

Hotel  
Developments

Holiday Inn  
Express

HOME2  
 Suites Collection



Limit Ave - ±3,500 AADT

Wolf Branch Rd ±12,400 AADT

441

U.S. Hwy 441 ±37,500 AADT

RaceTrac

## Mt Dora Retail Development

Click to See Site  
on Google Maps



# Available

20010 US-441  
Mt Dora, FL 32757

## Demographics

### 5-Mile Demographics (2024)



67,756  
POPULATION



\$90,280  
AVG HH  
INCOME



27,892  
HOUSEHOLDS



46.4  
MEDIAN AGE



61,814  
DAYTIME  
POPULATION

### Property and Market Highlights:

- Opportunity to enter the Mt Dora market in a brand-new retail center boasting excellent visibility across its ±4.5 acres
- Suites range from 1,200 s.f. to 30,000 s.f., allowing for a tenant to operate the location as a flagship store in the Mt Dora area
- Monument sign available along Limit Ave / Wolf Branch Rd
- Two distinct entry and exit points on both thoroughfares U.S. Highway 441 and Limit Ave
- Resides on a signalized intersection that witnesses a combined traffic count of ±53,400 AADT
- U.S. Highway 441 is a primary roadway throughout Mt Dora
- Immediate area is witnessing a surge in residential growth from planned, approved and ongoing construction, resulting in ±1,673 units and homes to be delivered
- Diverse customer base comprised of the most affluent seniors demographic as well as family-oriented consumers

**BRANDON MCCALLA**  
Vice President  
brandon.mccalla@jll.com  
+1 954 665 3113

**BILLY RODRIGUEZ**  
Senior Vice President  
billy.rodriguez@jll.com  
+1 407 443 3925

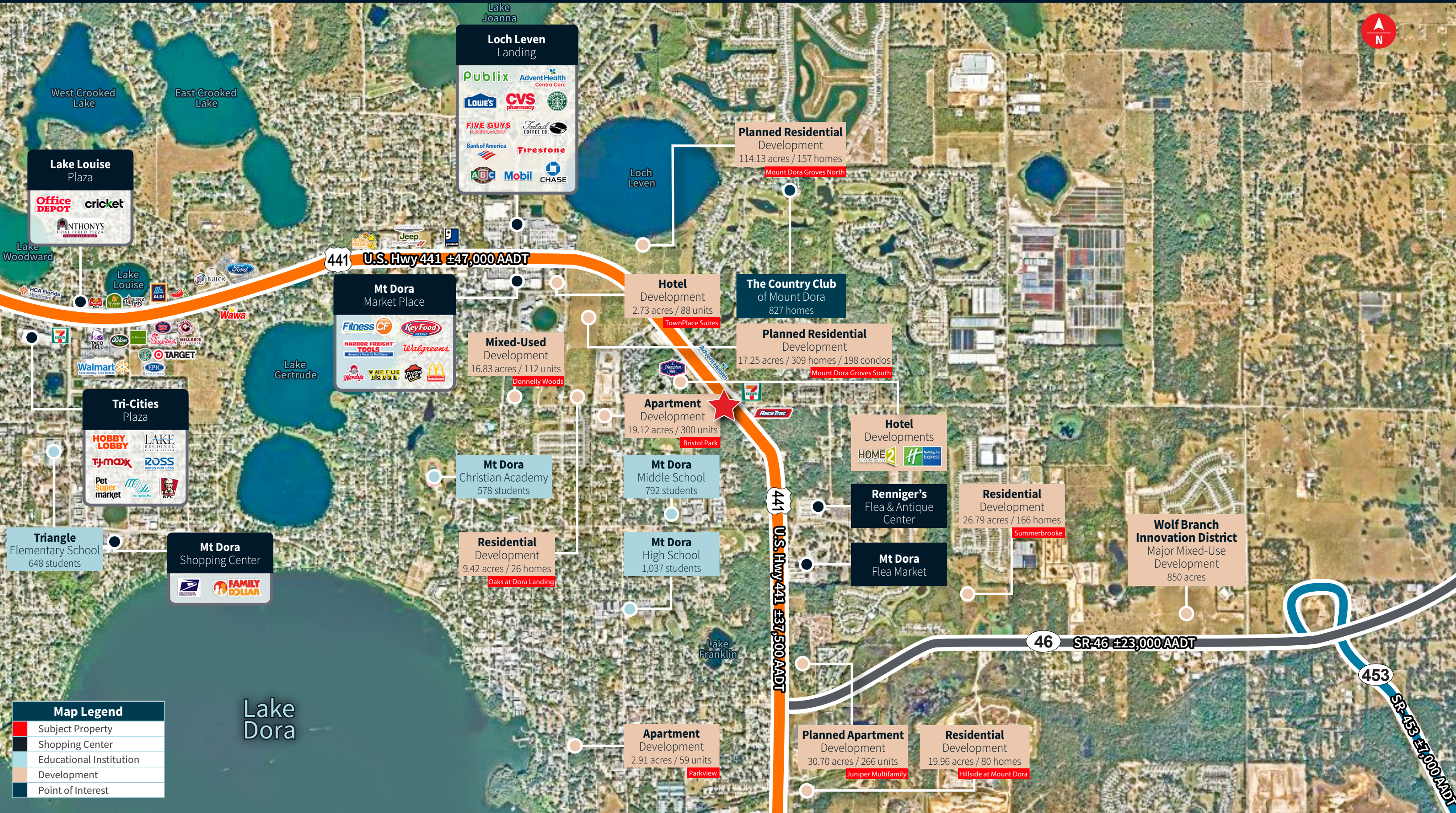
**COLETTE SANTANA**  
Senior Vice President  
colette.santana@jll.com  
+1 813 777 8611

**TAYLAR LING**  
Associate  
taylar.ling@jll.com  
+1 407 271 3067



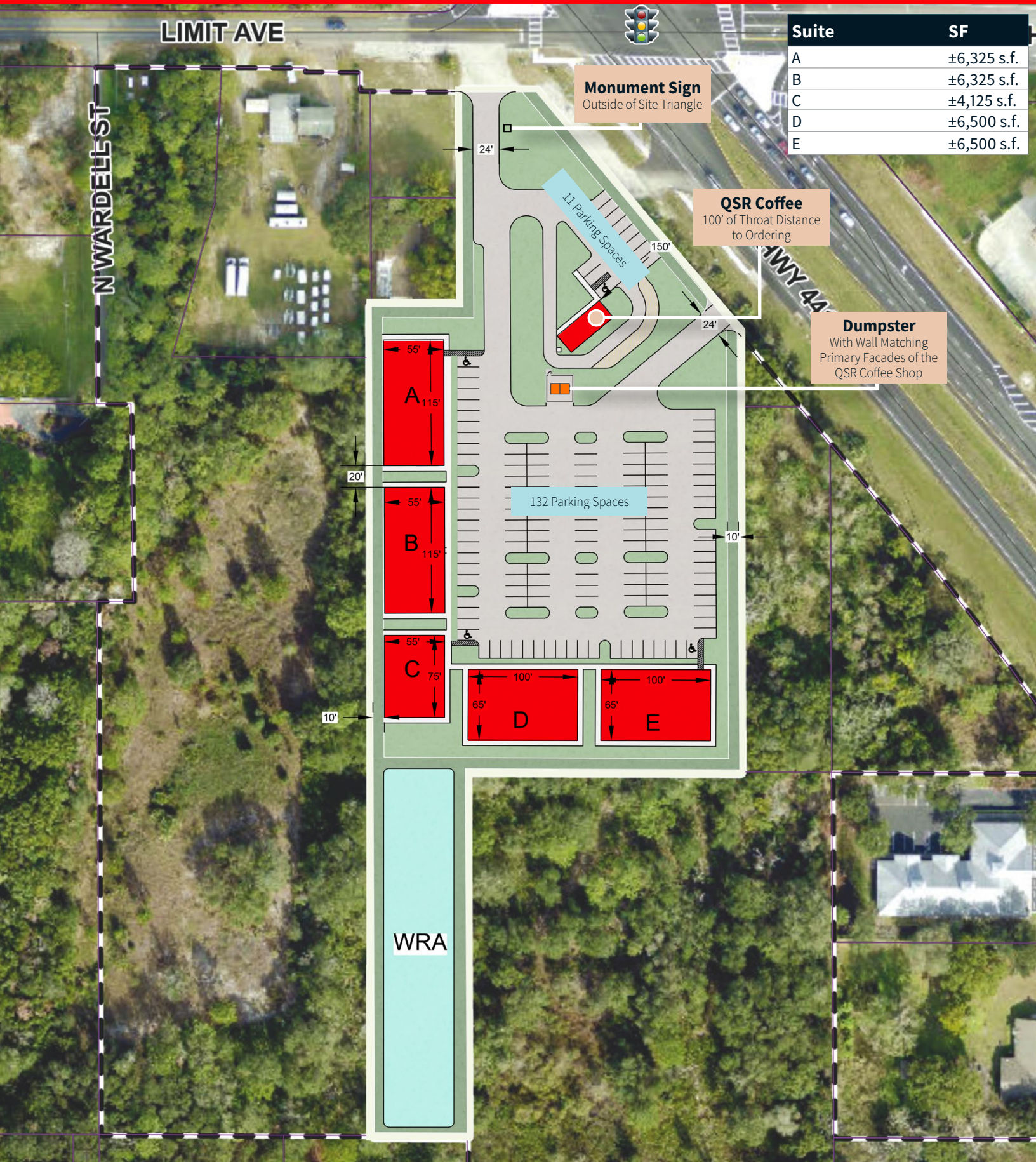


Market Aerial





# Site Plan



Suite	SF
A	±6,325 s.f.
B	±6,325 s.f.
C	±4,125 s.f.
D	±6,500 s.f.
E	±6,500 s.f.

**Monument Sign**  
Outside of Site Triangle

**QSR Coffee**  
100' of Throat Distance  
to Ordering

**Dumpster**  
With Wall Matching  
Primary Facades of the  
QSR Coffee Shop

WRA



# Demographics: 1-3-5 Mile Radius

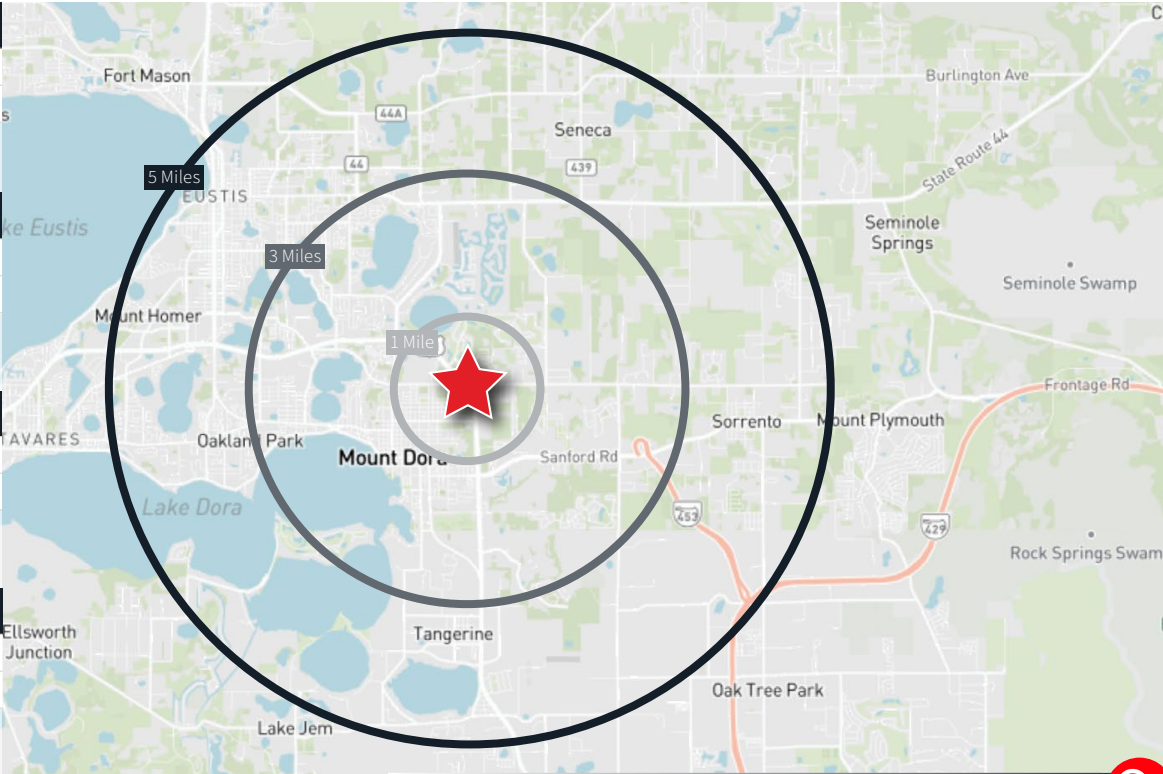
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Population Summary		
1 Mile	3 Mile	5 Mile
5,848	30,391	67,756

Average Household Income		
1 Mile	3 Mile	5 Mile
\$80,896	\$94,064	\$90,280

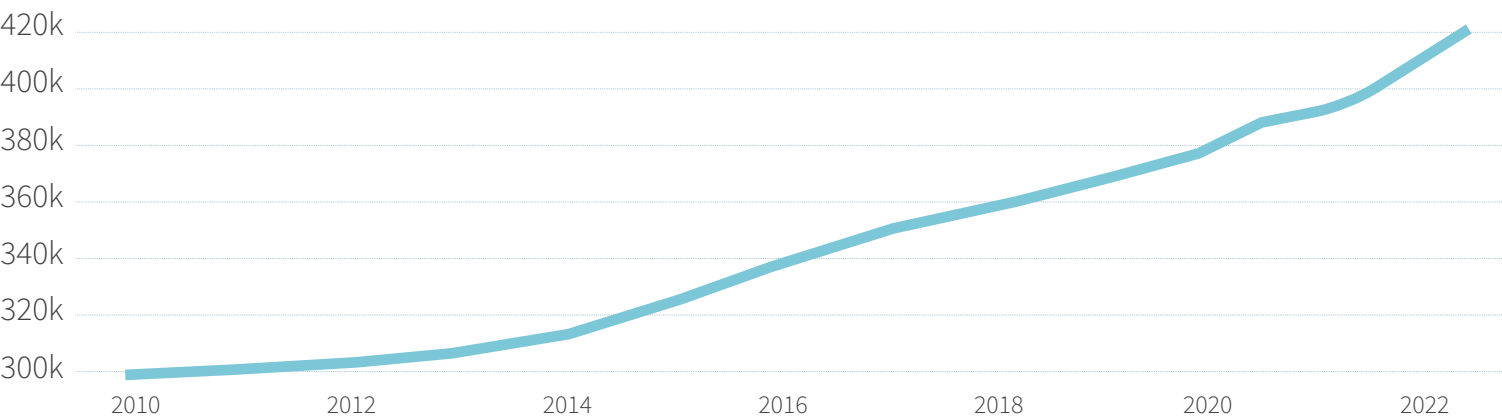
Daytime Population		
1 Mile	3 Mile	5 Mile
5,029	28,316	61,814

Median Age		
1 Mile	3 Mile	5 Mile
43.7	48.1	46.4



## Population in Lake County

**Lake County's population count has increased by a significant 37.8% from 2010 to 2022.** In comparison, the U.S. population grew by 7.7% on average and the Florida population grew by 18% during this same time period.



Source: The U.S. Census Bureau.



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**COLETTE SANTANA**  
Senior Vice President  
colette.santana@jll.com  
+1 813 777 8611



**TAYLAR LING**  
Associate  
taylor.ling@jll.com  
+1 407 271 3067



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