

OFFERING MEMORANDUM

30924 Suneagle Dr Ste 201-203 - Mount Dora, FL

631.294.8056 | www.century21hancock.com | 1010 East Ave Clermont, FL 34711

TABLE OF CONTENTS

- 3 EXECUTIVE SUMMARY
- 5 MAPS
- 9 DEMOGRAPHIC REPORT
- 10 FLOOR PLAN
- 11 PHOTOS
- 16 INQUIRIES

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PROPERTY SUMMARY



30924 Suneagle Dr Ste 201-203

Rare opportunity to acquire three contiguous commercial condo units in the Suneagle Commerce Park. Strategically located off State Road 46, the combined $\pm 1,125$ SF suite features 3 bathrooms, an open concept, new flooring, and move-in ready. The space is ideally suited for freight/logistics broker, back-office professionals, or service-based businesses seeking immediate access to the SR-46/ Wekiva Parkway corridor.

Site Address:	30924 Suneagle Dr Ste 201-203, Mount Dora, FL 32757
County:	Lake
Alt Ket #s:	3860037, 3860038, 3860039
Space Size:	$\pm 1,125$ SF
Year Built:	2006
Property Use:	Commercial Condominium (Office)
Traffic Count:	$\pm 24,000$ Cars/Day (SR-46)
Zoning:	LM (Light Industrial)
Taxes:	\$3,444.33 (2025)
Price	\$265,000
Price / SF	$\pm \$235.56$ /SF

An aerial photograph of a commercial property. A black speech bubble in the upper left corner contains the text "SR-453 ramp". A black arrow-shaped callout in the middle left contains the text "SR-46". A red location pin is placed on a long, single-story commercial building. The surrounding area includes a parking lot with several cars, a road with traffic, and green fields in the background.

**SR-453
ramp**

SR-46

PROPERTY DESCRIPTION

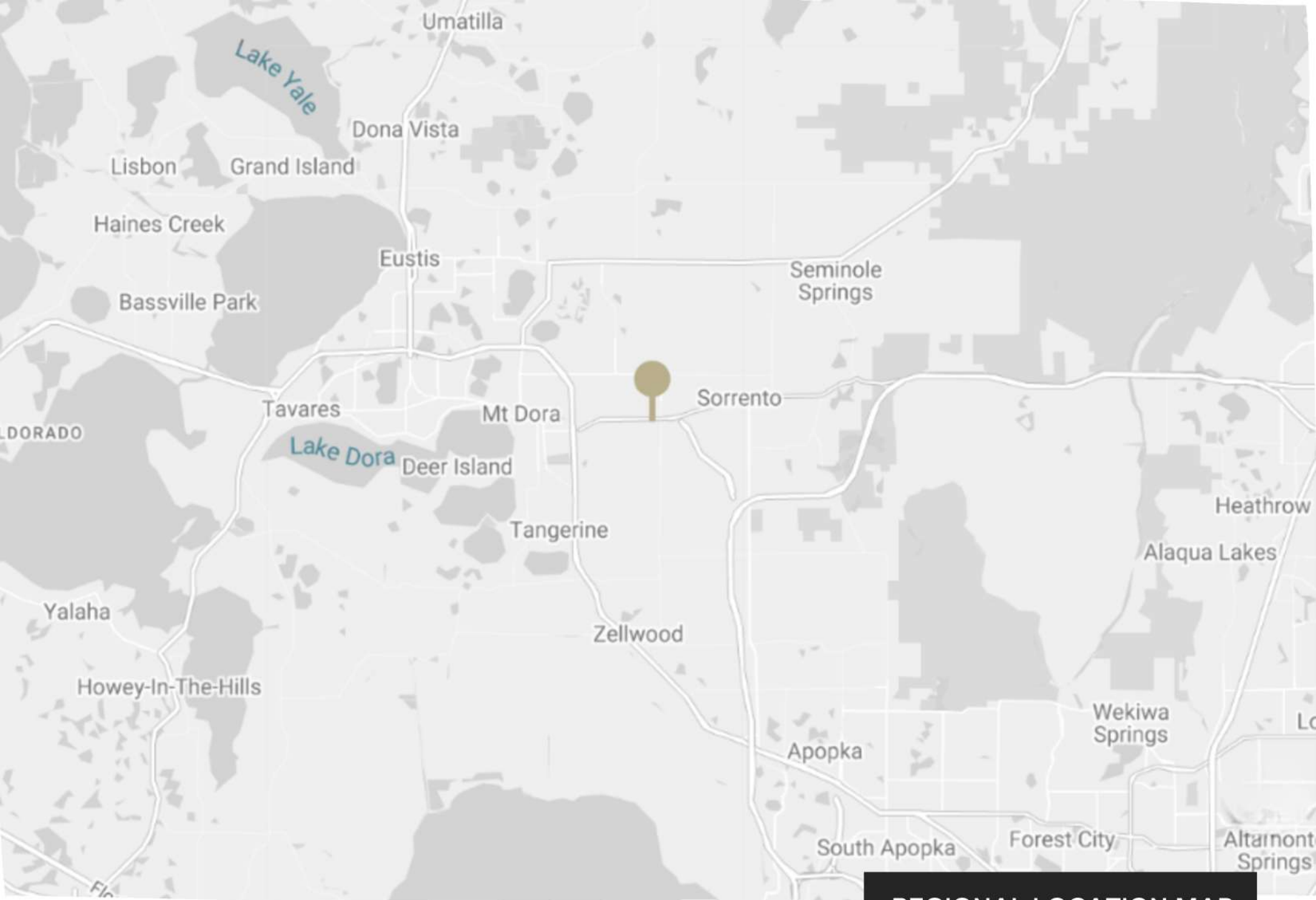
A rare chance to own a connected, move-in ready commercial office conveniently located near SR-429. This space is within the Wolf Branch Innovation District, proposing a live, work, play, and doing business environment. Offering new flooring, an open concept, and three bathrooms, this space is perfect for small businesses looking to own.

PROPERTY HIGHLIGHTS

- ± 1,125 SF of contiguous space
- Three private bathrooms
- Truly move-in ready
- Low HOA of \$250/ month (± \$83.33/unit/month)
- Prime location with access to the 429 & I-4
- Located in one of the fastest growing areas in Central Florida (Apopka, Sorrento, Mount Dora)

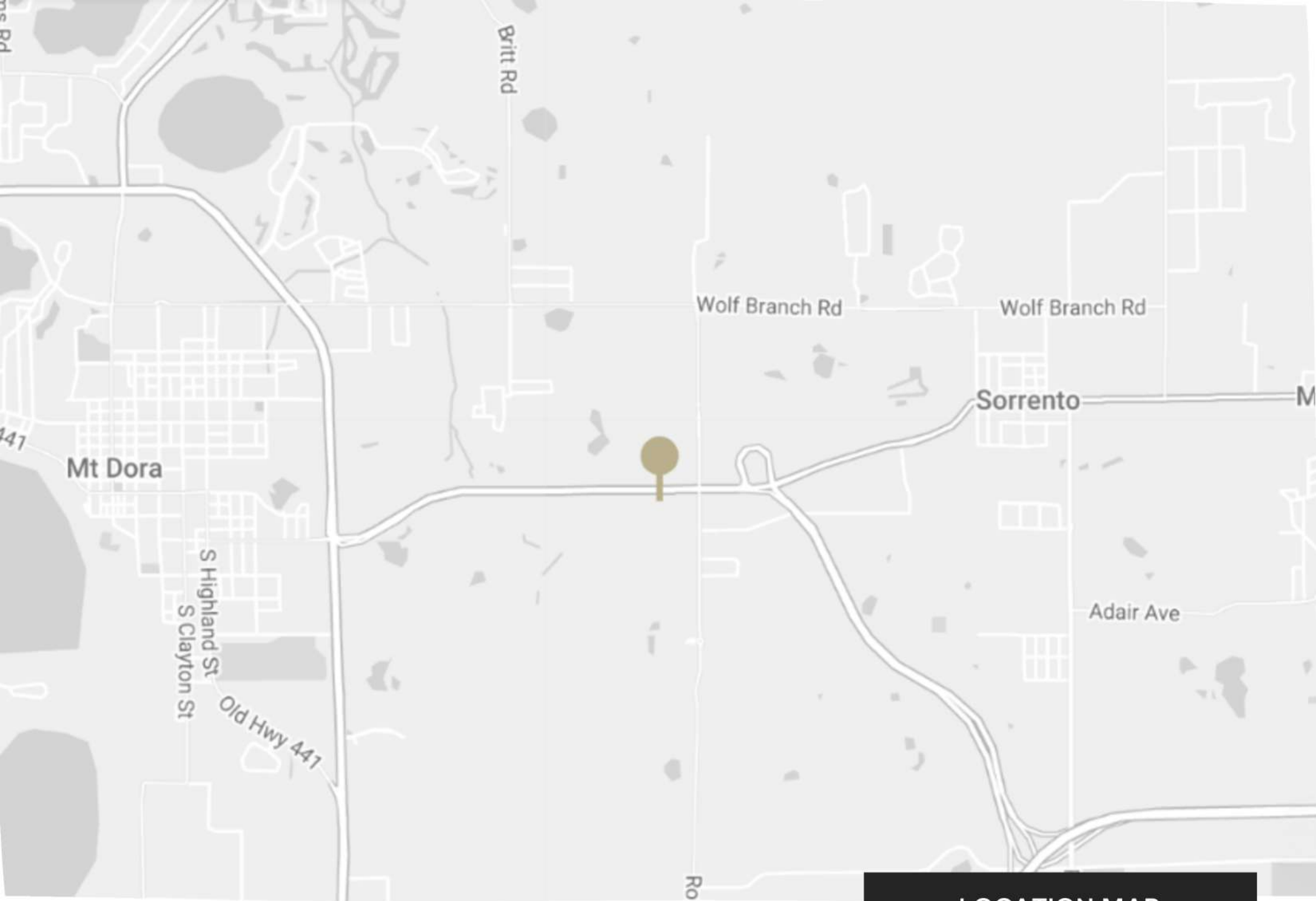
LOCATION SECTION





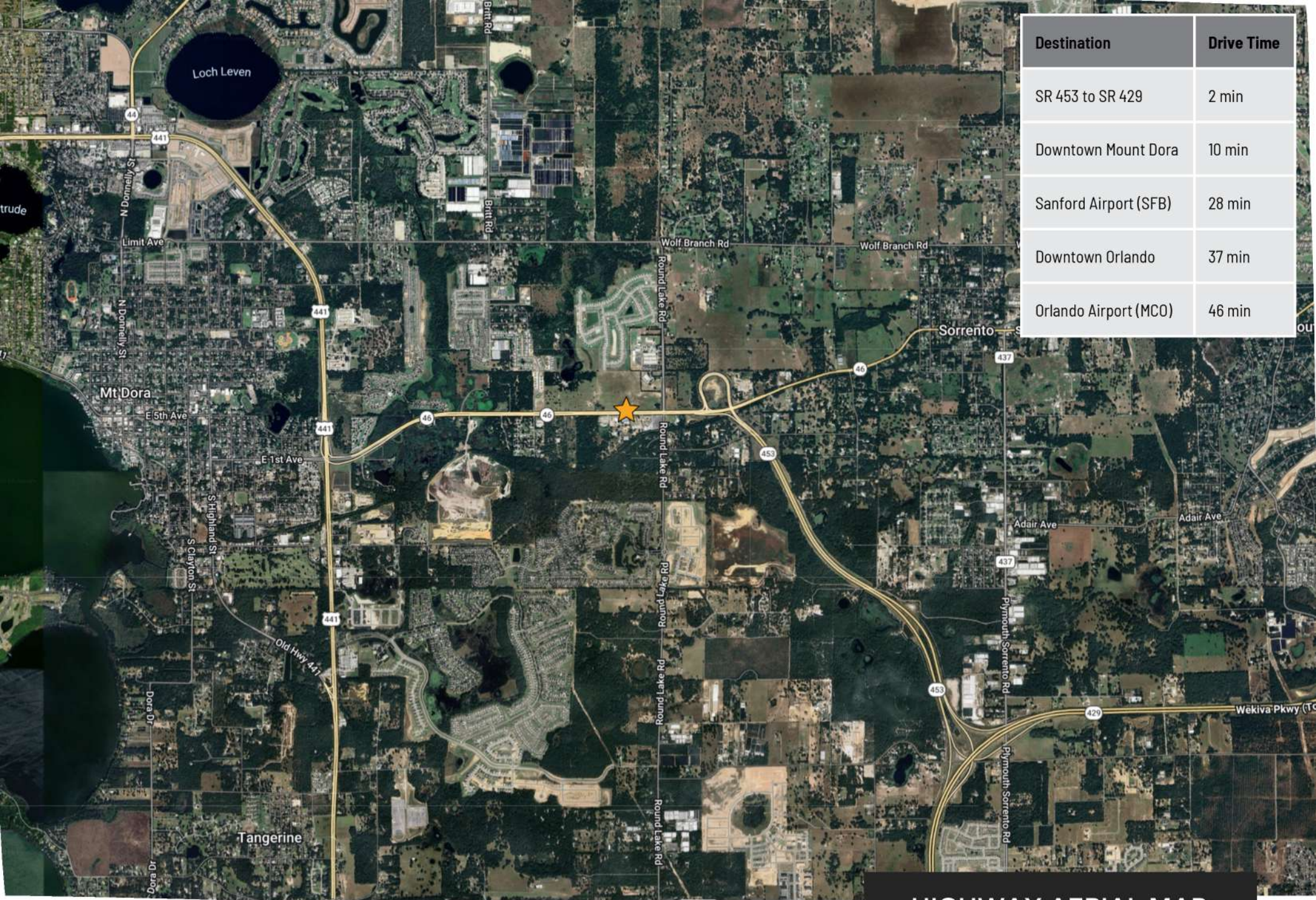
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REGIONAL LOCATION MAP



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LOCATION MAP



Destination	Drive Time
SR 453 to SR 429	2 min
Downtown Mount Dora	10 min
Sanford Airport (SFB)	28 min
Downtown Orlando	37 min
Orlando Airport (MCO)	46 min

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HIGHWAY AERIAL MAP

Population	1 Mile	3 Miles	5 Miles
2025 Population	2,891	22,825	59,330
Median Age	41	45.8	45.4
Annual Growth 2025-2030	2.8%	2.8%	2.7%

Households & Income

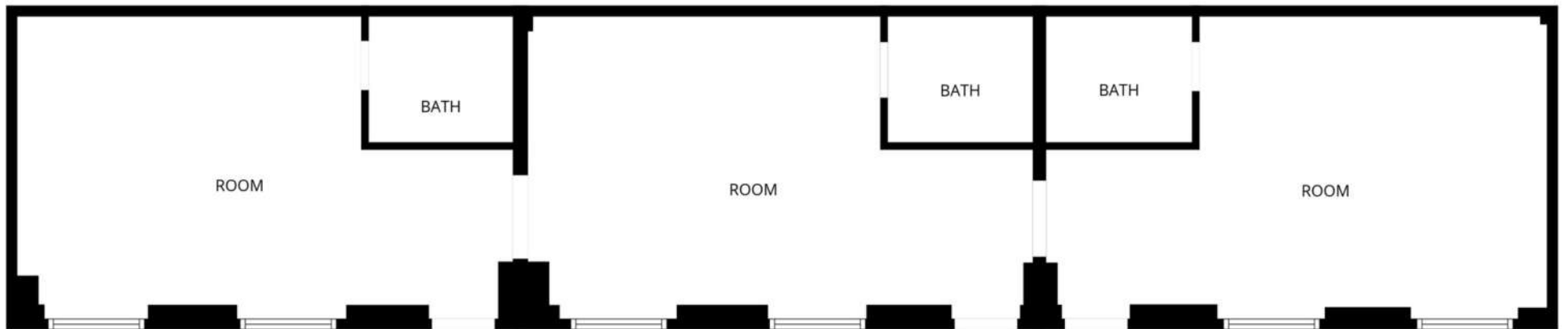
2025 Households	1,042	9,363	23,480
Average HH Income	\$96.6K	\$97.1K	\$106K
Annual Growth 2025-2030	2.9%	2.8%	2.8%

source: CoStar

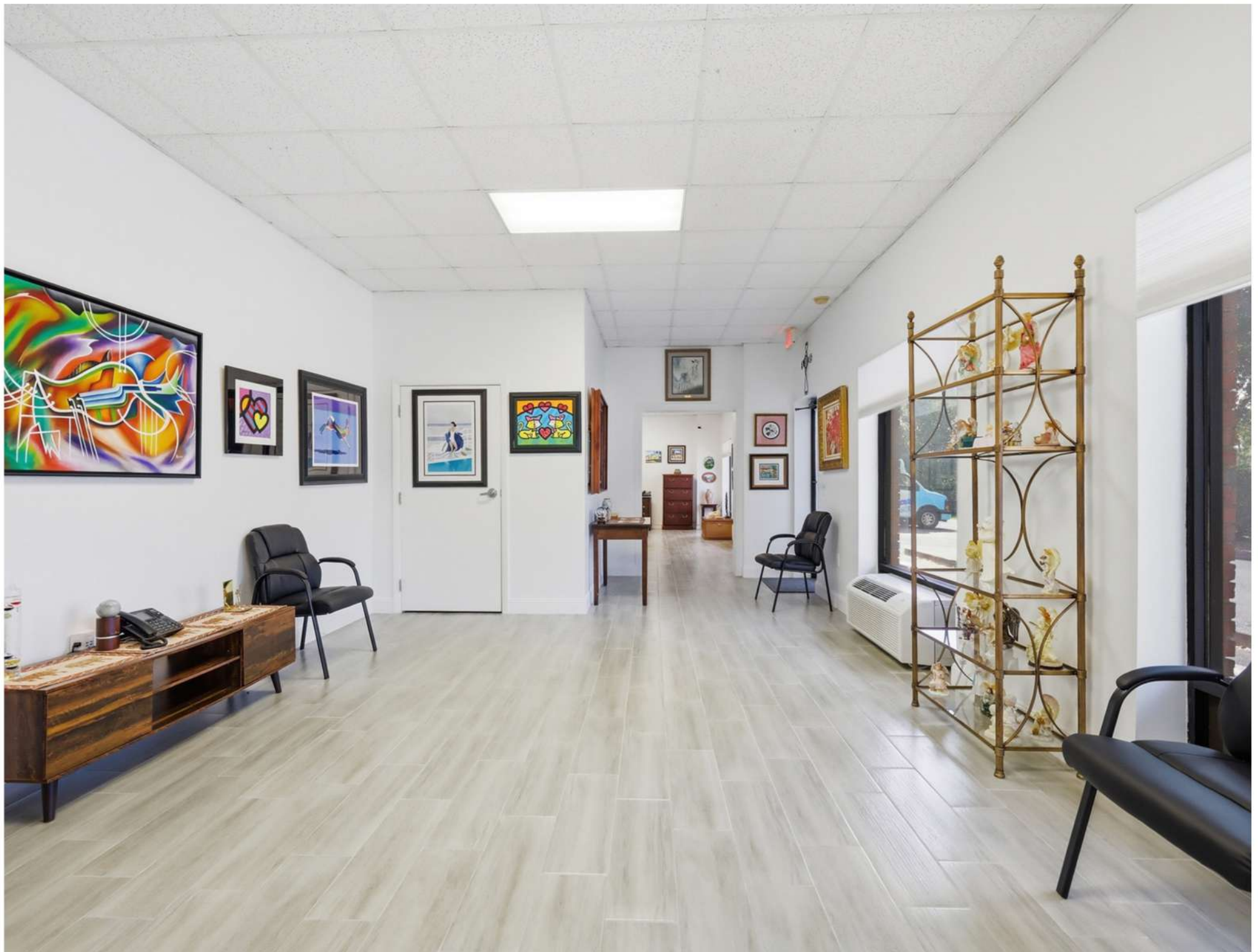


DEMOGRAPHIC REPORT

FLOOR PLAN













For Inquiries Please Contact



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