



FOR SALE

# Available Commercial Parcel

US-441 & Wolf Branch Rd | Mount Dora, FL





# Available Commercial Parcel

US-441 & Wolf Branch Rd | Mt Dora, FL 32757



13.45± AC

Available

\$6,000,000

Asking Price

## ABOUT THE PROPERTY

- One of the best priced commercial parcels located on the US Hwy 441 corridor.
- Owner will divide into two parcels: 4.75+/- acres located on US Hwy 441 with 8.7 acres fronting on Wolf Branch Rd.
- City water and city sewer lift station on site.
- Multiple commercial uses with new site plan.
- Close proximity to the Wolf Branch Innovation Planning District (New Employment Center District).
- US Hwy 441 planned to be increased to 6 lanes soon.
- Deceleration/Acceleration lanes and frontage road on site
- Entire property ready for development.
- Advent Health is new owner of the adjoining northeasterly property.
- One Parcel: Alternate Key # 3804015.
- City of Mount Dora Zoning: Highway Commercial (C-3).

## JOIN THESE RETAILERS



Advent Health



HOME2  
SUITES BY HILTON



## TRAFFIC COUNTS

US-441

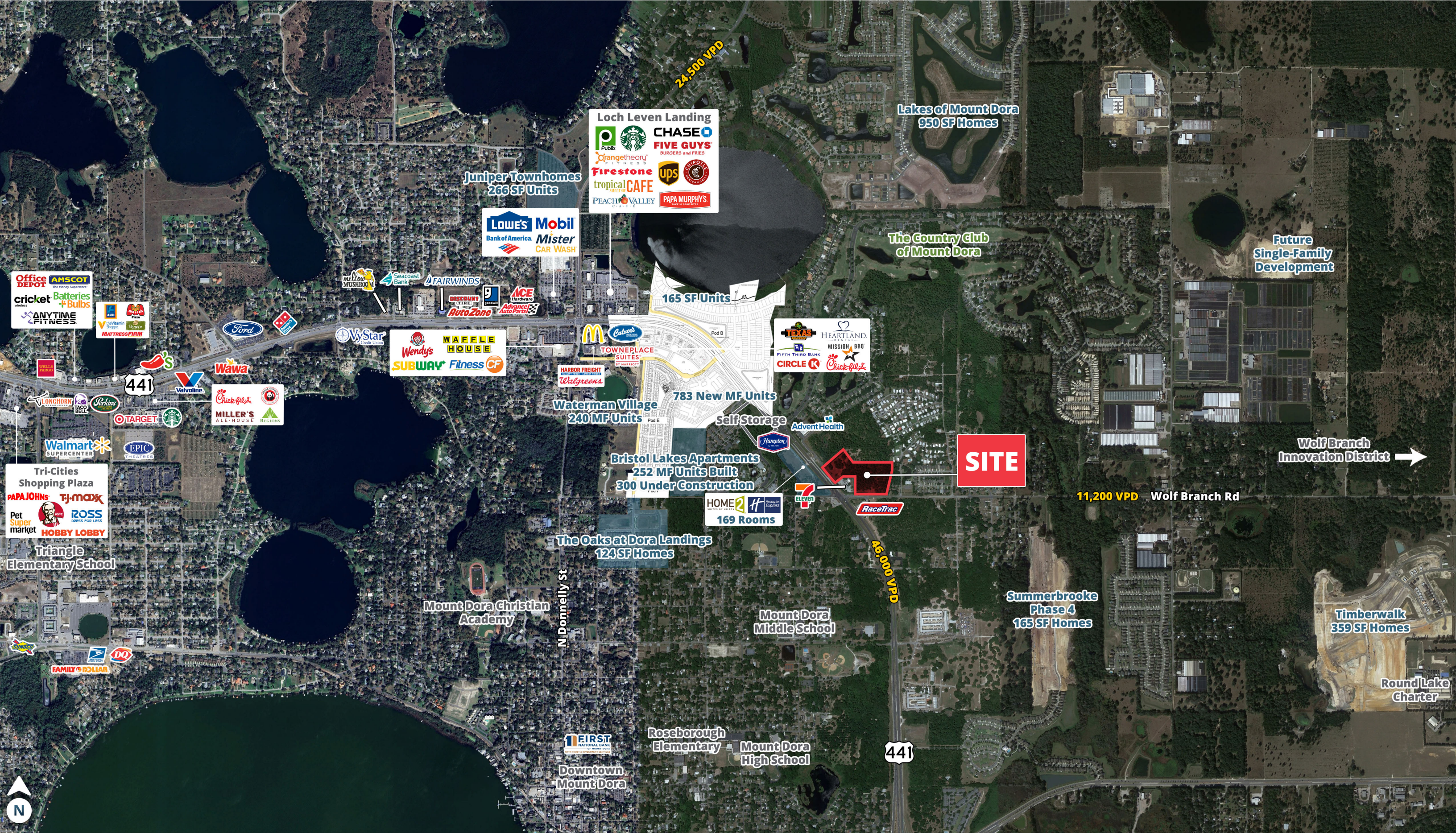
46,000 VPD

Wolf Branch Rd

11,200 VPD

Year: 2023 | Source: FDOT







# Wolf Branch Rd & US Hwy 441 Zoom

Mount Dora, FL





# Available Commerical Parcel

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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

5,733	4,708	\$80,450	2,450
Population	Total Daytime Population	Average Household Income	Total Households

### 3 MILES

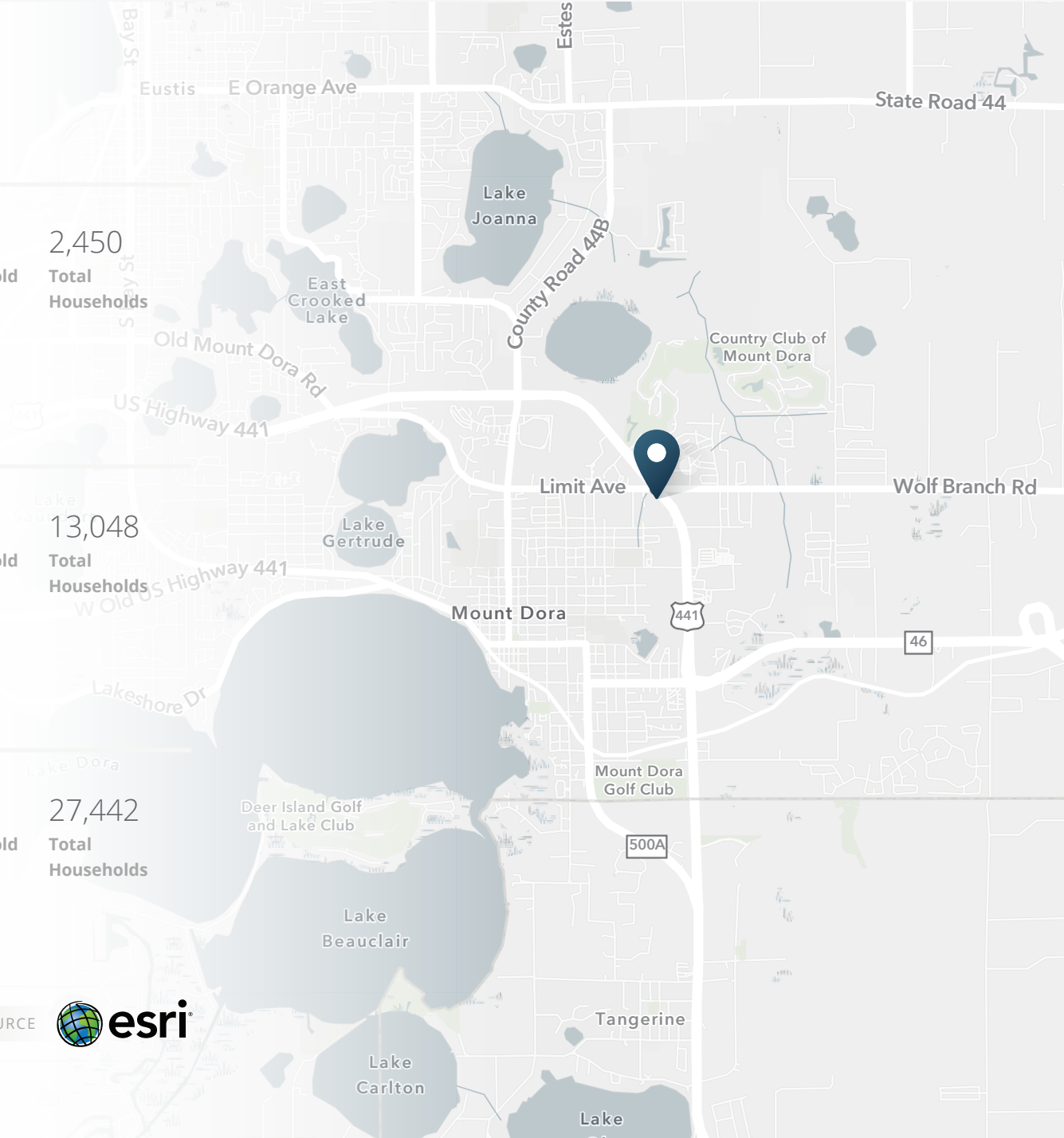
30,753	28,533	\$94,203	13,048
Population	Total Daytime Population	Average Household Income	Total Households

### 5 MILES

66,232	61,097	\$89,272	27,442
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





**Bristol Lakes**  
252 MF Units Built  
300 Under Construction

Self Storage

AdventHealth



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**SITE**

11,200 VPD

Wolf Branch Rd



**SRSRE.COM**

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