



FOR SALE
COMMERCIAL
\$2,600,000

4.9 ACRES ON HIGHWAY 441

18221 US HIGHWAY 441, EUSTIS, FL 32726



RICK GONZALEZ CCIM
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Executive Summary

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OFFERING SUMMARY

Sale Price:	\$2,600,000
Lot Size:	4.92 Acres
Zoning:	Commercial Highway

PROPERTY OVERVIEW

Located about 1/2 mile west of LOWES, Publix shopping centers, this 4.9+ acres is adjacent to Mellow Mushroom and includes ~215 feet on the frontage road. Right in, right out, left in, and left out (at the intersection) allows excellent access. A wide variety of uses are allowed including hospitality, retail, professional/medical office, Multifamily, etc.

PROPERTY HIGHLIGHTS

- Existing frontage road
- Medical/professional office
- Hospitality
- Multifamily
- Retail

ID#: 1048938



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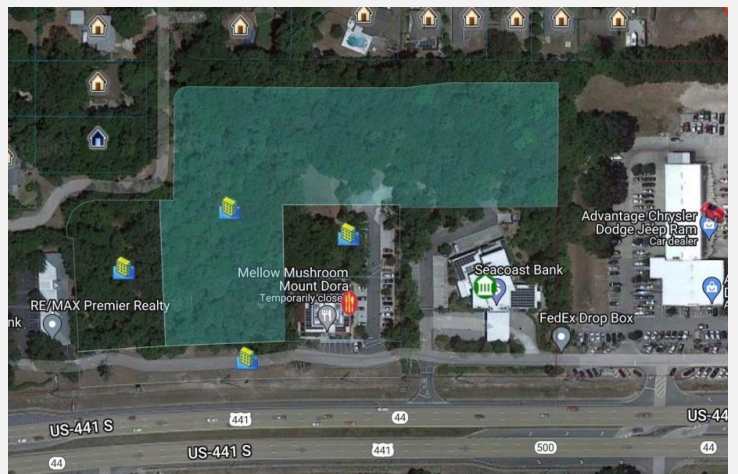
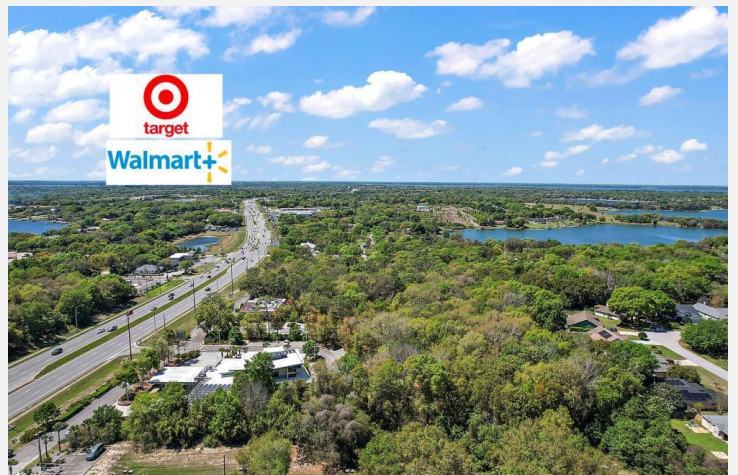
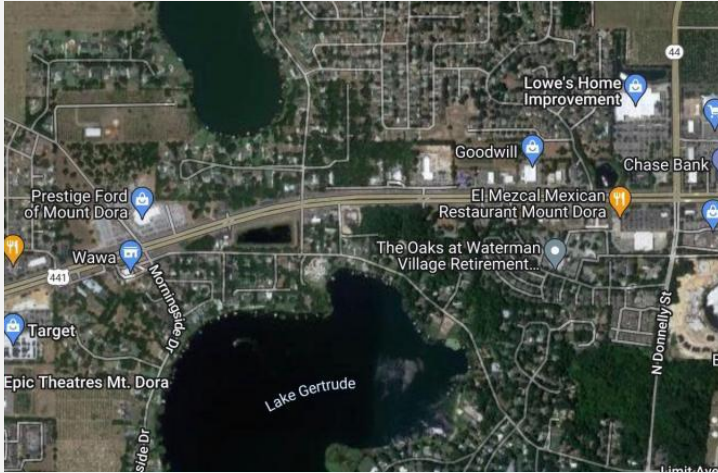
141 5th St. NW
Winter Haven, FL 33881
863.293.5600

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Additional Photos

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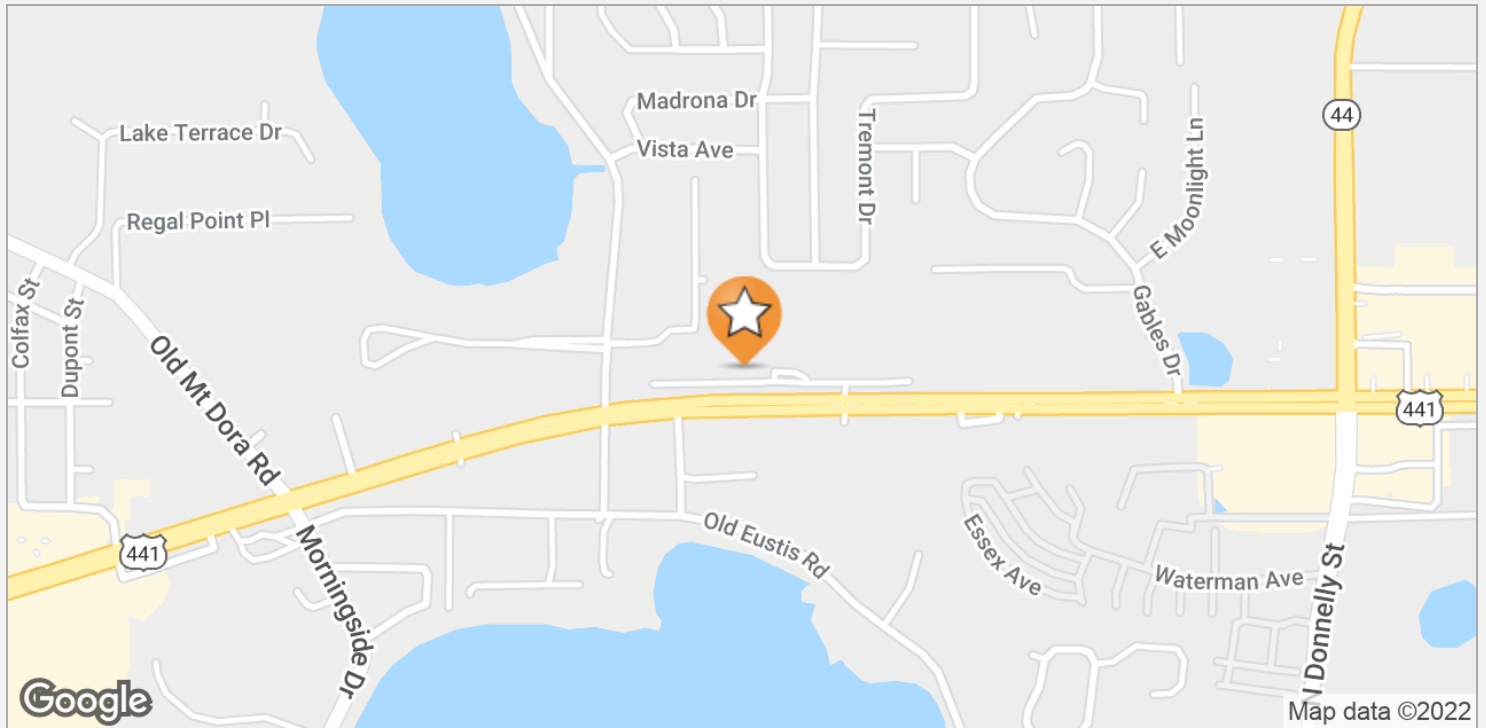
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Location Maps

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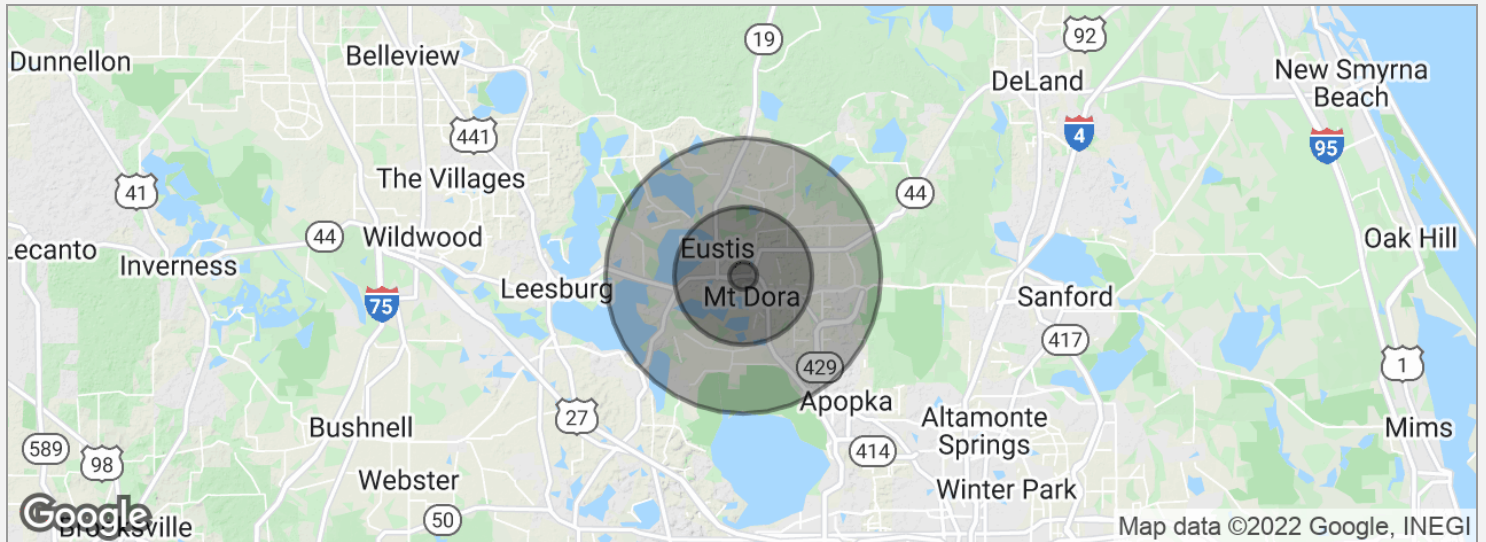
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Demographics Map

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POPULATION

1 MILE

5 MILES

10 MILES

Total population	3,489	50,791	115,036
Median age	47.8	44.3	47.0
Median age (male)	47.1	44.0	45.9
Median age (Female)	53.2	45.4	48.3

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total households	1,568	21,306	47,862
# of persons per HH	2.2	2.4	2.4
Average HH income	\$76,900	\$61,495	\$61,498
Average house value	\$247,623	\$226,339	\$214,286

* Demographic data derived from 2010 US Census

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PROFESSIONAL BACKGROUND

Rick Gonzalez is an Accredited Land Consultant (ALC), a Certified Commercial Investment Member (CCIM), a REALTOR®, and a Rotarian. He is a 7th generation native Floridian, a member of the Poarch Creek Indian Tribe, and earned both a BSC. in Soils and an MSc. in Environmental Engineering Sciences from the University of Florida. Land in Central Florida is his primary focus.

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