

AVECINA ACQUIRED BY HCA HEALTHCARE

16890 US-441, MT. DORA, FLORIDA

5,000 SQ. FT. AVAILABLE FOR SALE | FREESTANDING PAD



AVECINA WAS ACQUIRED BY HCA, A MULTI-BILLION DOLLAR HEALTHCARE SYSTEM

- 100% LEASED URGENT CARE
- SALE PRICE: \$3,862,500
- CAP RATE: 6.00%
- NOI: \$231,750
- 10YR LEASE
- 3% ANNUAL INCREASES

FOR MORE INFORMATION PLEASE CONTACT:

JACK BAUGH

Vice President | dcjbaugh@gmail.com | 916.934.3172



D.C.I.



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PROPERTY OVERVIEW

- The Property is a 5,000 sq. ft. freestanding Pad building in an anchored shopping center situated within one of Mount Dora's most prominent retail corridors surrounded by national big-box tenants, ensuring long-term stability and value.
- NOI is \$231,750 in year 1 with the building being 100% leased to a regional medical user with a 10-year true NNN lease with 3% annual increases.
- Located directly in front of Ross, TJ Max and Hobby Lobby the building is across from Walmart Supercenter, Chick-fil-A, Aldi, and Target directly in in Mount Dora, main retail corridor.
- The tenant Avecina Urgent Care was acquired by HCA, a multi-billion dollar healthcare system.

Demographics	1 Mile	3 Miles	5 Miles
Population	6,500	40,283	79,546
Daytime Employees	8,021	38,137	64,567
Average Income	\$64,919	\$86,631	\$90,437
Median Age	2,980	17,476	34,507

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URGENT CARE**



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**CAP RATE:
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Rent Roll



Tenant	Sq. Ft.	Rent/SF	NNN/SF	Monthly Base Rent	Annual Base Rent	Monthly NNN	Annual NNN	Monthly Total	Annual Total	Adj. Rent	Term
Avecina	5,000	\$46.35	\$8.50	\$19,312.50	\$231,750	\$3,541.67	\$42,500.00	\$22,854.17	\$274,250	3% Ann.	10 yr





CLOSE UP PROPERTY PHOTOS



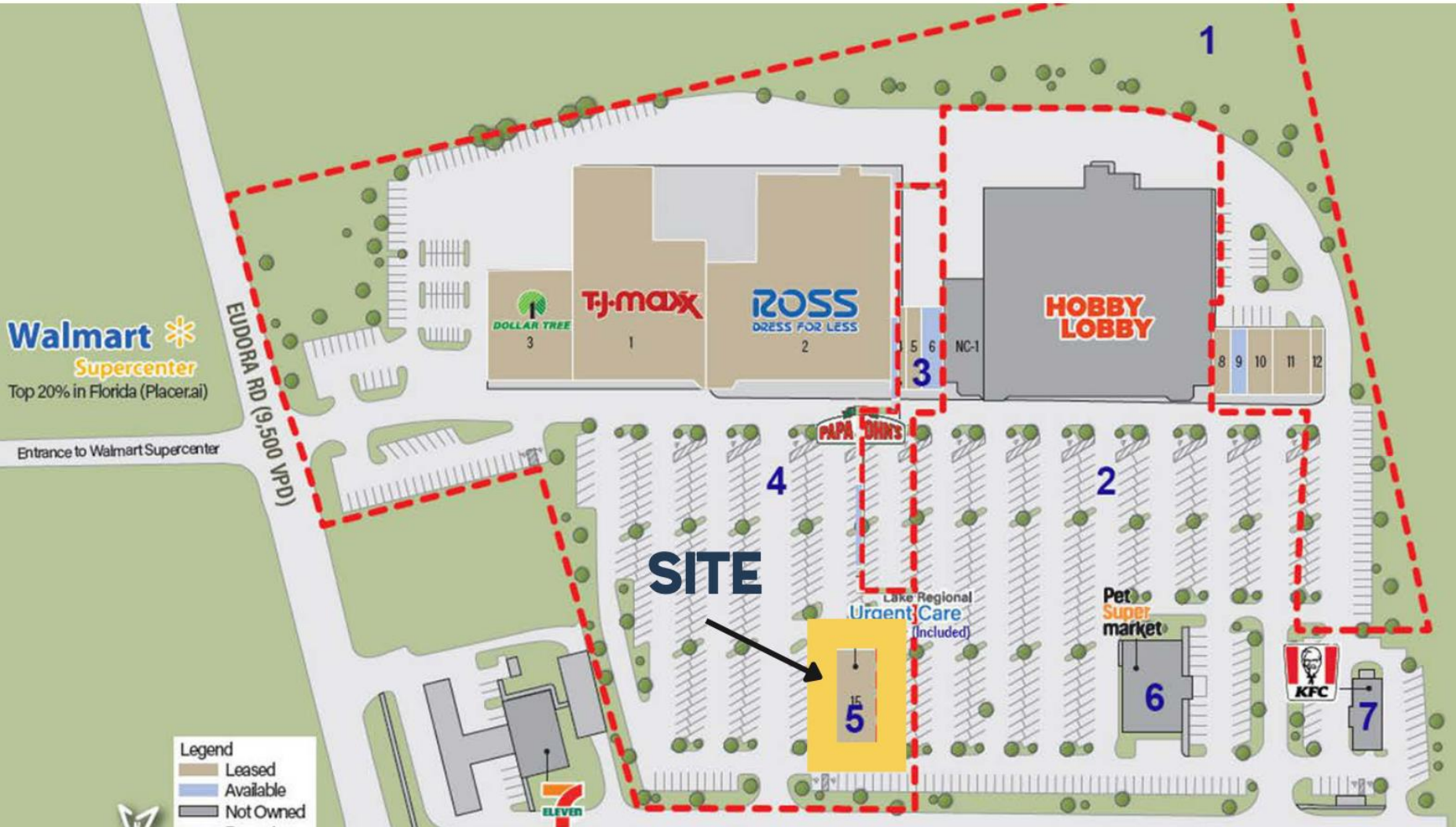
CLOSE UP PROPERTY PHOTOS



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SITE PLAN



Location Map



KEY MAP:



- | | | | |
|------------------------|--------------------------------------|---------------------------------|------------------------------|
| 1 Hobby Lobby | 11 Froggers Grill and Bar | 21 T-Mobile Authorized Retailer | 31 Aspen Dental - Mount Dora |
| 2 China 8 | 12 HCA Florida Mount Dora Emergency | 22 Tijuana Flats | 32 Chick-fil-A |
| 3 T.J. Maxx | 13 Wells Fargo Bank | 23 ALDI | 33 Regions Bank |
| 4 Dollar Tree | 14 Office Depot | 24 Chili's Grill & Bar | 34 Perkins American Food Co. |
| 5 7-Eleven | 15 First National Bank of Mount Dora | 25 AT&T Store | 35 Taco Bell |
| 6 Mobil | 16 LongHorn Steakhouse | 26 Valvoline Instant Oil Change | 36 Epic Theatres Mt. Dora |
| 7 Pet Supermarket | 17 Murphy USA | 27 Miller's Ale House | 37 Walmart Supercenter |
| 8 KFC | 18 Magic Tea Market | 28 Panda Express | |
| 9 Mavis Tires & Brakes | 19 Marco's Pizza | 29 Target | |
| 10 Saigon Fusion | 20 Panera Bread | 30 Hokkaido Ramen House | |

Market Overview



Mount Dora, Florida is a highly desirable Central Florida community located approximately 30 minutes northwest of Orlando. Known for its historic downtown, waterfront setting along Lake Dora, and small-town charm, the city has built a strong reputation as a lifestyle-driven market. Its walkable core, boutique retail, and year-round festivals continue to attract both visitors and full-time residents seeking a slower pace without sacrificing access to major metropolitan amenities.

The residential market remains steady, supported by consistent in-migration from other parts of Florida and out-of-state buyers. Demand is particularly strong for homes near downtown, lakefront properties, and established neighborhoods with character. Limited land availability and measured new development have helped maintain pricing stability, while the absence of state income tax and overall quality of life continue to draw retirees, second-home buyers, and remote professionals.

Economically, Mount Dora benefits from a diverse base that includes tourism, healthcare, education, and small business services. While many residents commute to the greater Orlando area for employment, the city maintains a strong local identity supported by independent retailers, restaurants, and professional offices. Its proximity to major highways and regional infrastructure enhances connectivity while preserving its small-market appeal.

Looking ahead, Mount Dora is positioned for continued stable growth rather than rapid expansion. The market's strength lies in its character, constrained supply, and lifestyle appeal. As Central Florida continues to expand outward from Orlando, Mount Dora is expected to remain a consistent performer with steady residential demand and healthy neighborhood-serving commercial activity.



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