



 **JLL** SEE A BRIGHTER WAY

# For sale or lease

3480 US Highway 441/27  
Fruitland Park, FL 34731

**±6,447 SF Available**

## Property overview

This property consists of a 6,447± SF free-standing multi-tenant building located on US Highway 441/27 in Fruitland Park. Situated on a corner lot, the Property has access points on US Highway 441/27 and S. Dixie Ave. There is a large monument sign in between US Highway 441/27 and S. Dixie Ave, providing excellent exposure. Seller currently leases 5,650± SF for his own business, leaving a small 600± SF space available for lease and additional income.

## Property stats

<b>Building SF</b>	±6,447 SF
<b>Land</b>	±0.65 ac
<b>Zoning</b>	C-2, Commercial
<b>Year built</b>	1998
<b>Parking</b>	15 surface spaces



**Asking price:**  
\$1,65,000 (\$256/SF)

## Property highlights



Excellent visibility



Ample parking



Monument signage



**Lease rate:**  
Negotiable

## Drive time demographics (25 minutes)



**287,982**

Population



**140,904**

Households



**\$83,075**

Average HH income



**1.99**

Average HH size

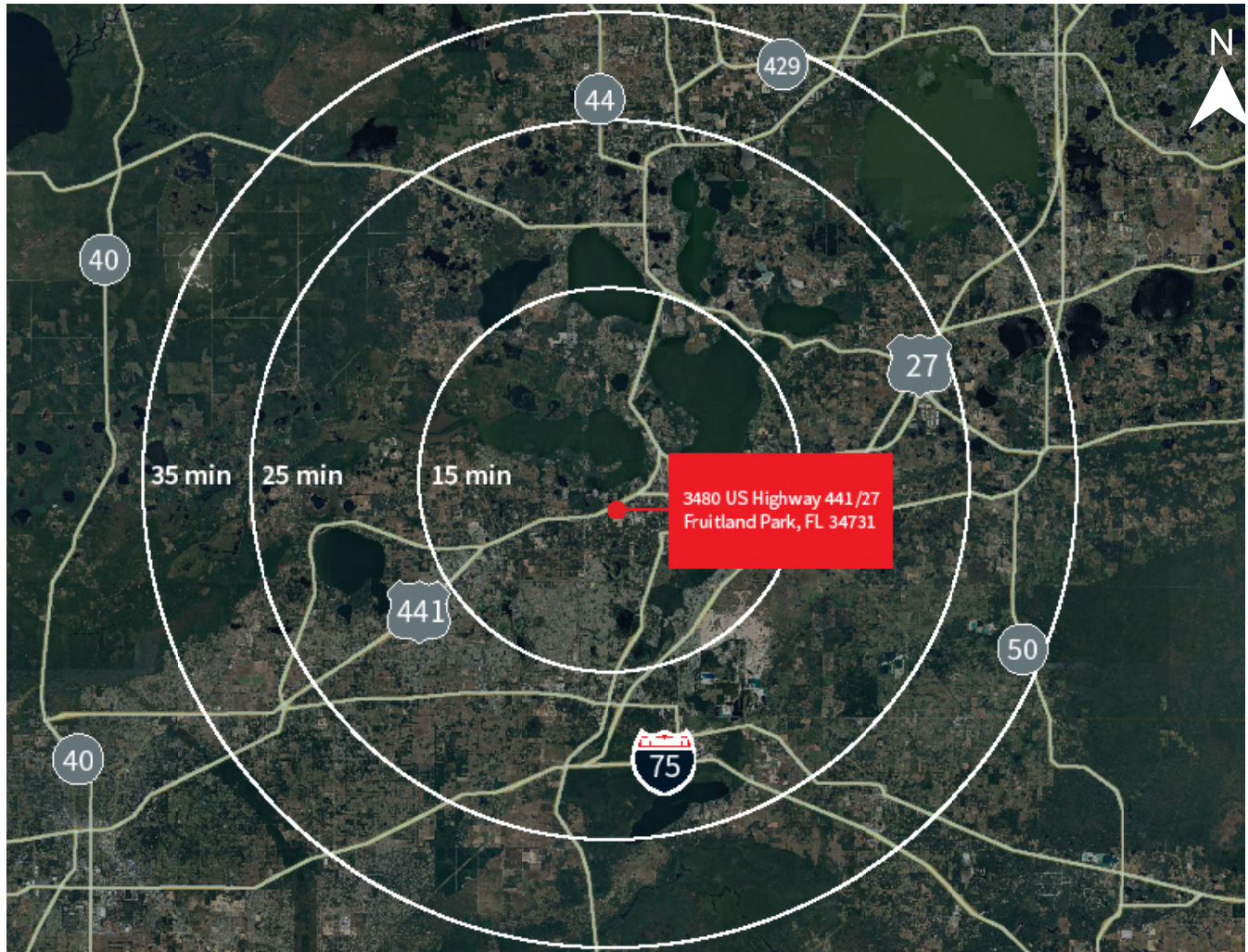


**83,687**

Employees



## 15-25-35 Minute drive-time map



**Nathan Eissler, CCIM, SIOR**

*Executive Vice President*

[nathan.eissler@jll.com](mailto:nathan.eissler@jll.com)

+1 407 342-7494

[jll.com](https://www.jll.com)

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.