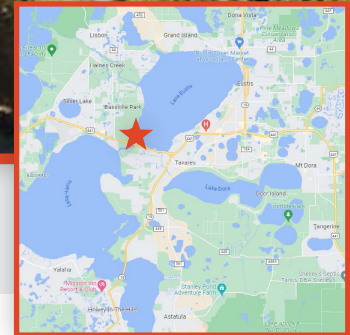




11801 US HWY 441, TAVARES, FL 32778
PALM GARDENS REDEVELOPMENT SITE



PROPERTY HIGHLIGHTS

- Traffic count and visibility off U.S Hwy 441
- Located between Lake Eustis and Lake Harris on the main throughfare running East/West
- Opportunity for multi-family development
- Extremely easy access to U.S Hwy 441
- Great waterfront views as property sits on Dead River that connects Lake Eustis and Lake Harris
- Located in the rapidly growing city of Tavares
- City has expressed they are open to redevelopment of the site and possibly increasing the allowable units per acre
- Directly across the street from Hurricane Dockside Grill

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	3,344	26,627	60,095
Households	1,620	11,700	26,530
Avg. HH Income	\$73,710	\$74,547	\$73,296

FOR MORE INFORMATION



Bobby Bridges
 407-616-1025
 bobby@v3capital.com



FOR SALE
\$4,500,000

11801 US HWY 441, TAVARES, FL 32778
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PROPERTY ADDRESS

1661 Palm Garden St., Tavares, FL 32778

11721 US HWY 441, Tavares, FL 32778

11717 US HWY 441, Tavares, FL 32778

8th Darter St., Tavares, FL 32778

7th Sunfish St., Tavares, FL 32778

PROPERTY SIZE

Lot Size (Acres): 20.19

Lot Size (Acres): 0.44

Lot Size (Acres): 0.17

Lot Size (Acres): 0.79

Lot Size (Acres): 0.06

YEAR BUILT/RENOVATED

1931

OCCUPANCY

Subject property for redevelopment opportunity

LEASE STRUCTURE

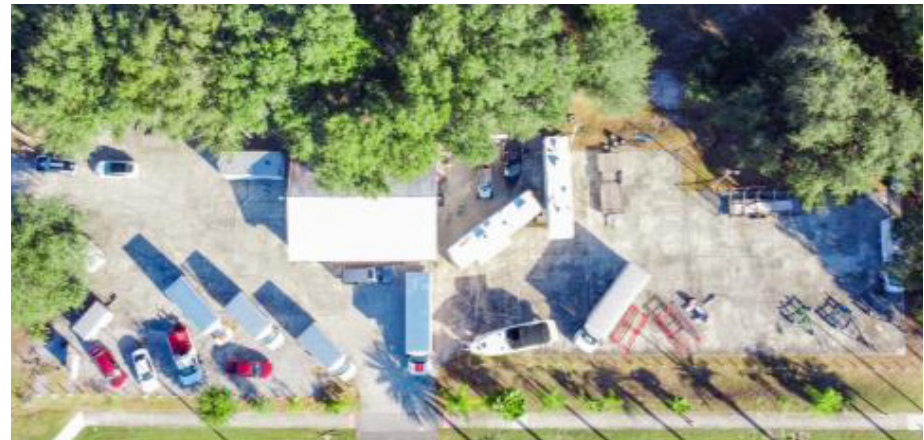
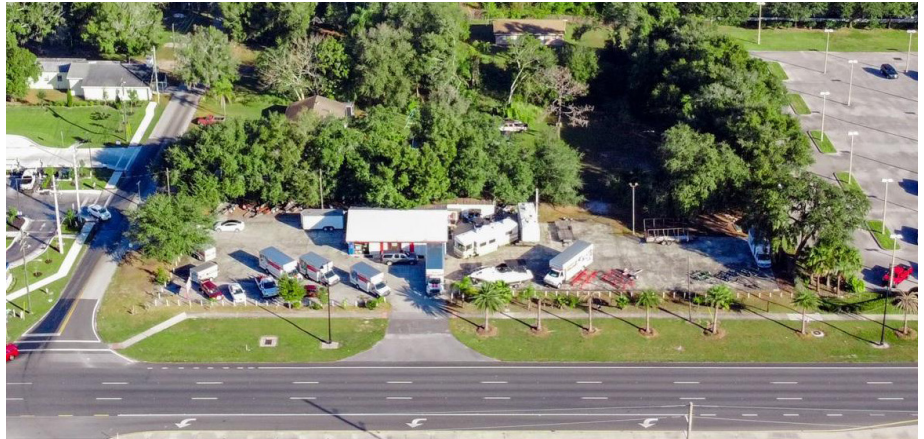
Minimal Landlord Requirements
NNN Lease Structure

ZONING

"PD" - Planned Development by the City of Tavares

DEBT

Offered Free and Clear



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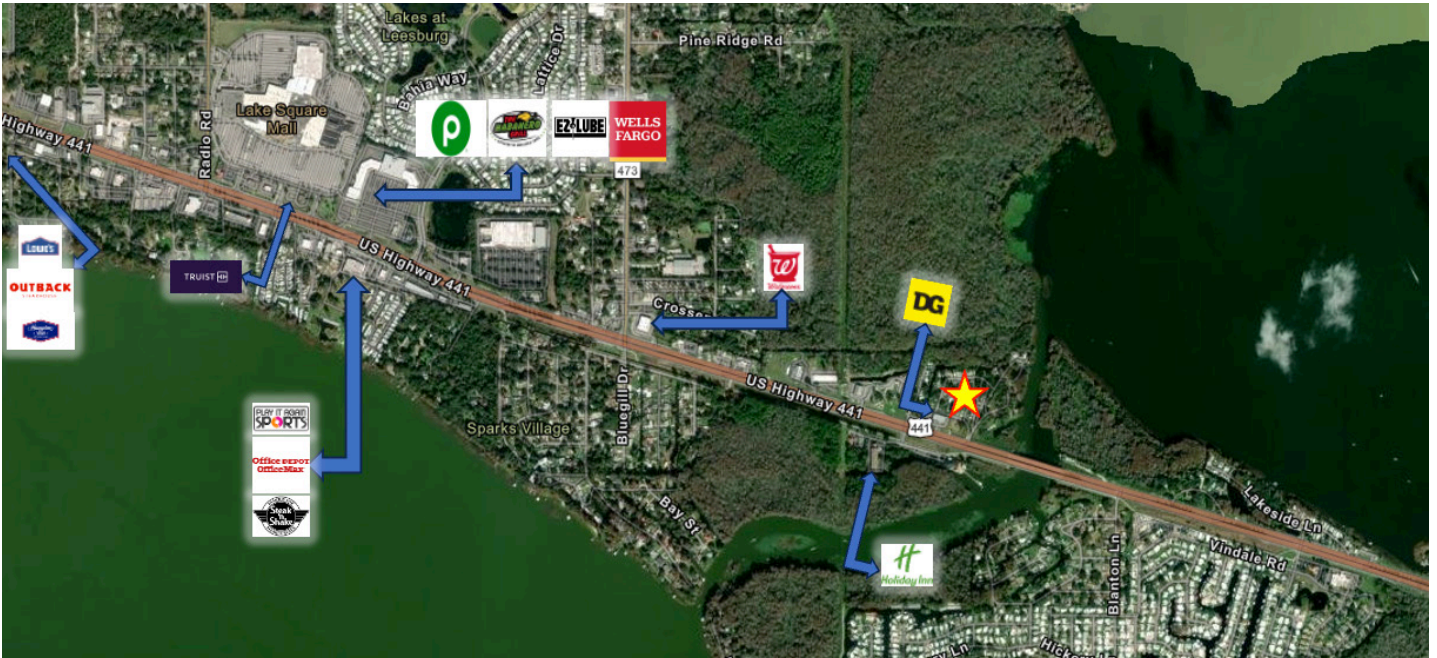
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



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Apopka, FL 32703
407-848-1663
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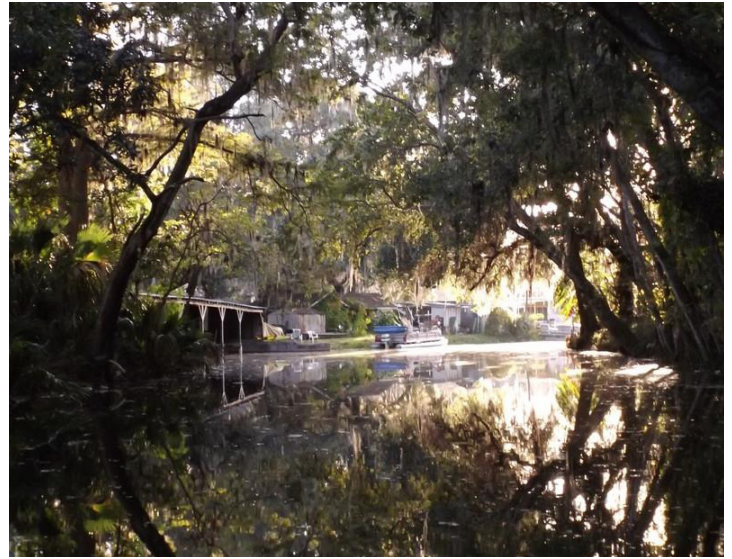




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