village



SPACE	TENANT	SF
2802	BEALLS	50,000
2802A	Available	±25,000
2810-2812	Quest Diagnostics	4,104
2814	Luigi's Italian Restaurant	2,100
2820	CATO Fashions	4,200
2830	Sally Beauty Supply	1,365
2832	Eustis Liquors	4,200
2840	Publix	44,271
2860	Glamour Nails	1,050
2862	Great Clips	1,050
2864	Available	1,400
2866	GNC	1,400
2868	Available	1,300
2870	China King	1,200
2880	The UPS Store	1,200
2882	Cell Phone Repair	1,200
2884	Red Crab	5,230
2900-10	AdventHealth Senior Care	5,957

# Excellent Access



# Neighboring Retailers



# Eustis Trade Area



2025

# Demographics



5 Minutes

**18,038**

Total Population

**48.7**

Median Age

**22,347**

Daytime Population

**\$83,602**

Average Household  
Income

10 Minutes

**53,020**

Total Population

**47.5**

Median Age

**62,109**

Daytime Population

**\$82,341**

Average Household  
Income

15 Minutes

**96,806**

Total Population

**49.5**

Median Age

**98,570**

Daytime Population

**\$86,859**

Average Household  
Income

20 Minutes

**144,163**

Total Population

**49.1**

Median Age

**142,092**

Daytime Population

**\$91,311**

Average Household  
Income

# For more information please contact:

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