

300 N Dixie Ave

300 N Dixie Ave, Fruitland Park, FL 34731



Wyatt Rector

eXp Commercial LLC

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(352) 205-2996

300 N Dixie Ave

\$950,000

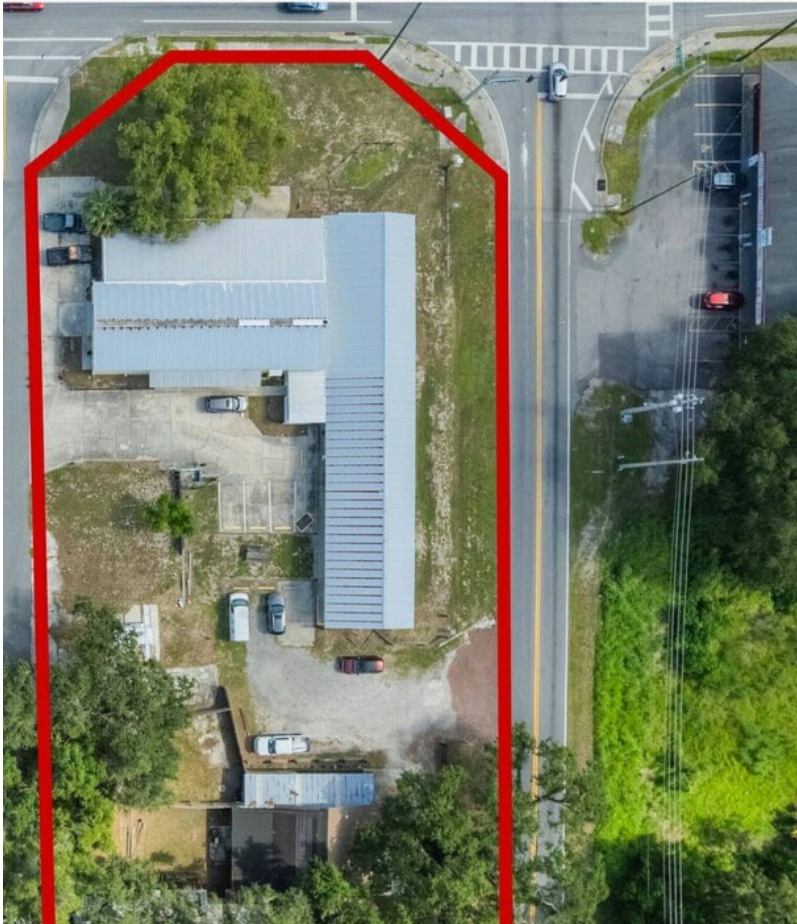
Located in the heart of Fruitland Park, the commercial properties at 300 N Dixie Avenue and 307 N Iona Avenue present a rare investment and development opportunity in one of Lake County's fastest-growing corridors. Positioned just seconds from the major retail corridor along CR-466A, the site benefits from over 40,000 vehicles passing daily, providing exceptional...

Positioned in the heart of Fruitland Park, the commercial properties located at 300 N Dixie Avenue and 307 N Iona Avenue present a rare investment and development opportunity in one of Central Florida's fastest-growing corridors. Zoned C-1 Neighborhood Commercial, these sites provide exceptional flexibility for a wide variety of income-producing...

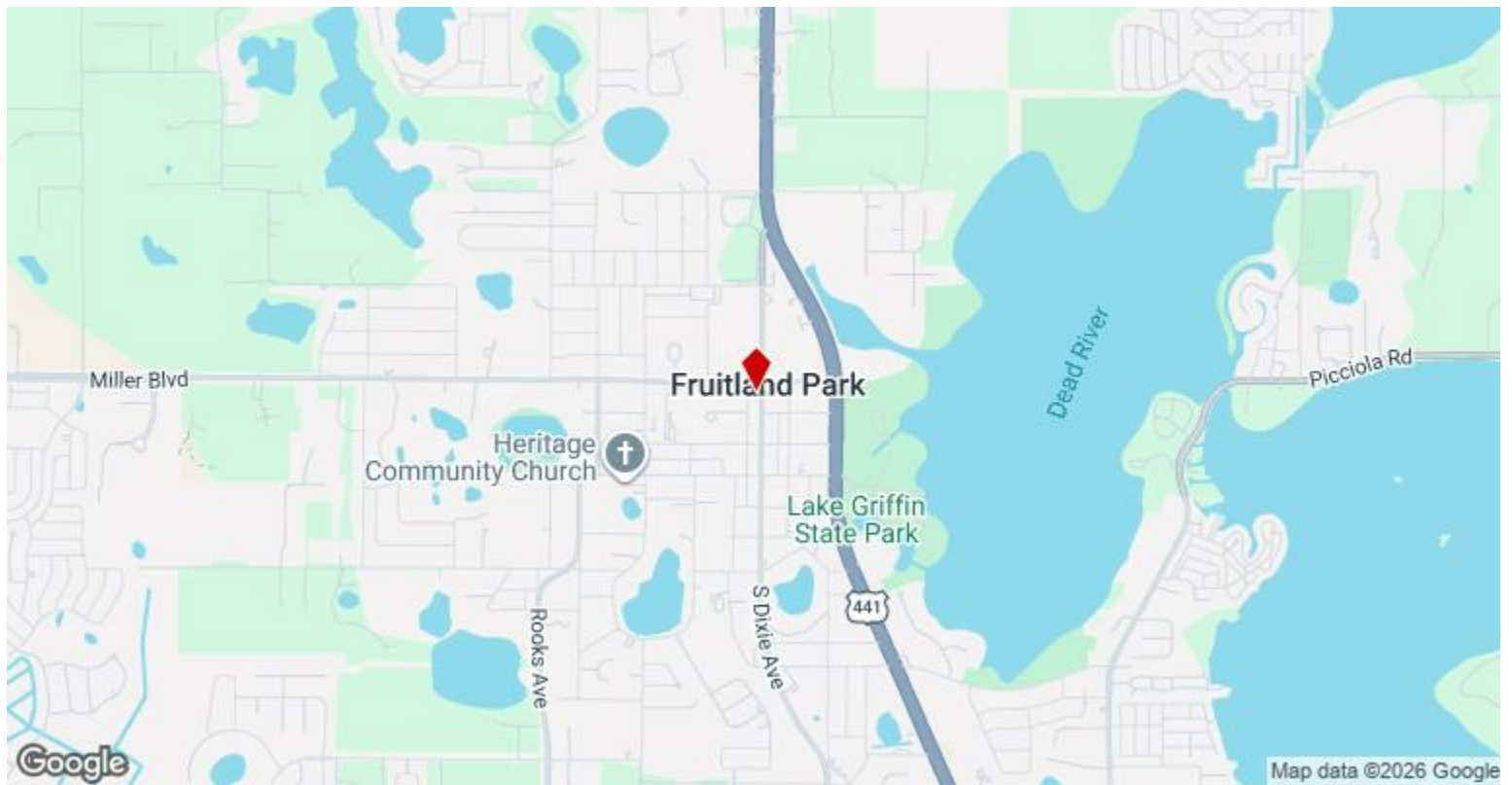
- High Traffic Exposure (Over 40,000 cars a day)
- Big Lot Size
- Storage Space
- Prime Location Near the Villages
- Surround By National Retail Anchors
- Flexible Commercial Zoning



BUILDING LAYOUTS FOR
PARCEL ID #: 04-19-24-0200-002-00100



| | |
|----------------------|--------------------------|
| Price: | \$950,000 |
| Property Type: | Specialty |
| Property Subtype: | Self-Storage |
| Building Class: | C |
| Sale Type: | Investment or Owner User |
| Cap Rate: | 7.01% |
| Lot Size: | 1.00 AC |
| Gross Building Area: | 14,618 SF |
| Sale Conditions: | 1031 Exchange |
| No. Stories: | 1 |
| Year Built: | 1976 |
| Zoning Description: | C1 |
| APN / Parcel ID: | 04-19-24-0200-002-00100 |
| Walk Score ®: | 52 (Somewhat Walkable) |



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Located in the heart of Fruitland Park, the commercial properties at 300 N Dixie Avenue and 307 N Iona Avenue present a rare investment and development opportunity in one of Lake County's fastest-growing corridors. Positioned just seconds from the major retail corridor along CR-466A, the site benefits from over 40,000 vehicles passing daily, providing exceptional visibility and exposure for businesses and investors.

The properties are zoned C-1 Neighborhood Commercial, allowing for a wide range of income-producing uses including professional and medical offices, neighborhood retail, restaurants, service-based businesses, and multi-tenant commercial development. The combined site offers approximately 1.4 acres with an existing 3,250-square-foot building, utilities on site, and established infrastructure ready for immediate use or redevelopment.

Located less than five minutes from The Villages, one of the fastest-growing master-planned communities in the United States, the area continues to experience strong residential and commercial expansion. Surrounding national retailers, restaurants, medical facilities, and service businesses create a built-in customer base and strong demand for additional commercial services.

With convenient access to US Highway 27/441 and CR-466A, the properties provide excellent connectivity to Fruitland Park, Leesburg, and Lady Lake. Whether developed as a professional office complex, retail center, or long-term investment hold, 300 N Dixie Avenue and 307 N Iona Avenue offer exceptional visibility, flexible zoning, and long-term growth potential in a thriving Central Florida market.

Property Photos



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18-web-or-mls-300 N Dixie Ave-Fruitland Park, FL 34731 - 18 - Copy

Property Photos



Property Photos



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24-web-or-mls-300 N Dixie Ave-Fruitland Park, FL 34731 - 24 - Copy

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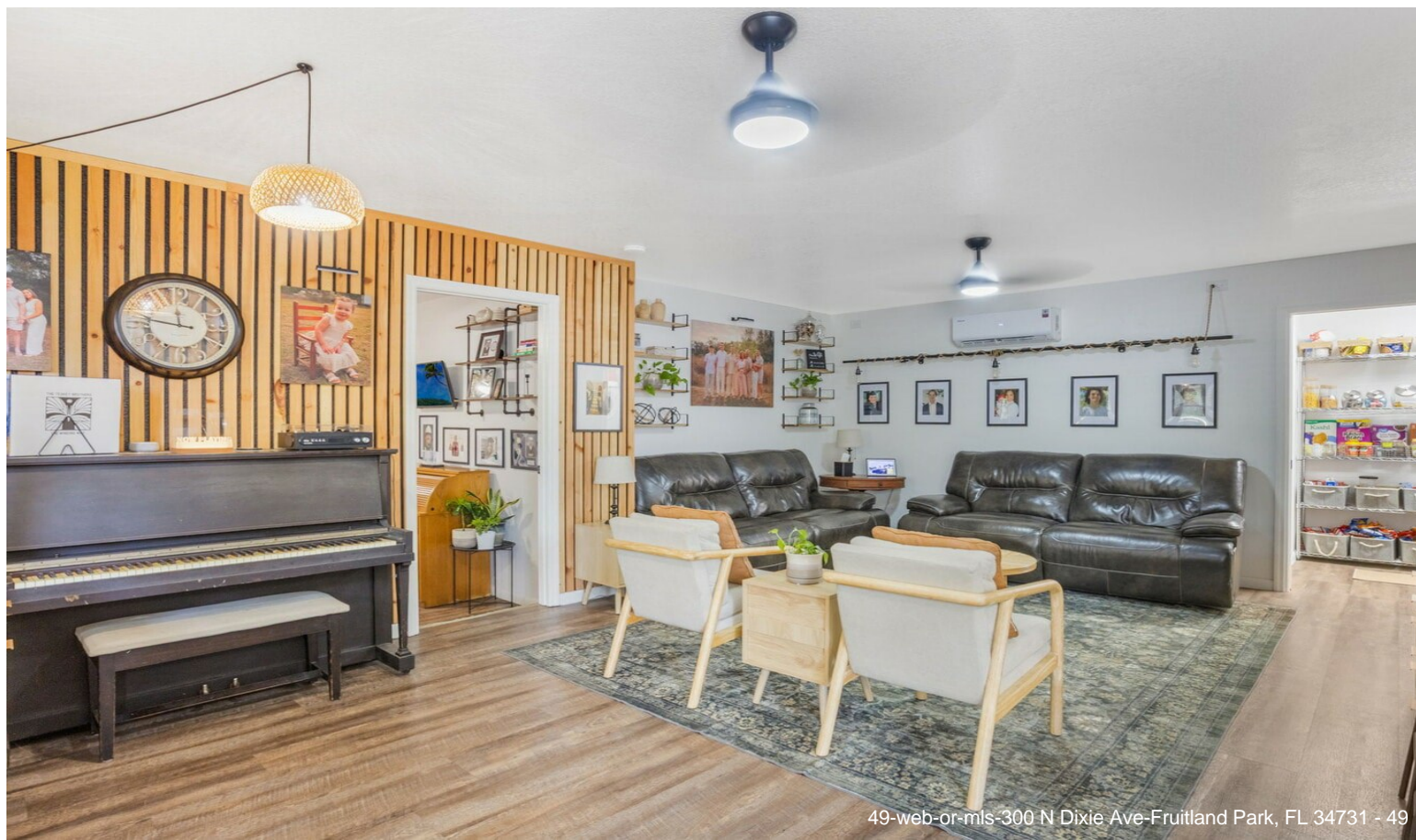


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Property Photos



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Property Photos



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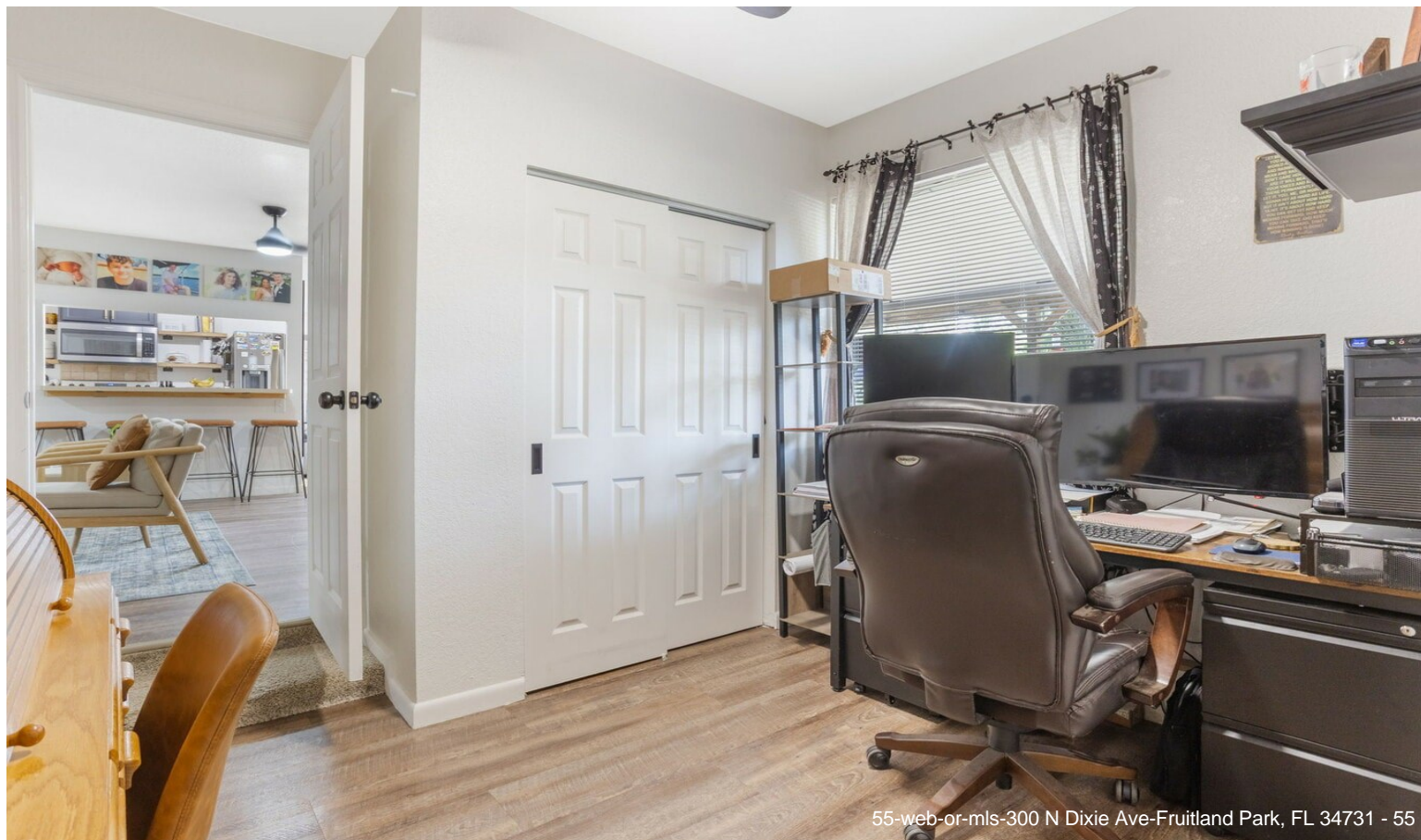


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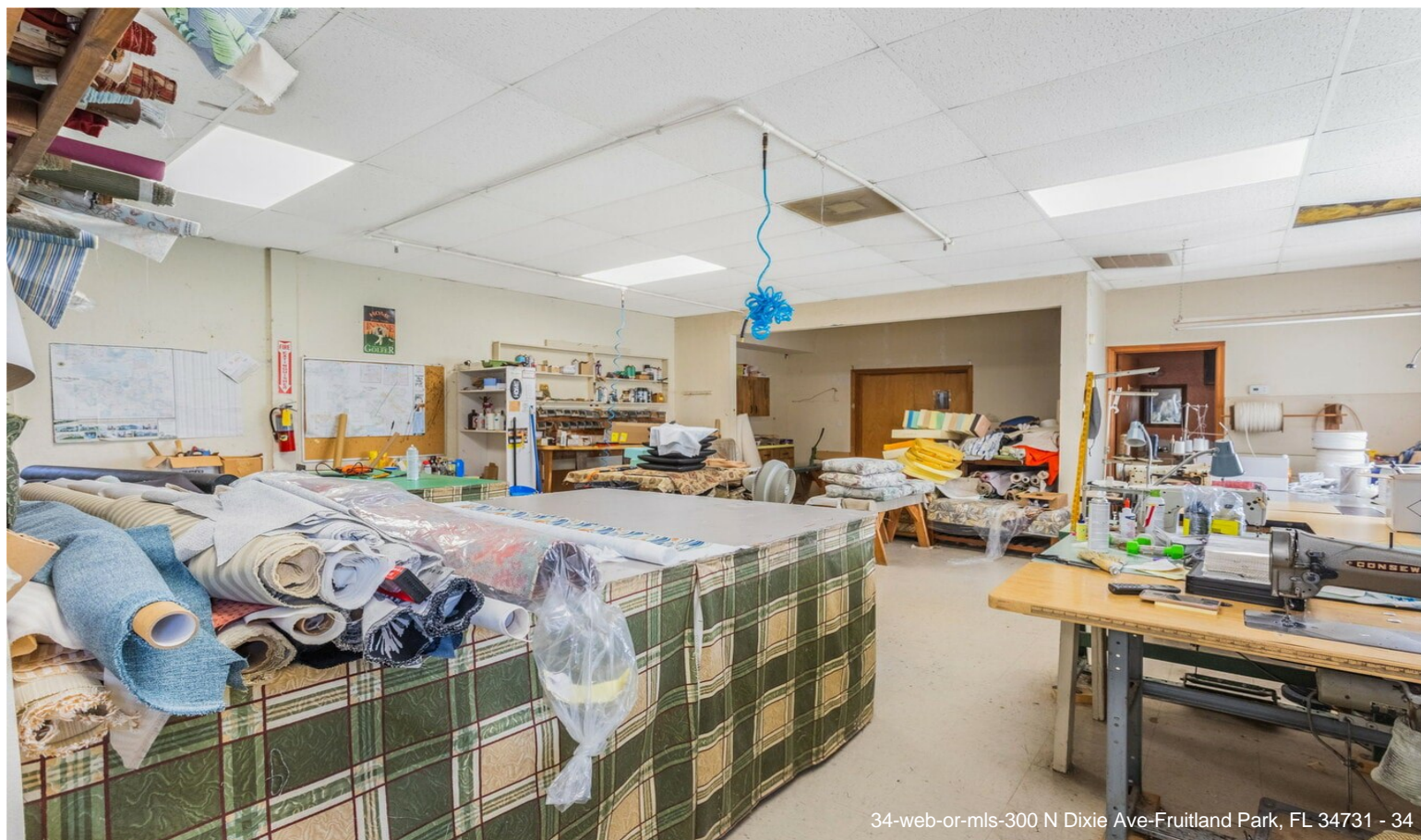


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