



 **JLL** SEE A BRIGHTER WAY

For lease

Tri-Cities Shopping Plaza

16860 & 16888 US Hwy 441 • Mount Dora, FL 32757



Outparcel with 5,000 SF Building Available For Lease

- Located SWC of signalized intersection at US-441 and Eudora Rd
- 49,000 AADT with 950' of frontage along US-441 S
- 3 access points, including west bound median cut with decel lane and decel lanes at both east bound entrances on US-441
- Over 1.8 million visitors to the center in 2023, ranking #1 for shopping centers in Mt Dora, Eustis, and Leesburg (Placer.AI)
- 9 public schools and 10,000+ students within ±3 miles
- Nearby major retailers: Walmart Supercenter and Super Target
- Community center with 136,864 s.f. GLA

Key Tenants

ROSS
DRESS FOR LESS



TJ-maxx
HOBBY LOBBY

Leasing
contact:

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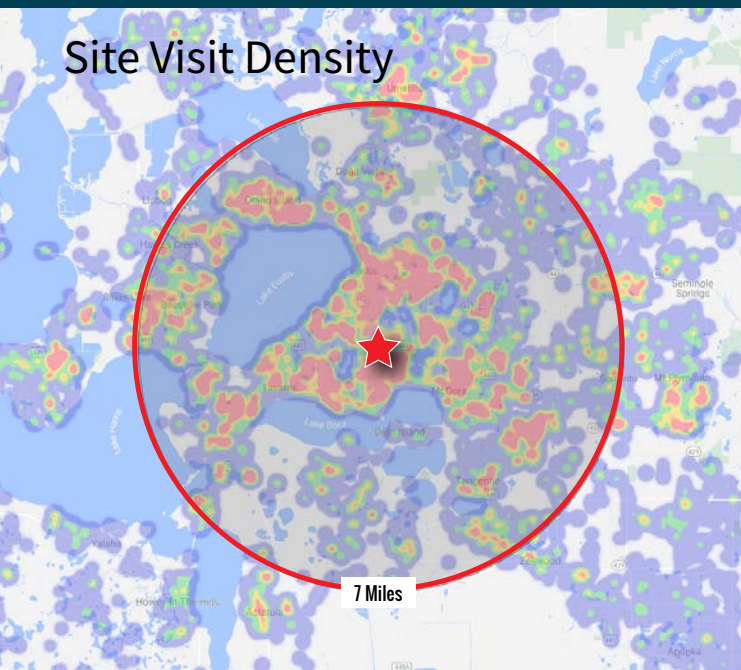
Availability Gallery



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Mount Dora, FL 32757

Site Visit Density



7 Mile Demographics



\$85,637
Average HH
income



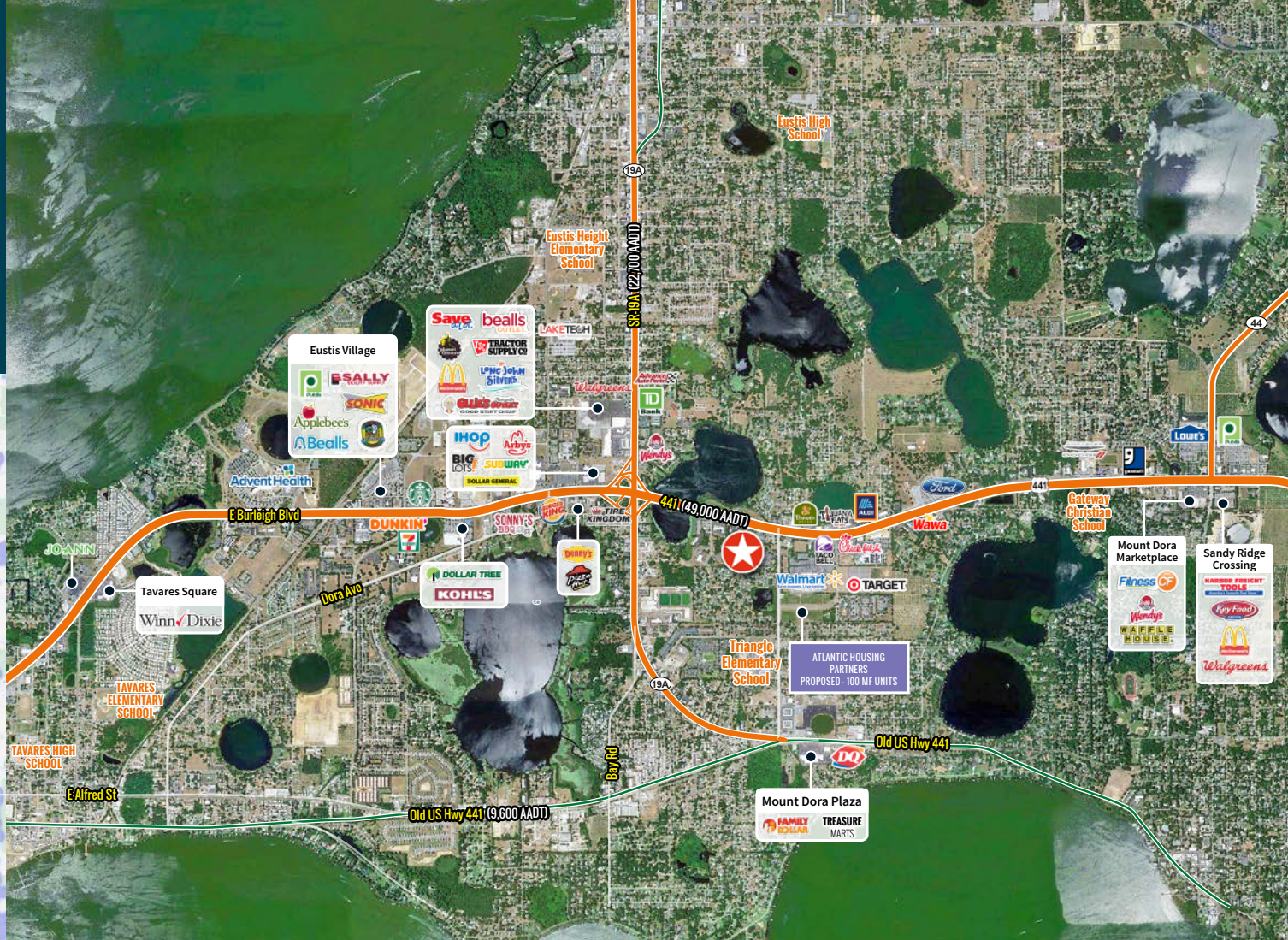
111,639
Est. Current
population



105,184
Daytime
Population



47,498
Total
Households



1.8M est. # of annual
Visits



277.4K est. # of annual
Customers



6.34 Avg Visits/
Customers

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