



For Lease

NWC of SR-46 & Round Lake Road
Mount Dora, Florida 32757

Property Highlights

- Come join Mount Dora/Sorrento’s new ±46 acre proposed mixed use – grocery, retail, and future residential development.
- Seeking – Gas, QSR, Banks, Medical, Fitness, Car Wash and more.
- Exceptional frontage and visibility along SR-46 (24,000AADT) and just off the Wekiva Parkway Interchange.
- Over 3,300 residential units are planned in the rear of this project.
- Lake County ranks among Florida’s 3 fastest-growing counties, with 23% projected growth by 2030 (Source: Lake County Board of County Commissioners).

SURROUNDING 3-Mile Demographics

**21,021**
Total Population

**\$112,631**
AVERAGE HH INCOME

**15,945**
DAYTIME POPULATION

Population Summary			Average HH Income		
1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
1,591	21,021	55,498	\$116,608	\$112,631	\$115,672
Estimated growth in 5 years			Estimated growth in 5 years		
1,857	25,137	65,626	\$132,585	\$122,289	\$129,396
Total Daytime Population			Median Age		
1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
973	15,945	45,161	40.4	44.9	46.0

About MOUNT DORA



NOW ENTERING “NEW ENGLAND OF THE SOUTH”

Mount Dora is a charming small city in Lake County, Florida, about 25 miles northwest of Orlando. Known for its historic downtown, antique shops, and scenic lakefront on Lake Dora, it features Victorian architecture, tree-lined streets, and a walkable downtown with galleries, cafes, and boutiques. The city hosts popular festivals year-round and attracts tourists and retirees with its New England-style atmosphere and relaxed, cultural small-town charm.

Who Lives Here:



Flourishing Families

Affluent, married professionals raising large families in the fastest-growing suburban developments

Median Age: 39.0
Median HH Income: \$111,751
LifeMode Group: Family Prosperity

Socioeconomic Traits: Flourishing Families demonstrates successful married professionals who’ve chosen spacious suburban life in booming developments to raise large families. They’re security-focused planners who drive SUVs and pickup trucks while prioritizing insurance and retirement planning, balancing online shopping for household needs with family activities like board games, reading and domestic traveling.



Room to Roam

Often self-employed homeowners, DINKS (dual income, no kids) in the suburbs of MSAs

Median Age: 46.5
Median HH Income: \$99,689
LifeMode Group: Suburban Shine

Socioeconomic Traits: Room to Roam is often a married home without children and have the freedom to travel given their self-employment. They enjoy cooking, baking, reading, gardening and walking their dogs, and are sustainability conscious.



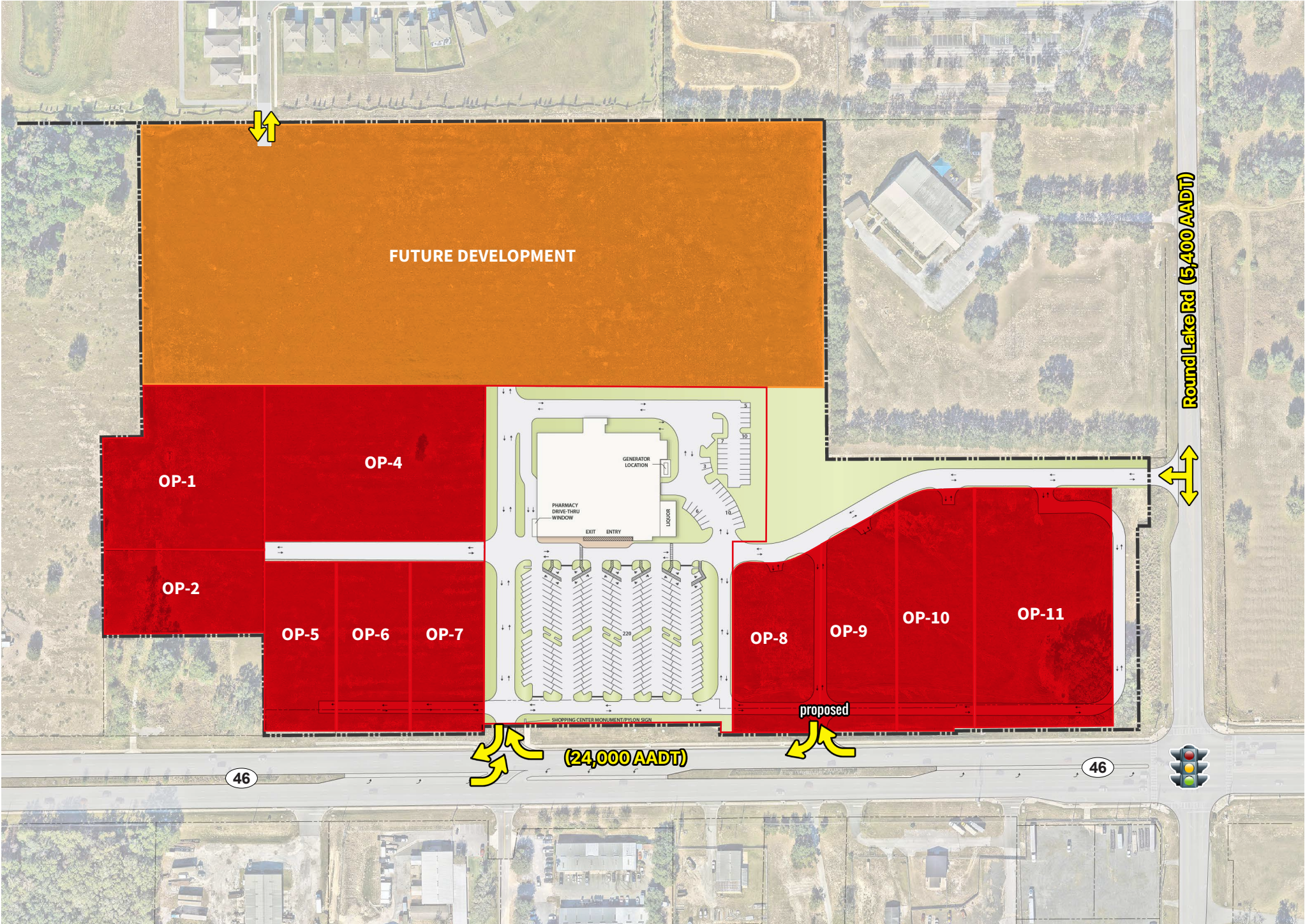
Moderate Metros

Young families and singles in growing suburban metro peripheries

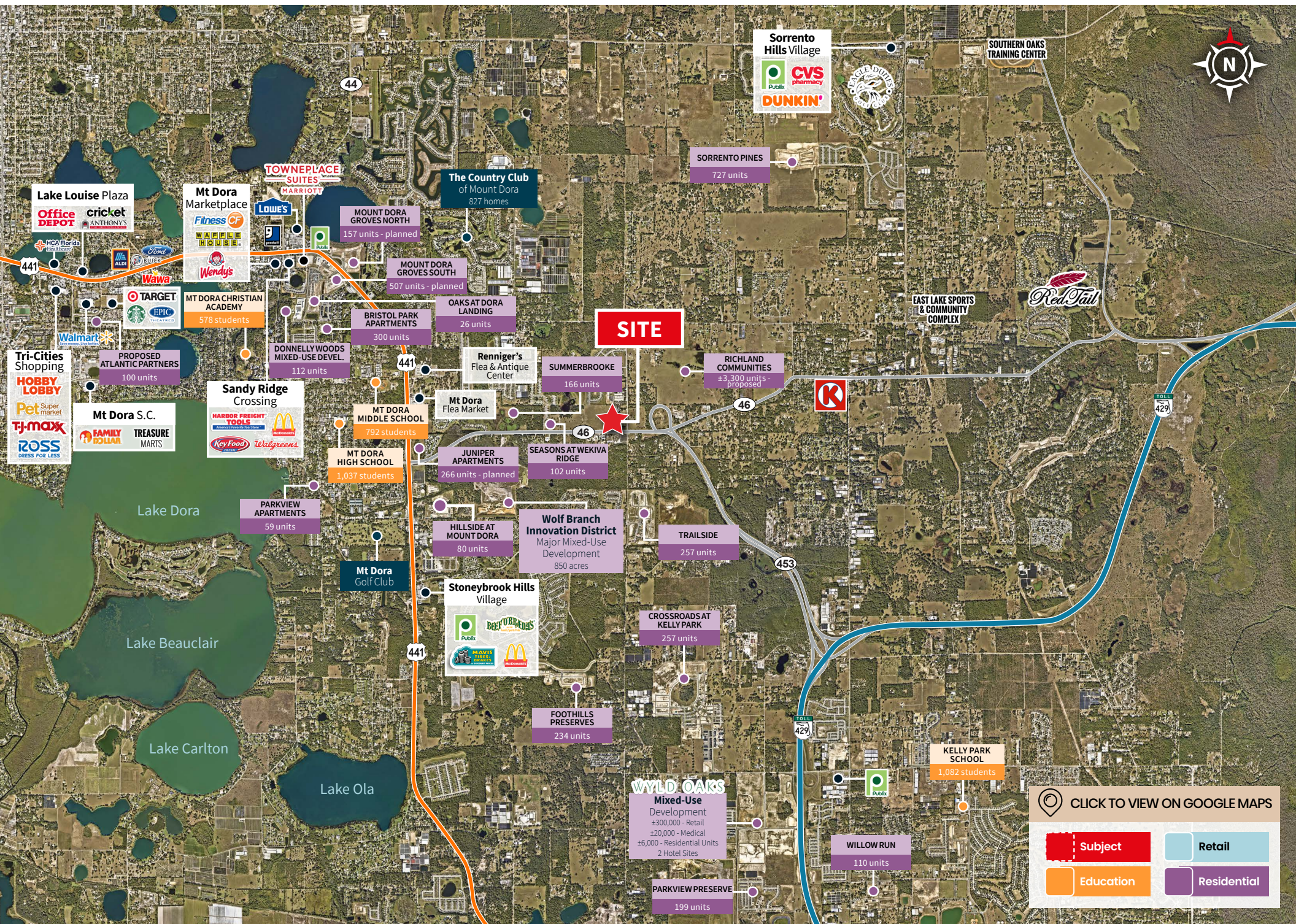
Median Age: 38.1
Median HH Income: \$70,055
LifeMode Group: Metro Vibes

Socioeconomic Traits: Moderate Metros represent young families with preschoolers and single-person households in growing suburban areas. They are bargain-conscious online shoppers working in healthcare and retail, with short commutes and civic engagement through voting and recycling practices.

PROPERTY *Site Plan*



MARKET Area Overview





Listing Agent:



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Vice President



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