



 **JLL** SEE A BRIGHTER WAY

# For lease

## Tri-Cities Shopping Plaza

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



### Fully Leased!

- Located SWC of signalized intersection at US-441 and Eudora Rd
- 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**

 **DOLLAR TREE**

Leasing  
contact:

[jll.com](http://jll.com)



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441

US-441 S (49,000 AADT)

EUDORARD

**FIRST**  
NATIONAL BANK  
OF MOUNT DORA

**KFC**  
(NAP)

**Pet Super market**  
(NAP)

**Avecina**  
MEDICAL

**7 ELEVEN**  
(NAP)

BRICKS & MINIFIGS

vipcare

PIZZA  
**PAPA JOHN'S**

12

11

9-10

Uptown Nails

**HOBBY LOBBY**  
(NAP)  
58,432 SF

6

China & Restaurant

**ROSS**  
DRESS FOR LESS  
25,500 SF

**TJ-maxx**  
23,000 SF

**DOLLAR TREE**  
10,372 SF

Miracle-Ear

**hallmark**

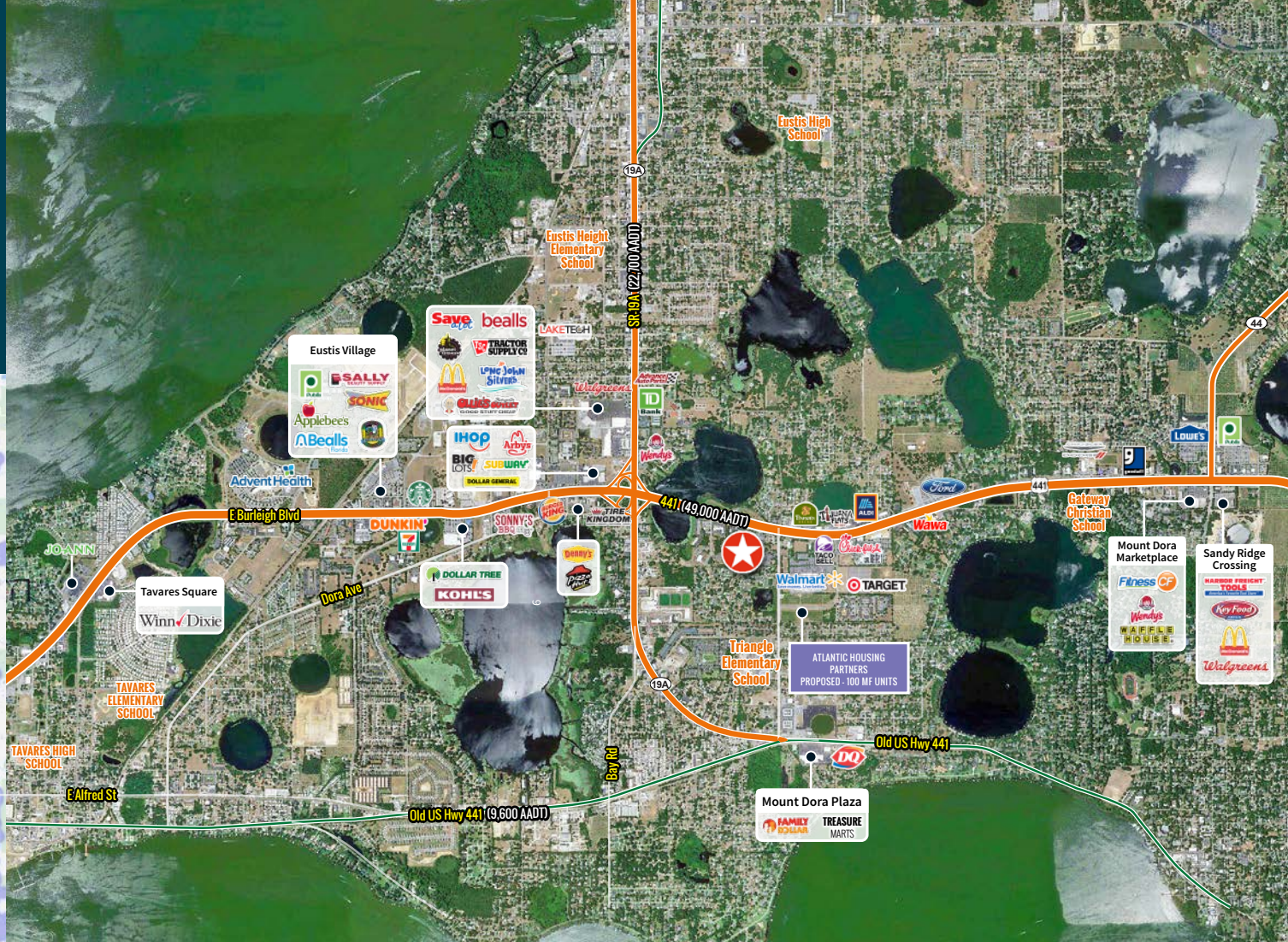
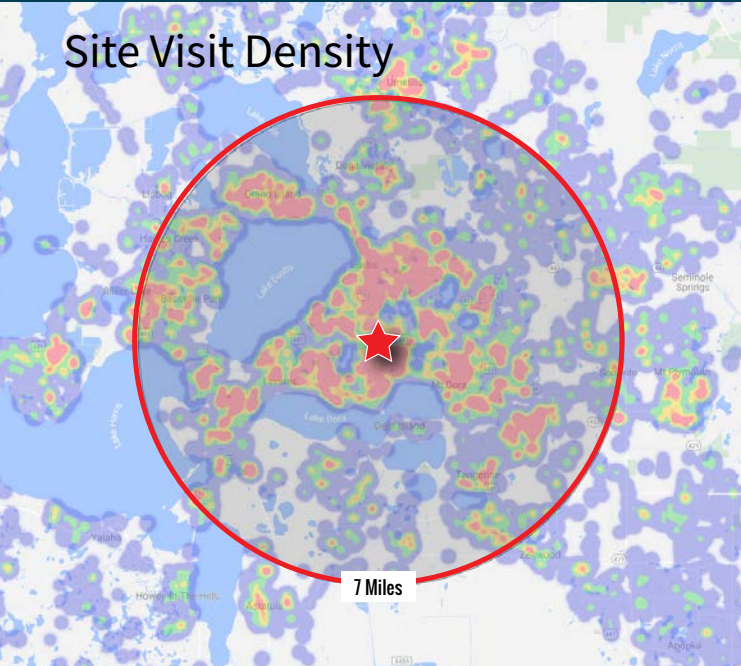
Site Plan

- Available
- Leased
- At Lease
- LOI

# Tri-Cities Shopping Plaza

16860 & 16888 US Hwy 441  
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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