

FOR SALE
\$4,850,000

Flexible Multi-Tenant Space

Potential Value-Add Development

📍 353 Plaza Dr, Eustis, FL 32726



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Investment Summary

This property features ample parking, excellent traffic counts, and adaptable spaces suited for retail, office, or light industrial use.

It sits in a thriving growth corridor with strong local demand and future expansion potential.

Anchored by long-standing tenants and enhanced with recent capital improvements—including new roofs and updated AC—this offering is ideal for investors or owner-users.

With a motivated seller, it presents a strategic Central Florida opportunity combining stability, income, and prospects for long-term growth.

Investment Highlights

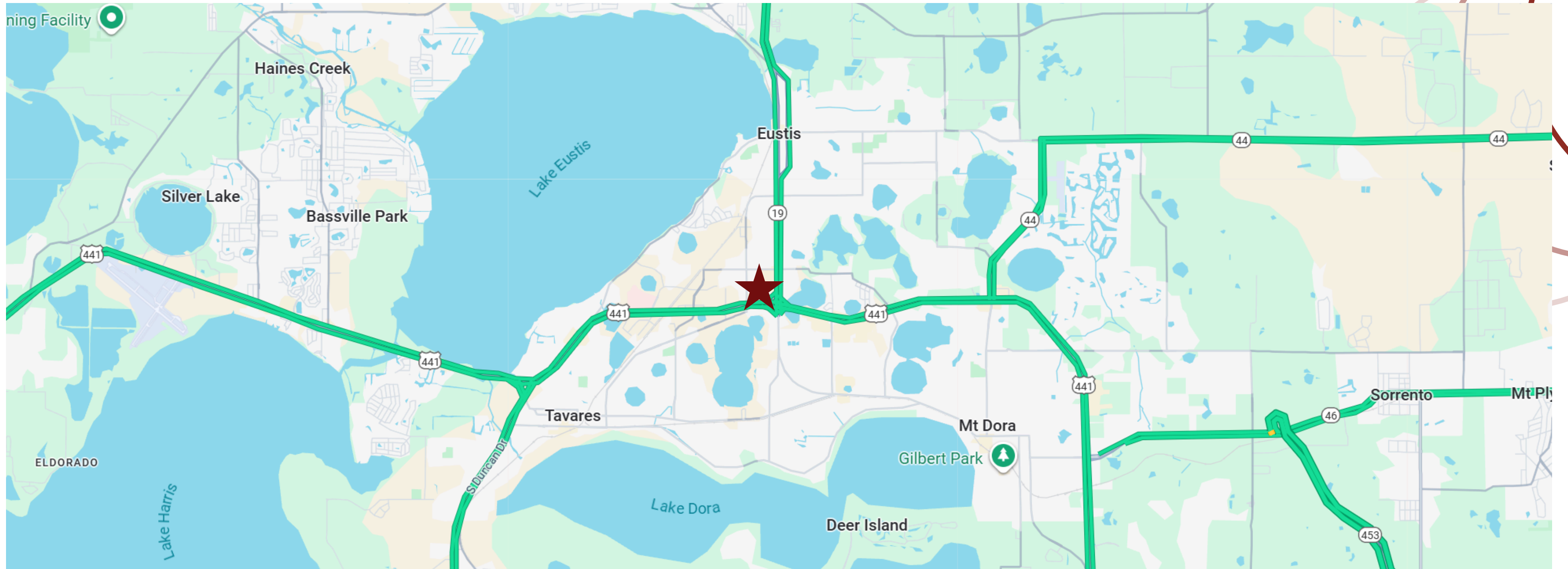
- Gross Annual Income – **\$522,316**
- Attractive Returns – **10.77% Cap Rate (current)**
- Value-Add/Development Opportunity – 2.27 AC parcel on Ruleme
- Motivated Seller – Great Owner-User or 1031 Exchange Opportunity
- Multi-Tenant Property – 15 Solid, Long-Standing Tenants
- Renovations – New Roof and AC on Approx. 90% of the Property
- Flexible C-2 Zoning – Office, Retail, and Light Industrial Uses
- Prime Location – High Visibility, Traffic Counts, Access, and Ample Parking

Property Summary

- **Lot Size (acres):** 7.76 AC
- **Building Size (SF):** 35,722 SF
- **Construction:** Masonry
- **Zoning Type:** C-2
- **County:** Lake
- **Frontage:** 773 Ft (428 FT on Plaza Dr, 345 FT on Ruleme St)
- **Parcel ID:** 22-19-26-0401-000-03
- **Coordinates:** 28.8241566,
-81.6886788







Location Overview



The **Eustis–Mount Dora–Tavares (“Golden Triangle”)** submarket of the Orlando MSA is expanding along US-441 and SR-46/Wekiva Parkway, lifting demand from contractors, medical/retail operators, and light-industrial users. These tenants value visibility, parking, and grade-level loading—core attributes of flexible commercial space. Supply is tight, with much of the inventory older or single-purpose. Well-located assets near Ruleme St/US-441 offer fast access to downtown Eustis and regional retail nodes, positioning for tenant absorption and rent growth. For investors and owner-users, Eustis blends accessibility and diversified demand with manageable competition—creating compelling income and value-add potential.



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2.29 Acres
Commercial