

FOR SALE

COMMERCIAL PARCELS

County Road 44 & South Fish Camp Road

LAKE COUNTY
EUSTIS, FLORIDA

For additional information contact:

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EXECUTIVE SUMMARY

LOCATION: State Road 44 and South Fish Camp Road
Eustis, Lake County, Florida

DESCRIPTION: Vacant Outparcels

PARCEL ID: A portion of 32-18-26-0001-000-01700

SIZE:

	SIZE	Sales Price
OUTPARCEL 1	SOLD	7-ELEVEN!
OUTPARCEL 2	1.10±	\$850,000
OUTPARCEL 3	1.10±	\$850,000

** Please see Aerials and Conceptual Site Plan for outparcel layout **

UTILITIES: Potable water to site.

RETENTION: Off-Site Retention

ZONING: MCR (Mixed Commercial Residential)
per City of Eustis Planning Department

ACCESS: See Conceptual Site Plan

TRAFFIC COUNTS: **2024 AADT** per FDOT Traffic Counts

State Road 44
(US 441 to Fish Camp Road) **11,300**

State Road 44
(Fish Camp Road to SR 19) **13,900**

**2024 ESTIMATED
DEMOGRAPHICS:**

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	4,962	14,374	51,453
Median HH Income	\$86,217	\$66,928	\$61,362
Average HH Income	\$101,428	\$86,847	\$83,583

Detailed Demographics Attached

COMMENTS: Two outparcels next to a newly built 7-Eleven and a new mini- storage under construction. Parcels are outstanding locations for fast food or sit down restaurant, bank, oil lube, car wash or retail strip center.



**DOLLAR
GENERAL**

COUNTY ROAD 44

SUNOCO

FISH CAMP ROAD



**LOT 2
1.10±**

**LOT 3
1.10±**

**LOT 4
6.95±**

**JUST SOLD!
MINI-STORAGE
COMING SOON!**

COUNTY ROAD 44



FISH CAMP ROAD



PARCEL 1
2.20 ACRES

PARCEL 2

1.10± acres

PARCEL 3

1.10± acres

PARCEL 4
6.95± acres
FUTURE DEVELOPMENT

MASTER STORMWATER POND

DOLLAR
GENERAL





SITES

COUNTY ROAD 44

COUNTY ROAD 452

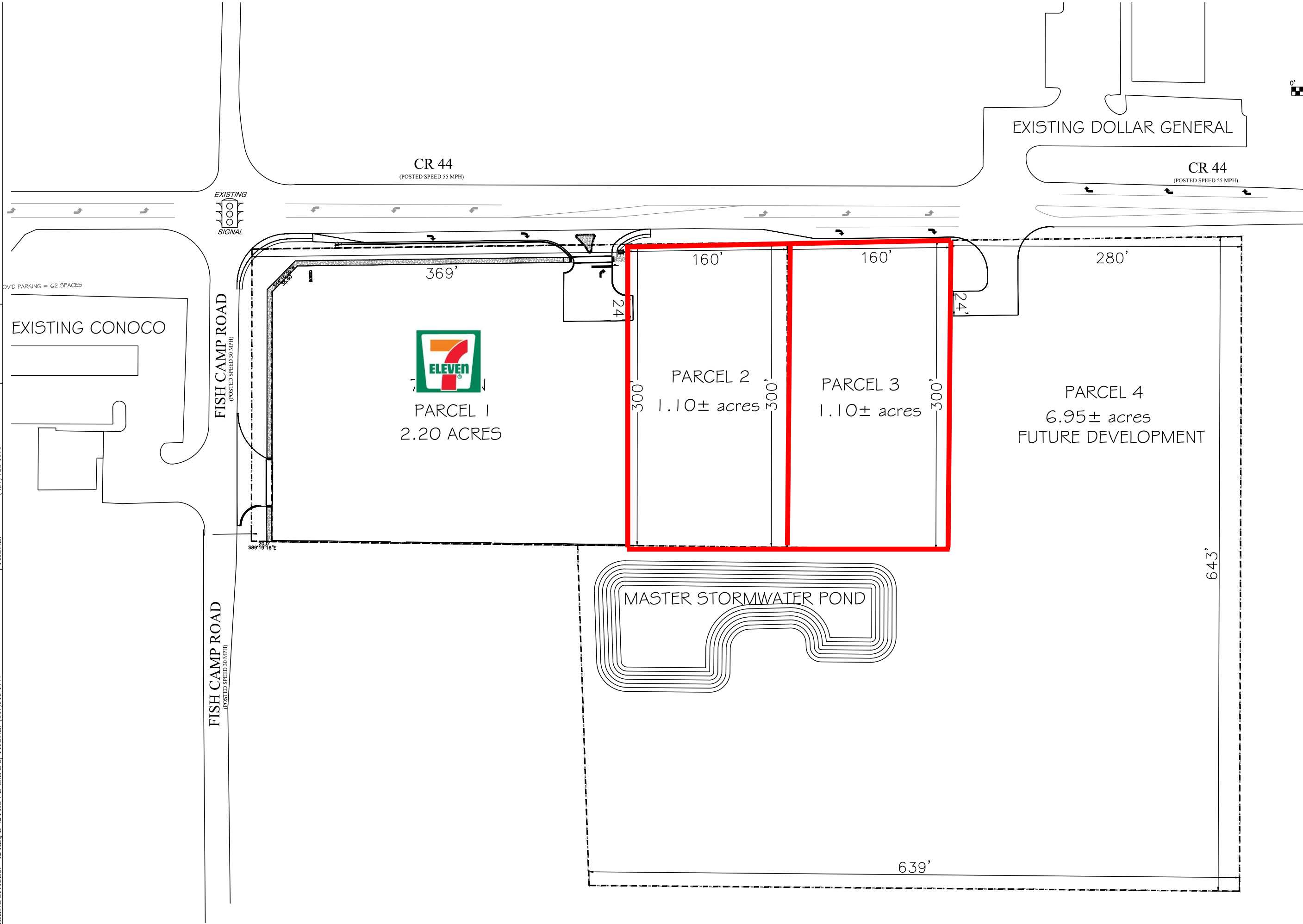
DOLLAR
GENERAL

FISH CAMP ROAD

FISH CAMP MIXED USE

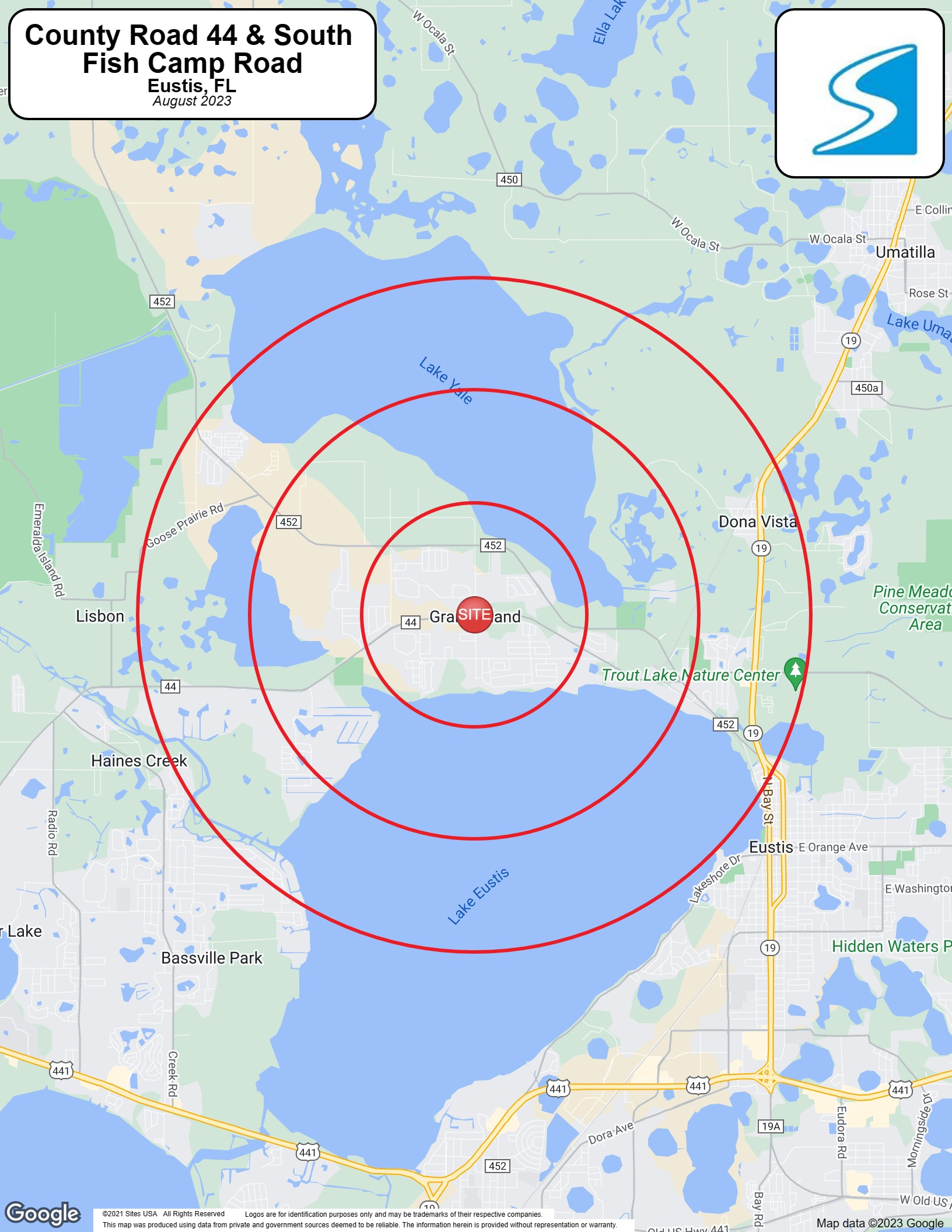
SEC CR 44 AND FISH CAMP ROAD, EUSTIS

DEVELOPER:		COMPANY:		DATE:	
BLDG/SALES SF: 4,650 SF		COMPANY: DIVERSE DEVELOPMENT GROUP		02-22-22	
ACREAGE: 2.12+ ACRES		NAME: CHRIS KIRITSIS		CADIJAZZ ENGINEERING	
PARKING SPACES: 12 REQ'D 42 PROV'D 8MPD'S		NAME: HERB GREEN, P.E.		(407) 738-1979	
		PHONE: (617) 510-1777			



County Road 44 & South Fish Camp Road

Eustis, FL
August 2023



Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.8826/-81.7289

State Road 44 and S Fish Camp Rd Eustis, FL 32735		1 mi radius	3 mi radius	5 mi radius
Population				
2024 Estimated Population		4,962	14,374	51,453
2029 Projected Population		5,489	16,101	57,603
2020 Census Population		4,749	13,332	48,082
2010 Census Population		3,419	10,780	40,577
Projected Annual Growth 2024 to 2029		2.1%	2.4%	2.4%
Historical Annual Growth 2010 to 2024		3.2%	2.4%	1.9%
Households				
2024 Estimated Households		1,971	6,510	22,640
2029 Projected Households		2,134	7,145	24,883
2020 Census Households		1,908	6,050	21,012
2010 Census Households		1,379	4,912	17,785
Projected Annual Growth 2024 to 2029		1.7%	2.0%	2.0%
Historical Annual Growth 2010 to 2024		3.1%	2.3%	1.9%
Age				
2024 Est. Population Under 10 Years		10.2%	9.1%	9.5%
2024 Est. Population 10 to 19 Years		12.6%	9.6%	9.9%
2024 Est. Population 20 to 29 Years		9.1%	8.6%	9.5%
2024 Est. Population 30 to 44 Years		18.2%	15.0%	16.2%
2024 Est. Population 45 to 59 Years		19.4%	18.1%	17.6%
2024 Est. Population 60 to 74 Years		20.2%	24.5%	22.5%
2024 Est. Population 75 Years or Over		10.4%	15.1%	14.8%
2024 Est. Median Age		44.0	50.1	48.2
Marital Status & Gender				
2024 Est. Male Population		48.3%	48.4%	48.7%
2024 Est. Female Population		51.7%	51.6%	51.3%
2024 Est. Never Married		18.2%	17.9%	23.4%
2024 Est. Now Married		52.3%	52.9%	48.9%
2024 Est. Separated or Divorced		20.0%	19.4%	18.3%
2024 Est. Widowed		9.5%	9.8%	9.4%
Income				
2024 Est. HH Income \$200,000 or More		6.0%	4.9%	6.8%
2024 Est. HH Income \$150,000 to \$199,999		9.8%	7.0%	5.4%
2024 Est. HH Income \$100,000 to \$149,999		21.2%	17.6%	13.0%
2024 Est. HH Income \$75,000 to \$99,999		24.9%	15.7%	14.1%
2024 Est. HH Income \$50,000 to \$74,999		18.1%	17.5%	18.8%
2024 Est. HH Income \$35,000 to \$49,999		7.3%	12.6%	12.6%
2024 Est. HH Income \$25,000 to \$34,999		6.0%	10.3%	9.6%
2024 Est. HH Income \$15,000 to \$24,999		4.7%	7.1%	11.3%
2024 Est. HH Income Under \$15,000		2.0%	7.3%	8.3%
2024 Est. Average Household Income		\$101,428	\$86,847	\$83,583
2024 Est. Median Household Income		\$86,217	\$66,928	\$61,362
2024 Est. Per Capita Income		\$40,331	\$39,348	\$36,868
2024 Est. Total Businesses		90	382	2,184
2024 Est. Total Employees		348	2,089	13,264

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State Road 44 and S Fish Camp Rd				
Eustis, FL 32735				
	1 mi radius	3 mi radius	5 mi radius	
Race				
2024 Est. White	72.9%	77.5%	74.4%	
2024 Est. Black	12.8%	10.4%	12.5%	
2024 Est. Asian or Pacific Islander	2.3%	1.5%	1.9%	
2024 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%	
2024 Est. Other Races	11.8%	10.3%	10.9%	
Hispanic				
2024 Est. Hispanic Population	800	2,096	7,747	
2024 Est. Hispanic Population	16.1%	14.6%	15.1%	
2029 Proj. Hispanic Population	20.2%	19.2%	19.0%	
2020 Hispanic Population	17.5%	13.8%	14.4%	
Education (Adults 25 & Older)				
2024 Est. Adult Population (25 Years or Over)	3,622	11,109	39,232	
2024 Est. Elementary (Grade Level 0 to 8)	1.6%	2.5%	3.0%	
2024 Est. Some High School (Grade Level 9 to 11)	5.2%	6.0%	6.7%	
2024 Est. High School Graduate	34.3%	39.6%	36.7%	
2024 Est. Some College	23.0%	22.7%	22.0%	
2024 Est. Associate Degree Only	10.4%	8.5%	10.1%	
2024 Est. Bachelor Degree Only	18.9%	14.9%	14.9%	
2024 Est. Graduate Degree	6.6%	5.8%	6.6%	
Housing				
2024 Est. Total Housing Units	2,133	7,379	25,369	
2024 Est. Owner-Occupied	77.8%	69.9%	63.6%	
2024 Est. Renter-Occupied	14.6%	18.3%	25.7%	
2024 Est. Vacant Housing	7.6%	11.8%	10.8%	
Homes Built by Year				
2024 Homes Built 2010 or later	18.5%	17.3%	13.1%	
2024 Homes Built 2000 to 2009	25.3%	17.9%	15.7%	
2024 Homes Built 1990 to 1999	17.1%	14.2%	13.5%	
2024 Homes Built 1980 to 1989	12.4%	17.4%	19.7%	
2024 Homes Built 1970 to 1979	12.6%	13.6%	11.0%	
2024 Homes Built 1960 to 1969	1.5%	2.5%	4.9%	
2024 Homes Built 1950 to 1959	1.6%	3.4%	6.4%	
2024 Homes Built Before 1949	3.3%	2.0%	4.9%	
Home Values				
2024 Home Value \$1,000,000 or More	12.7%	5.9%	2.7%	
2024 Home Value \$500,000 to \$999,999	8.7%	9.2%	8.8%	
2024 Home Value \$400,000 to \$499,999	7.5%	6.1%	7.1%	
2024 Home Value \$300,000 to \$399,999	27.7%	18.6%	15.5%	
2024 Home Value \$200,000 to \$299,999	27.3%	19.4%	22.7%	
2024 Home Value \$150,000 to \$199,999	5.3%	7.4%	10.2%	
2024 Home Value \$100,000 to \$149,999	2.6%	3.0%	5.2%	
2024 Home Value \$50,000 to \$99,999	1.4%	8.1%	10.5%	
2024 Home Value \$25,000 to \$49,999	2.0%	10.8%	8.3%	
2024 Home Value Under \$25,000	4.8%	11.4%	9.1%	
2024 Median Home Value	\$328,802	\$234,308	\$222,807	
2024 Median Rent	\$1,159	\$980	\$949	

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Labor Force			
2024 Est. Labor Population Age 16 Years or Over	4,064	12,198	43,360
2024 Est. Civilian Employed	59.5%	53.4%	53.8%
2024 Est. Civilian Unemployed	0.6%	1.2%	1.6%
2024 Est. in Armed Forces	-	-	-
2024 Est. not in Labor Force	39.9%	45.4%	44.6%
2024 Labor Force Males	47.6%	47.6%	48.2%
2024 Labor Force Females	52.4%	52.4%	51.8%
Occupation			
2024 Occupation: Population Age 16 Years or Over	2,417	6,516	23,326
2024 Mgmt, Business, & Financial Operations	14.5%	15.1%	14.0%
2024 Professional, Related	21.7%	17.5%	18.5%
2024 Service	15.2%	20.1%	22.4%
2024 Sales, Office	27.0%	24.3%	21.1%
2024 Farming, Fishing, Forestry	-	0.2%	1.0%
2024 Construction, Extraction, Maintenance	11.3%	11.8%	12.1%
2024 Production, Transport, Material Moving	10.2%	10.9%	10.9%
2024 White Collar Workers	63.2%	57.0%	53.5%
2024 Blue Collar Workers	36.8%	43.0%	46.5%
Transportation to Work			
2024 Drive to Work Alone	83.0%	77.5%	76.8%
2024 Drive to Work in Carpool	6.8%	7.1%	10.6%
2024 Travel to Work by Public Transportation	-	0.5%	0.4%
2024 Drive to Work on Motorcycle	-	0.3%	0.5%
2024 Walk or Bicycle to Work	0.1%	0.2%	1.0%
2024 Other Means	-	-	0.6%
2024 Work at Home	10.0%	14.4%	10.1%
Travel Time			
2024 Travel to Work in 14 Minutes or Less	14.4%	19.5%	29.1%
2024 Travel to Work in 15 to 29 Minutes	41.1%	40.2%	33.1%
2024 Travel to Work in 30 to 59 Minutes	29.6%	28.3%	26.7%
2024 Travel to Work in 60 Minutes or More	15.0%	12.0%	11.2%
2024 Average Travel Time to Work	24.7	25.2	22.5
Consumer Expenditure			
2024 Est. Total Household Expenditure	\$197.9 M	\$568.4 M	\$1.94 B
2024 Est. Apparel	\$3.72 M	\$10.59 M	\$36.2 M
2024 Est. Contributions, Tax and Retirement	\$50.88 M	\$140.07 M	\$474.89 M
2024 Est. Education	\$4.56 M	\$12.84 M	\$43.41 M
2024 Est. Entertainment	\$11.55 M	\$32.84 M	\$112.34 M
2024 Est. Food, Beverages, Tobacco	\$24.51 M	\$70.41 M	\$243.55 M
2024 Est. Health Care	\$13.84 M	\$46.51 M	\$159.37 M
2024 Est. Household Furnishings and Equipment	\$5.36 M	\$15.19 M	\$51.73 M
2024 Est. Household Operations, Shelter, Utilities	\$43.83 M	\$126.65 M	\$444.86 M
2024 Est. Miscellaneous Expenses	\$3.47 M	\$9.84 M	\$33.42 M
2024 Est. Personal Care	\$2.62 M	\$7.54 M	\$26.13 M
2024 Est. Transportation	\$33.55 M	\$95.94 M	\$318.36 M

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