

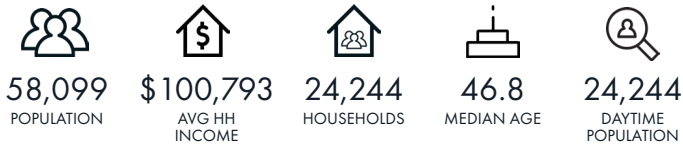


Available

2009 Robie Avenue
Mount Dora, FL 32757

Demographics

5-Miles Demographics (2025)



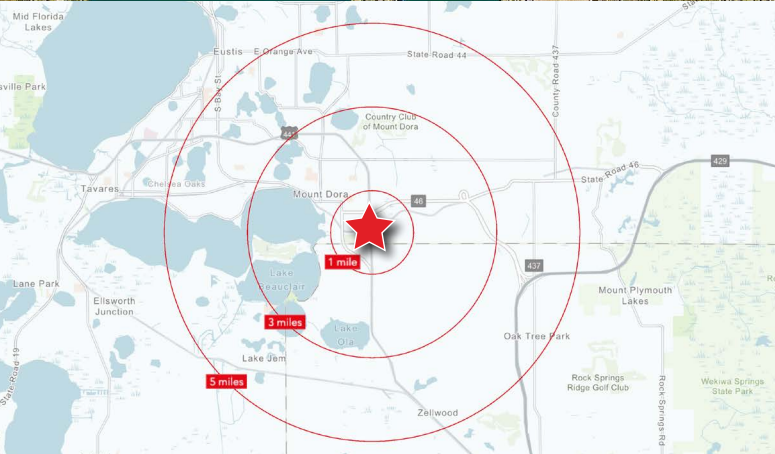
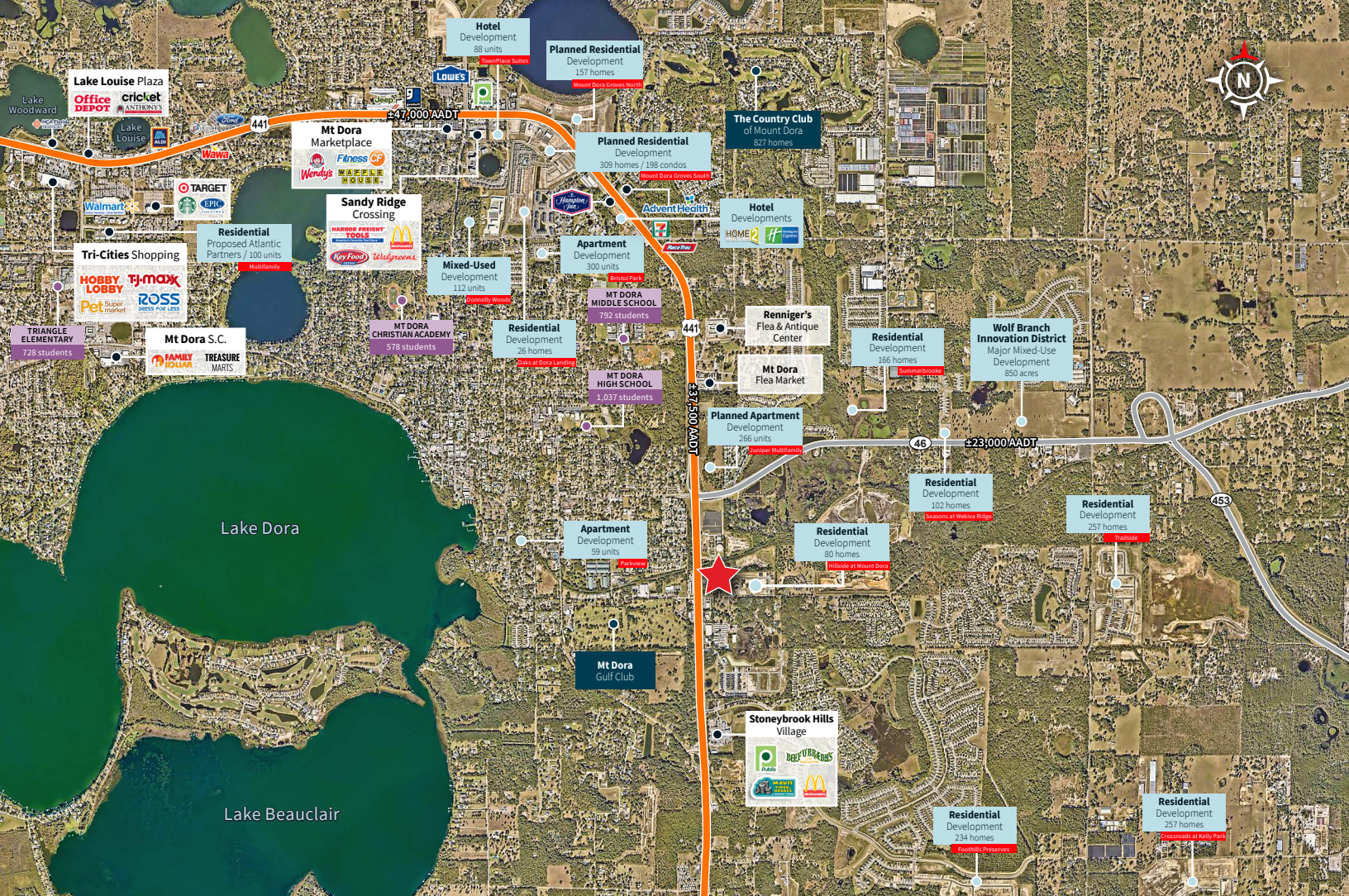
Property and Market Highlights:

- Ground lease opportunity for a 1.55 a.c. corner lot in Mount Dora's expansion corridor
- Exceptional frontage and visibility along US-441 (38,500 AADT), the area's primary thoroughfare
- Affluent three-mile population demonstrating an average household income of \$103,445 among 9,760 households
- From 2019 to 2024, the three-mile population enjoyed significant growth by 3.36 Yo1Y, or 16.8 percent Yo5Y, and will continue to surge year-over-year
- Over 1,386 residential units are currently under development in nearby communities, with additional projects planned for the future.
- Minutes from Downtown Mount Dora, an iconic destination known for its festivals, chic boutiques and indie restaurants throughout Central Florida
- Lake County ranks among Florida's 3 fastest-growing counties, with 23% projected growth by 2030 (Source: Lake County Board of County Commissioners).







ANTONINO POMA
Vice President
antonino.poma@jll.com
+1 407 488 4794





Demographics (ESRI 2025)

POPULATION		AVERAGE HH INCOME	
	1 MI. 3,964		1 MI. \$98,777
	3 MI. 22,696		3 MI. \$103,445
	5 MI. 58,099		5 MI. \$100,793
HOUSEHOLDS		MEDIAN AGE	
	1 MI. 1,686		1 MI. 45.6
	3 MI. 9,760		3 MI. 48.7
	5 MI. 24,244		5 MI. 46.8

Contact



ANTONINO POMA
 Vice President
 antonino.poma@jll.com
 +1 407 488 4794



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. ©2026. Jones Lang LaSalle Brokerage, Inc. All rights reserved.