



FOR SALE/LEASE | REDEVELOPMENT

200 SOUTH EUSTIS STREET, EUSTIS, FL 32726

Location Overview

Embrace the lucrative redevelopment potential of the 1-acre site at 200 N Eustis St, strategically positioned in the heart of Downtown Eustis. This prime parcel of land and existing 1,000+/- SF Bank Branch offer an exceptional opportunity for Retail / Restaurant / Medical Pad investors and tenants to capitalize on a vibrant and expanding market. With its expansive parking, direct frontage, and promising location, this site presents a canvas for innovative retail concepts, redefining the landscape of Downtown Eustis and capturing the attention of a dynamic consumer base. The area's thriving cultural scene and strategic commercial positioning make this property an irresistible investment prospect for retail businesses seeking to make their mark in a growing high-street market.



FOR MORE INFORMATION | [MILLENNIA-PARTNERS.COM](https://millenia-partners.com)

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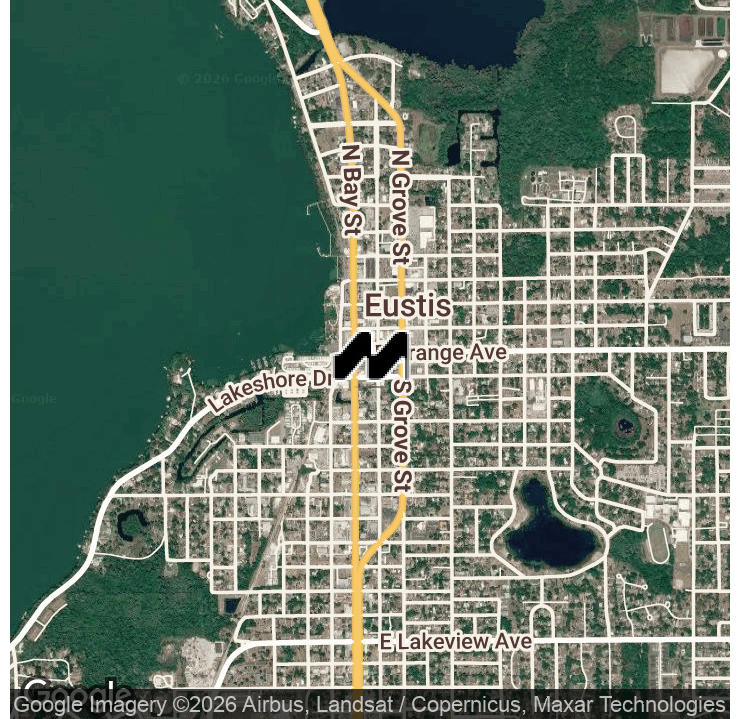
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LEASE AND SALE | EXECUTIVE SUMMARY

200 SOUTH EUSTIS STREET, EUSTIS, FL 32726

200 N Eustis St



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OFFERING SUMMARY

Sale Price:	\$600,000
Lease Rate:	Contact Broker
Property Use:	Retail, Medical, Office
Opportunity Type:	Redevelopment
Lot Size:	1 Acres
Parking	Surface (existing)
Developed:	1984
Zoning:	Commercial
Market:	Downtown Eustis
Submarket:	Eustis

PROPERTY OVERVIEW

Unlock the potential for high-street retail development with this exceptional investment/lease opportunity at 200 South Eustis Street. This spacious 998 SF freestanding unit, originally a bank branch, offers a unique opportunity for tenants to redevelop and expand the existing building structure within the bustling Downtown Eustis area. With the advantage of a 1+/- AC pad and direct frontage, this property provides the perfect canvas for establishing a strong local presence and capturing the attention of a dynamic consumer base. The commercial zoning and high visibility make this space an attractive prospect for retail or commercial ventures seeking to thrive in this vibrant market. Elevate your business with a prime location that offers both versatility and strategic positioning for maximum impact.

PROPERTY HIGHLIGHTS

- Easily redeveloped 998 SF retail/medical building on 1+/- acre
- Free-standing former bank ideal for retail or commercial use
- High-visibility and accessible location in Downtown Eustis, FL
- Commercial zoning for versatile use or development
- Perfect opportunity for a value-add-focused developer or owner-user.

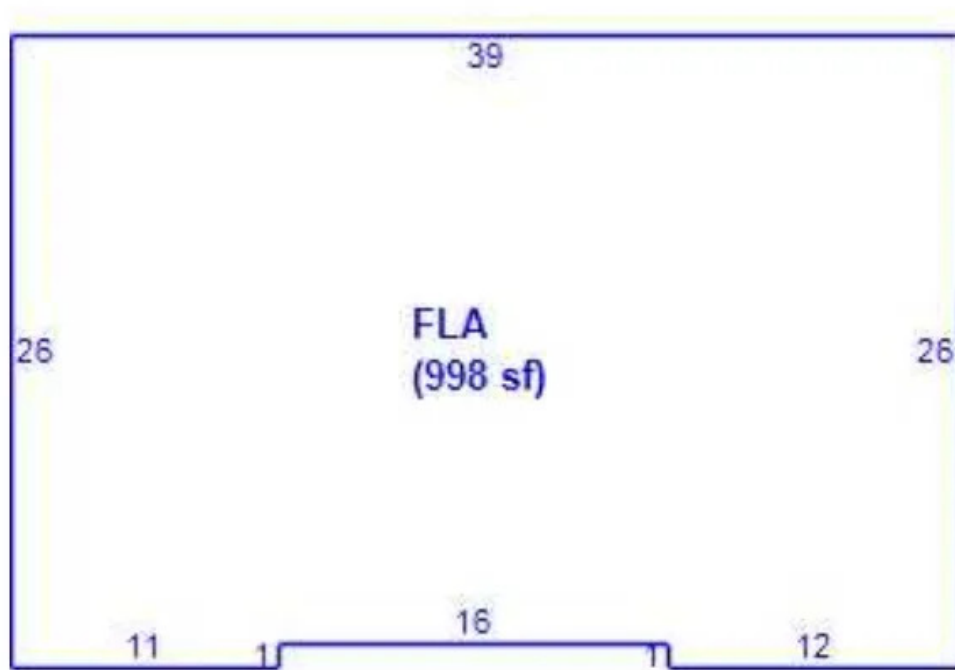
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RETAIL PROPERTY

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FLOOR PLAN AND SITE PLAN

200 N Eustis St



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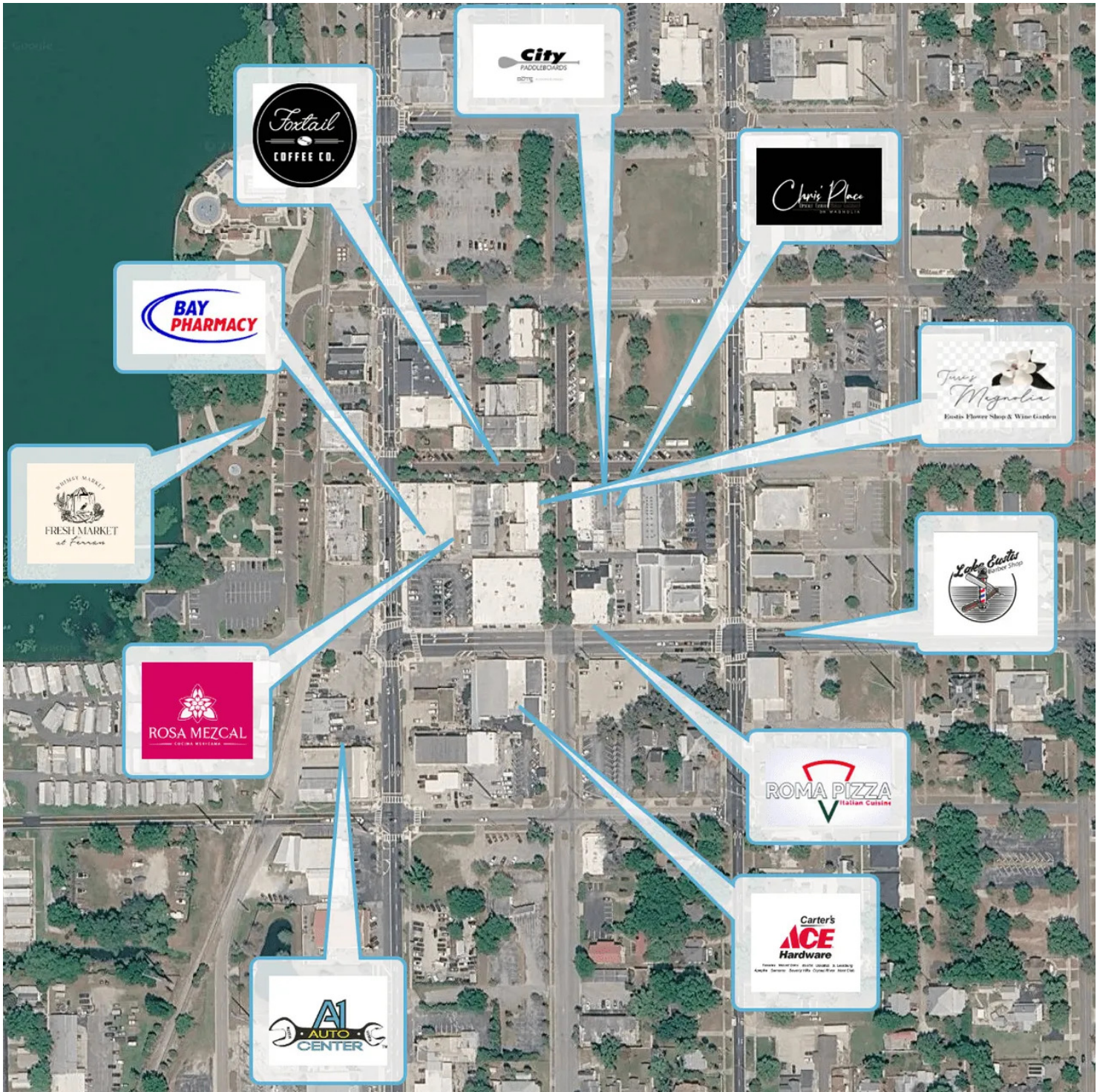
RETAIL PROPERTY

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RETAIL MARKET MAP

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200 N Eustis St



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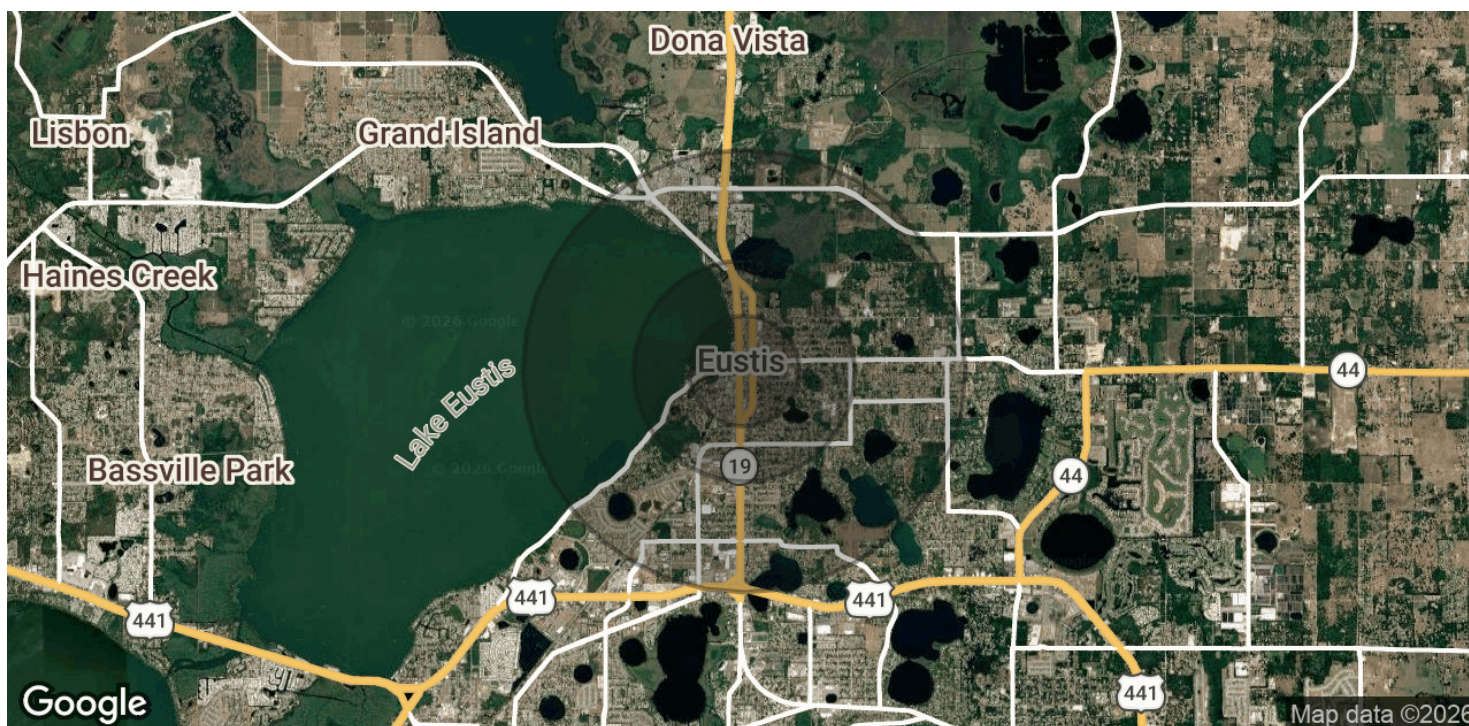
RETAIL PROPERTY

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DEMOGRAPHICS MAP & REPORT

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200 N Eustis St



POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	1,672	5,137	17,428
Average Age	43.8	40.0	41.6
Average Age (Male)	43.0	37.6	38.4
Average Age (Female)	41.5	39.9	42.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	632	2,026	7,063
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$70,421	\$68,855	\$72,457
Average House Value	\$233,069	\$222,571	\$220,053

2023 American Community Survey (ACS)

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