SHORECREST
RETAIL PARTNERS
LIC. REAL ESTATE BROKER

OUTPARCELS AVAILABLE

FOR SALE OR LEASE

SW/C US HIGHWAY 441
&
LAKE EUSTIS DRIVE

LAKE COUNTY

TAVARES, FLORIDA

For additional information contact:

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EXECUTIVE SUMMARY

LOCATION: SW/C of US Highway 441 & Lake Eustis Drive
Tavares, Lake County, Florida

DESCRIPTION: 2 Lots available next to Walgreen's on US Highway 441, Tavares, Florida. Located at the signalized intersection of Lake Eustis Drive, the property is being sold/leased as two 1.2± Acre outparcels.

SIZE: Lot 1 - 1.24± Acres ; (approx. 54,145± SF)
Lot 2 - 1.23± Acres ; (approx. 53,404± SF)

** See Attached Site Plan*

PRICE / LEASE RATE: Lot 1 - $775,000 ; $60,000/Year (NNN)
Lot 2 - $775,000 ; $60,000/Year (NNN)
Lot 3 - **WALGREENS**

ACCESS: The Lots are benefitted by the three (3) driveways providing access to US Highway 441; One curb cut is just west of Lot 1, another is located on Lot 2, and the third is located on Lot 3 (Walgreens).

ZONING: C-2, per City of Tavares

UTILTIES: Sanitary sewer and potable water are available at the property line of each Lot. All outparcels have off site retention.

TRAFFIC COUNTS:

US 441	**43,500**	[2012 AADT per FDOT]
Lake Eustis Drive	**5,071**	[2012 AADT per Lake County]

PARCEL ID #: 21-19-26-000300000807

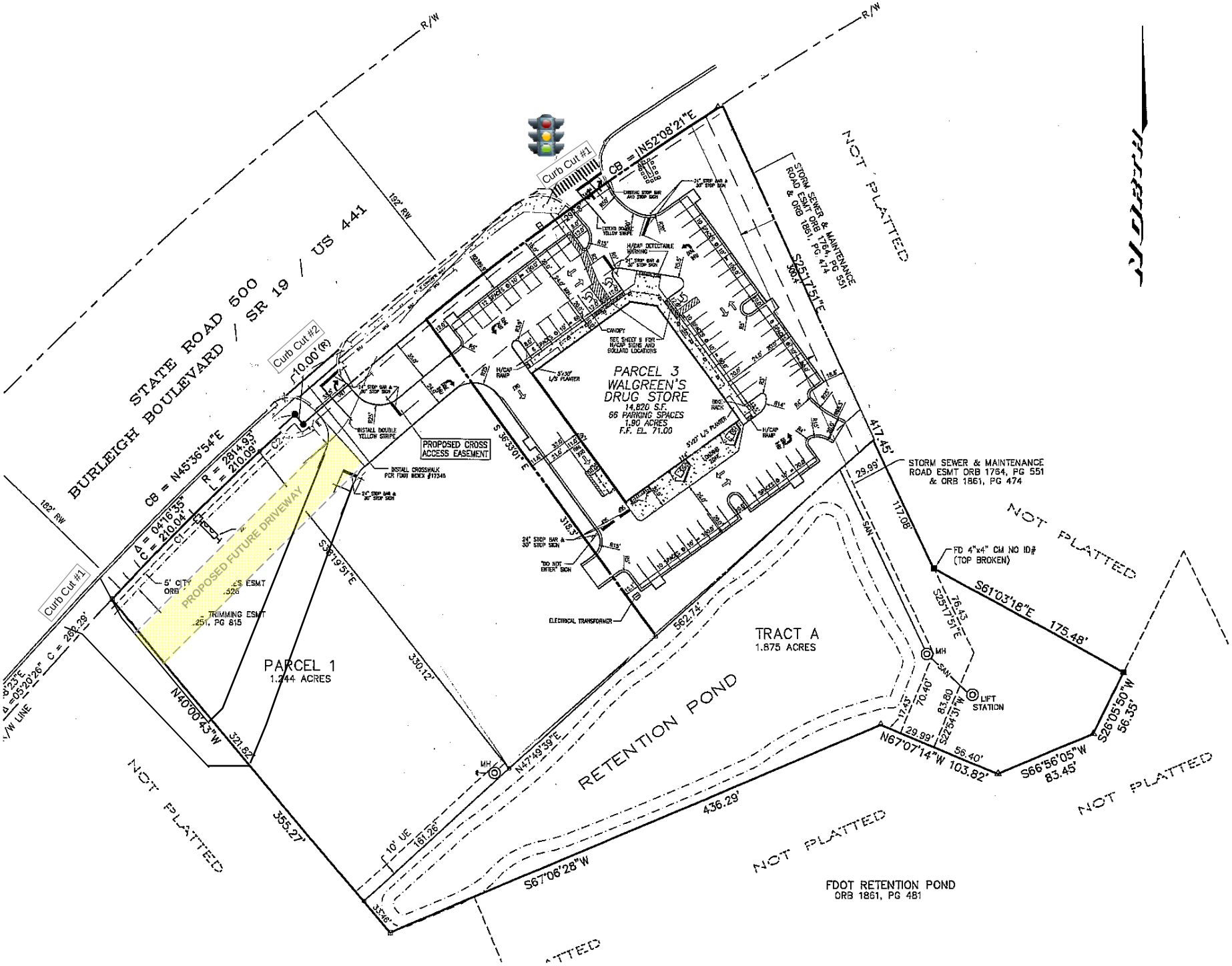
2013 DEMOGRAPHICS:

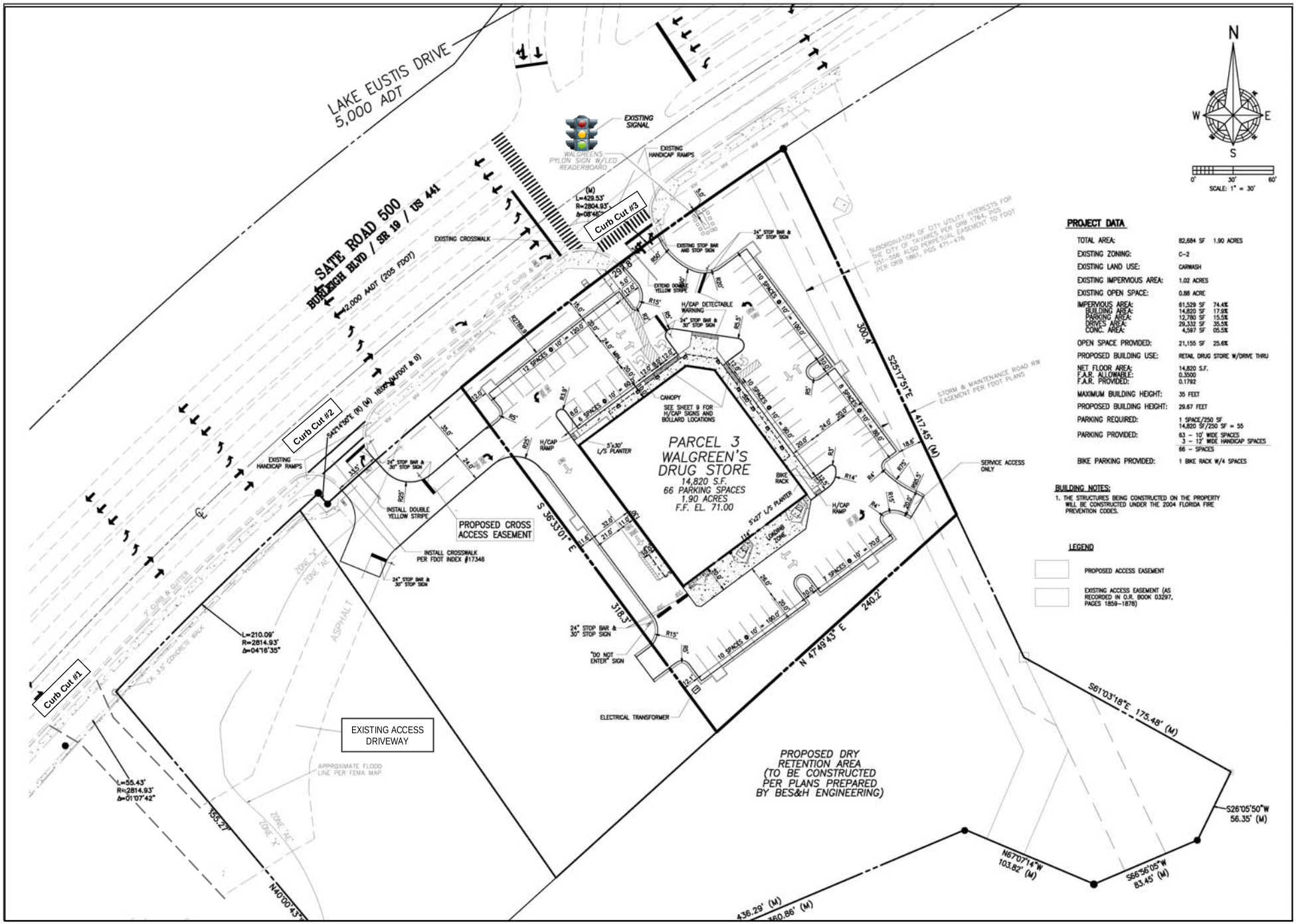
	1 Mile	3 Miles	5 Miles
Population	3,526	23,636	60,584
Median HH Income	$37,311	$36,911	$42,071
Average HH Income	$44,091	$47,888	$54,343
Total Employees	4,422	16,638	30,813

COMMENTS: These outstanding outparcels are located in the heart of Tavares, just west of Waterman Hospital. Ideal site for a convenience store, restaurant, retail or bank.

LAKE EUSTIS DRIVE
Lot 2
Lot 1
Walgreens
US HIGHWAY 441
Shopping
Center
Winn Dixie

FLORIDA HOSPITAL
WATERMAN
Publix
E BURLEIGH BLVD
LAKE EUSTIS DRIVE
SITE
Shopping
Center
Winn-Dixie
US HIGHWAY 441


STATE ROAD 500
BURLEIGH BOULEVARD / SR 19 / US 441
R/W
192' RW
Curb Cut #1
Curb Cut #2
CB = N45°36'54"E
R = 2814.93'
L = 210.09'
Δ = 04°16'35"
C = 210.04'
r10.00'(R)
PROPOSED FUTURE DRIVEWAY
PROPOSED CROSS ACCESS EASEMENT
INSTALL DOUBLE YELLOW STRIPE
INSTALL CROSSWALK PER FDOT INDEX #17345
PARCEL 1
1.244 ACRES
PARCEL 3
WALGREEN'S
DRUG STORE
14,820 S.F.
66 PARKING SPACES
1.90 ACRES
F.F. EL. 71.00
CB = N52°08'21"E
S 36°33'01"E
S36°19'51"E
N40°00'43"W
N47°49'39"E
S67°06'28"W
S25°17'51"E
S61°03'18"E 175.48'
N67°07'14"W 103.82'
S66°56'05"W 83.45'
S26°05'50"W 56.35'
TRACT A
1.875 ACRES
RETENTION POND
NOT PLATTED
STORM SEWER & MAINTENANCE ROAD ESMT ORB 1764, PG 551 & ORB 1861, PG 474
FD 4"x4" CM NO ID# (TOP BROKEN)
LIFT STATION
MH
ELECTRICAL TRANSFORMER
FDOT RETENTION POND
ORB 1861, PG 481



PROJECT DATA

TOTAL AREA:	82,684 SF 1.90 ACRES
EXISTING ZONING:	C-2
EXISTING LAND USE:	CARWASH
EXISTING IMPERVIOUS AREA:	1.02 ACRES
EXISTING OPEN SPACE:	0.88 ACRE
IMPERVIOUS AREA:	61,529 SF 74.4%
BUILDING AREA:	14,820 SF 17.9%
PARKING AREA:	12,790 SF 15.5%
DRIVES AREA:	29,332 SF 35.5%
CONC. AREA:	4,597 SF 05.5%
OPEN SPACE PROVIDED:	21,155 SF 25.6%
PROPOSED BUILDING USE:	RETAIL DRUG STORE W/DRIVE THRU
NET FLOOR AREA:	14,820 S.F.
F.A.R. ALLOWABLE:	0.3500
F.A.R. PROVIDED:	0.1792
MAXIMUM BUILDING HEIGHT:	35 FEET
PROPOSED BUILDING HEIGHT:	29.67 FEET
PARKING REQUIRED:	1 SPACE/250 SF 14,820 SF/250 SF = 55
PARKING PROVIDED:	63 – 10' WIDE SPACES 3 – 12' WIDE HANDICAP SPACES 66 – SPACES
BIKE PARKING PROVIDED:	1 BIKE RACK W/4 SPACES

BUILDING NOTES:

1. THE STRUCTURES BEING CONSTRUCTED ON THE PROPERTY WILL BE CONSTRUCTED UNDER THE 2004 FLORIDA FIRE PREVENTION CODES.

LEGEND

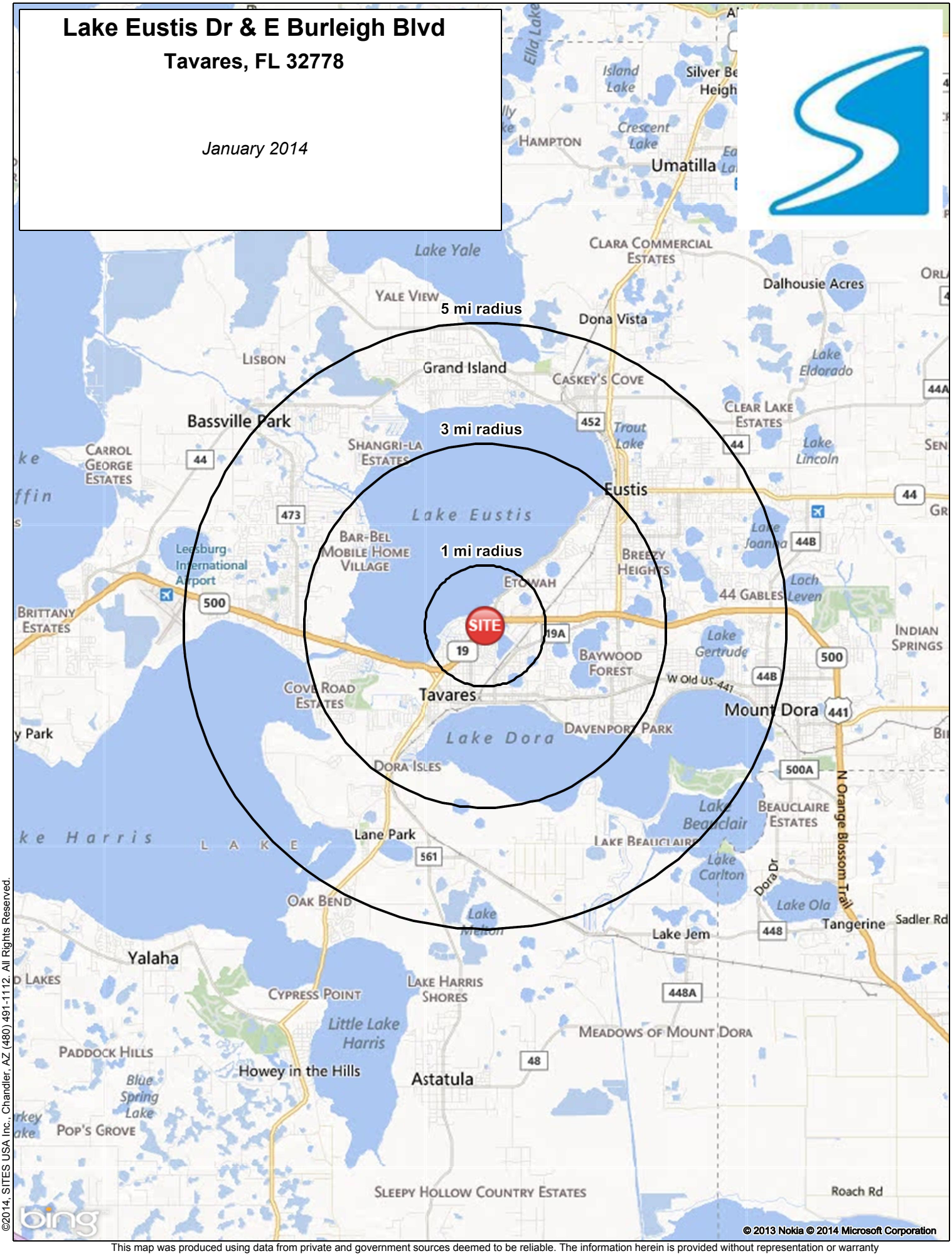
PROPOSED ACCESS EASEMENT

EXISTING ACCESS EASEMENT (AS RECORDED IN O.R. BOOK 03297, PAGES 1859-1878)

Lake Eustis Dr & E Burleigh Blvd

Tavares, FL 32778

January 2014



Lat: 28.82119 Long: -81.72278 Zoom: 15.52 mi

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FULL PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups

Lat/Lon: 28.8203/-81.7218

RF1

Lake Eustis Drive & E Burleigh Blvd Tavares, FL 32778		1 mi radius	3 mi radius	5 mi radius
POPULATION	2013 Estimated Population	3,526	23,636	60,584
	2018 Projected Population	3,734	25,109	64,462
	2010 Census Population	3,443	23,044	59,030
	2000 Census Population	3,015	19,874	50,992
	Projected Annual Growth 2013 to 2018	1.2%	1.2%	1.3%
	Historical Annual Growth 2000 to 2013	1.3%	1.5%	1.4%
HOUSEHOLDS	2013 Estimated Households	1,577	10,430	26,394
	2018 Projected Households	1,684	11,129	28,164
	2010 Census Households	1,535	10,147	25,676
	2000 Census Households	1,497	9,156	22,889
	Projected Annual Growth 2013 to 2018	1.4%	1.3%	1.3%
	Historical Annual Growth 2000 to 2013	0.4%	1.1%	1.2%
AGE	2013 Est. Population Under 10 Years	7.4%	9.6%	10.2%
	2013 Est. Population 10 to 19 Years	7.5%	9.9%	10.5%
	2013 Est. Population 20 to 29 Years	12.1%	11.3%	10.1%
	2013 Est. Population 30 to 44 Years	13.9%	14.8%	14.6%
	2013 Est. Population 45 to 59 Years	17.3%	18.1%	18.9%
	2013 Est. Population 60 to 74 Years	22.5%	20.1%	20.5%
	2013 Est. Population 75 Years or Over	19.2%	16.1%	15.3%
	2013 Est. Median Age	52.1	48.0	47.6
MARITAL STATUS & GENDER	2013 Est. Male Population	50.0%	47.9%	47.5%
	2013 Est. Female Population	50.0%	52.1%	52.5%
	2013 Est. Never Married	23.9%	27.3%	25.2%
	2013 Est. Now Married	52.1%	52.7%	56.9%
	2013 Est. Separated or Divorced	19.8%	15.9%	14.3%
	2013 Est. Widowed	4.2%	4.2%	3.6%
INCOME	2013 Est. HH Income $200,000 or More	1.4%	1.8%	2.8%
	2013 Est. HH Income $150,000 to $199,999	0.2%	1.3%	1.8%
	2013 Est. HH Income $100,000 to $149,999	7.4%	7.7%	8.0%
	2013 Est. HH Income $75,000 to $99,999	6.9%	7.2%	8.6%
	2013 Est. HH Income $50,000 to $74,999	15.5%	15.7%	18.2%
	2013 Est. HH Income $35,000 to $49,999	19.8%	17.6%	17.8%
	2013 Est. HH Income $25,000 to $34,999	15.5%	16.7%	15.5%
	2013 Est. HH Income $15,000 to $24,999	10.6%	13.7%	13.1%
	2013 Est. HH Income Under $15,000	22.7%	18.2%	14.2%
	2013 Est. Average Household Income	$44,091	$47,888	$54,343
	2013 Est. Median Household Income	$37,311	$36,911	$42,071
	2013 Est. Per Capita Income	$20,757	$21,697	$24,045
	2013 Est. Total Businesses	396	1,834	3,433
	2013 Est. Total Employees	4,422	16,638	30,813

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RACE	2013 Est. White	88.1%	84.0%	83.4%
	2013 Est. Black	8.2%	9.9%	10.7%
	2013 Est. Asian or Pacific Islander	0.7%	1.5%	1.3%
	2013 Est. American Indian or Alaska Native	0.4%	0.4%	0.4%
	2013 Est. Other Races	2.6%	4.2%	4.2%
HISPANIC	2013 Est. Hispanic Population	279	2,268	5,821
	2013 Est. Hispanic Population	7.9%	9.6%	9.6%
	2018 Proj. Hispanic Population	9.3%	11.2%	11.3%
	2010 Hispanic Population	7.3%	8.9%	8.9%
EDUCATION (Adults 25 or Older)	2013 Est. Adult Population (25 Years or Over)	2,763	17,630	44,960
	2013 Est. Elementary (Grade Level 0 to 8)	2.8%	3.5%	3.7%
	2013 Est. Some High School (Grade Level 9 to 11)	9.7%	10.6%	9.4%
	2013 Est. High School Graduate	41.0%	37.8%	35.7%
	2013 Est. Some College	23.2%	23.2%	25.0%
	2013 Est. Associate Degree Only	7.4%	7.8%	7.6%
	2013 Est. Bachelor Degree Only	6.5%	11.0%	12.1%
	2013 Est. Graduate Degree	9.4%	6.1%	6.5%
HOUSING	2013 Est. Total Housing Units	1,852	12,567	31,031
	2013 Est. Owner-Occupied	63.1%	55.4%	62.1%
	2013 Est. Renter-Occupied	22.1%	27.6%	22.9%
	2013 Est. Vacant Housing	14.8%	17.0%	14.9%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	7.9%	10.2%	10.5%
	2010 Homes Built 2000 to 2004	6.4%	8.0%	9.3%
	2010 Homes Built 1990 to 1999	11.9%	12.6%	16.0%
	2010 Homes Built 1980 to 1989	25.5%	21.8%	22.5%
	2010 Homes Built 1970 to 1979	21.7%	20.3%	19.7%
	2010 Homes Built 1960 to 1969	10.5%	10.8%	8.1%
	2010 Homes Built 1950 to 1959	8.9%	8.9%	7.9%
	2010 Homes Built Before 1949	7.2%	7.4%	6.0%
HOME VALUES	2010 Home Value $1,000,000 or More	1.0%	1.1%	1.1%
	2010 Home Value $500,000 to $999,999	3.3%	2.8%	2.7%
	2010 Home Value $400,000 to $499,999	1.7%	2.0%	2.1%
	2010 Home Value $300,000 to $399,999	4.1%	4.5%	5.0%
	2010 Home Value $200,000 to $299,999	8.8%	13.3%	14.5%
	2010 Home Value $150,000 to $199,999	16.1%	19.9%	19.2%
	2010 Home Value $100,000 to $149,999	15.7%	19.2%	18.5%
	2010 Home Value $50,000 to $99,999	31.5%	22.8%	19.8%
	2010 Home Value $25,000 to $49,999	5.7%	6.4%	8.9%
	2010 Home Value Under $25,000	12.3%	8.1%	8.1%
	2010 Median Home Value	$120,987	$131,386	$130,473
	2010 Median Rent	$681	$682	$744

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LABOR FORCE	2013 Est. Labor Population Age 16 Years or Over	3,132	20,064	50,702
	2013 Est. Civilian Employed	32.6%	40.9%	44.7%
	2013 Est. Civilian Unemployed	7.0%	6.7%	5.8%
	2013 Est. in Armed Forces	0.7%	0.2%	0.2%
	2013 Est. not in Labor Force	59.7%	52.2%	49.3%
	2013 Labor Force Males	50.2%	47.3%	46.8%
	2013 Labor Force Females	49.8%	52.7%	53.2%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	1,272	8,137	21,824
	2010 Mgmt, Business, & Financial Operations	21.7%	12.9%	13.4%
	2010 Professional, Related	17.1%	17.9%	19.7%
	2010 Service	21.6%	21.2%	21.0%
	2010 Sales, Office	21.9%	29.3%	27.7%
	2010 Farming, Fishing, Forestry	0.2%	0.3%	0.6%
	2010 Construction, Extraction, Maintenance	5.8%	9.1%	7.9%
	2010 Production, Transport, Material Moving	11.5%	9.3%	9.6%
	2010 White Collar Workers	60.8%	60.1%	60.9%
	2010 Blue Collar Workers	39.2%	39.9%	39.1%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	78.0%	81.3%	82.5%
	2010 Drive to Work in Carpool	6.7%	7.7%	8.0%
	2010 Travel to Work by Public Transportation	0.3%	0.8%	0.4%
	2010 Drive to Work on Motorcycle	0.2%	0.8%	0.7%
	2010 Walk or Bicycle to Work	6.6%	3.6%	2.2%
	2010 Other Means	1.7%	1.0%	1.1%
	2010 Work at Home	6.5%	4.9%	5.2%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	41.8%	36.9%	31.6%
	2010 Travel to Work in 15 to 29 Minutes	34.3%	32.0%	34.5%
	2010 Travel to Work in 30 to 59 Minutes	16.1%	25.2%	25.9%
	2010 Travel to Work in 60 Minutes or More	7.8%	6.0%	8.0%
	2010 Average Travel Time to Work	16.8	18.9	20.4
CONSUMER EXPENDITURE	2013 Est. Total Household Expenditure	$63.5 M	$443 M	$1.22 B
	2013 Est. Apparel	$3.03 M	$21.1 M	$58.0 M
	2013 Est. Contributions, Gifts	$3.87 M	$26.7 M	$74.3 M
	2013 Est. Education, Reading	$1.65 M	$11.4 M	$31.3 M
	2013 Est. Entertainment	$3.49 M	$24.4 M	$67.1 M
	2013 Est. Food, Beverages, Tobacco	$10.5 M	$73.0 M	$199 M
	2013 Est. Furnishings, Equipment	$2.69 M	$18.7 M	$51.8 M
	2013 Est. Health Care, Insurance	$4.76 M	$33.2 M	$90.5 M
	2013 Est. Household Operations, Shelter, Utilities	$19.2 M	$134 M	$367 M
	2013 Est. Miscellaneous Expenses	$1.10 M	$7.69 M	$21.0 M
	2013 Est. Personal Care	$925 K	$6.46 M	$17.7 M
	2013 Est. Transportation	$12.4 M	$86.7 M	$239 M

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