

## 20010 US Highway 441

Mt. Dora, Florida 32757

## **Property Highlights**

- High visibility corner lot available for single or multiuse business
- 350 feet of frontage on US Hwy 441
- City of Mount Dora water and sewer available
- C-1 Zoning: allowable commercial uses include service station, convenience store, restaurant
- Other uses include professional office, medical office, day care, car wash
- · Less than 2 miles from Downtown Mount Dora
- Less than 4 miles to SR 453 Expressway

## Sale Price: \$1,800,000

OFFERING SUMMARY		
Sale Price	\$1,800,000	
Lot Size	4.54 Acres	



For more information Jon D. Walls, RLA, MiCP O: 407 949 0745 jwalls@realvest.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Unless otherwise noted, the property is being offered as-is, where is, with all faults.

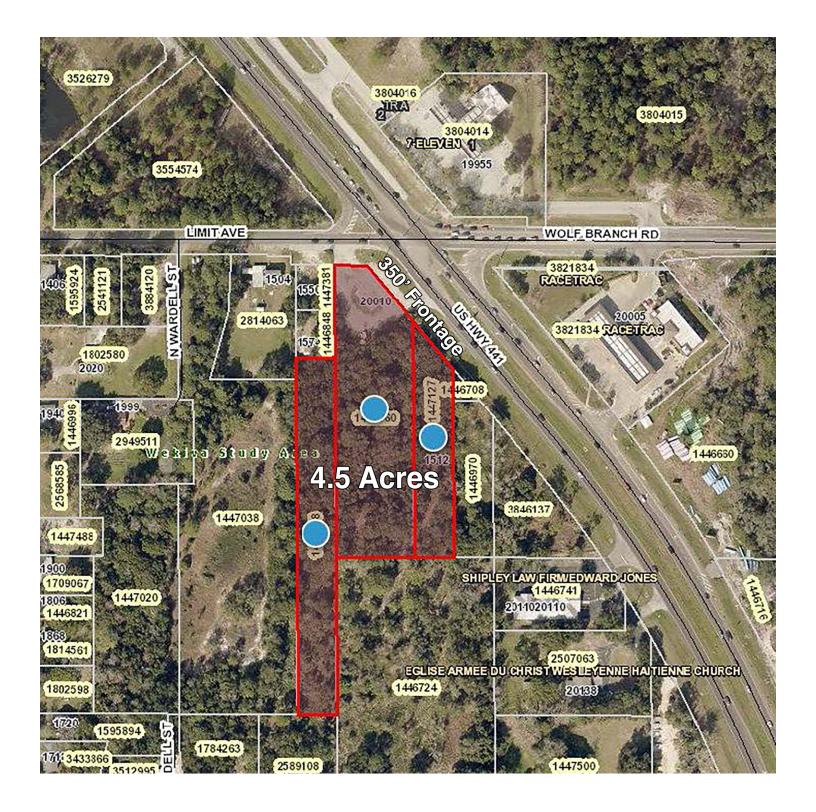


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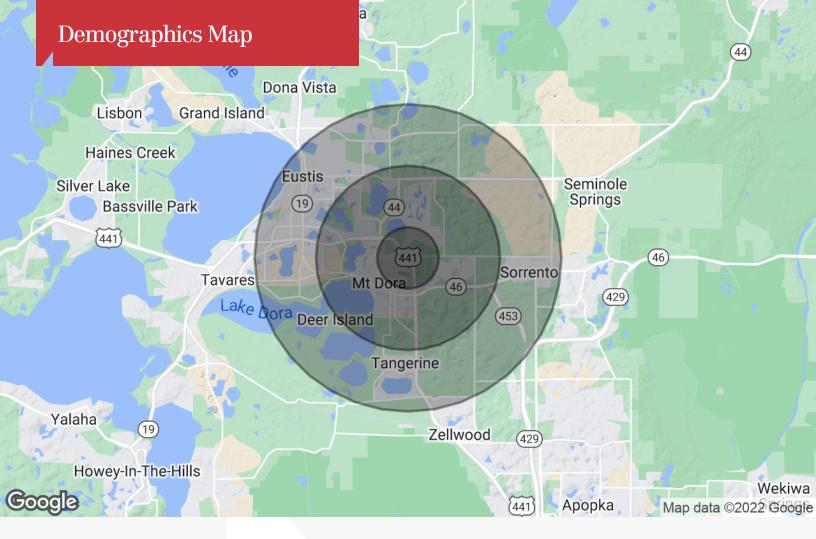
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Population	1 Mile	3 Miles	5 Miles	
TOTAL POPULATION	3,458	17,748	43,171	
MEDIAN AGE	42.5	45.3	44.1	
MEDIAN AGE (MALE)	42.3	45.0	43.9	
MEDIAN AGE (FEMALE)	44.2	47.3	45.3	
Households & Income	1 Mile	3 Miles	5 Miles	
TOTAL HOUSEHOLDS	1,443	7,524	17,868	
# OF PERSONS PER HH	2.4	2.4	2.4	
AVERAGE HH INCOME	\$61,164	\$69,440	\$64,493	
AVERAGE HOUSE VALUE	\$278,014	\$263,708	\$233,995	

\* Demographic data derived from 2020 ACS - US Census



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