

# FOR SALE

**1.51± ACRES – OUTPARCEL AVAILABLE**

**SWQ ORANGE AVENUE  
&  
ABRAMS ROAD**

EUSTIS

LAKE COUNTY, FLORIDA

**For additional information contact:**

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## EXECUTIVE SUMMARY

<b>LOCATION:</b>	SWQ of Orange Avenue and Abrams Road Eustis, Lake County, Florida			
<b>DESCRIPTION:</b>	1.51± acres located at a busy commercial corner adjoining a Dollar General and a new 7-Eleven coming soon. Site will have a Gas/Convenience Store restriction.			
<b>PRICE:</b>	\$600,000			
<b>OUTPARCEL:</b>	1.51± Acres			
<b>ZONING:</b>	General Commercial, per City of Eustis Planning Department			
<b>UTILITIES/ RETENTION:</b>	Sewer and water available. On-Site retention.			
<b>2024 TRAFFIC COUNTS:</b>	<b>AADT per FDOT Traffic Counts</b>			
	<b>Orange Avenue</b> (Bay Street to CR 44)	<b>11,900</b>		
	<b>Abrams Road</b> (Waycross Avenue to SR 44)	<b>6,000</b>		
<b>2025 DEMOGRAPHICS:</b>	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>	
	Population	7,032	18,044	34,478
	Median HH Income	\$84,834	\$80,014	\$72,936
	Average HH Income	\$105,434	\$101,008	\$91,326
<b>COMMENTS:</b>	Outstanding location for fast food restaurants, retail, tire store, oil lube, bank, preschool, office or church. Several residential projects with approximately 400 units under construction within two miles of site. Great demos and income within the trade area.			

**AAA MINI STORAGE**

**ORANGE AVENUE**

**DOLLAR GENERAL**

**1.51±  
ACRES  
SITE**



**COMING  
SOON!!**

**ABRAMS ROAD**



**69 HOME  
SUBDIVISION**



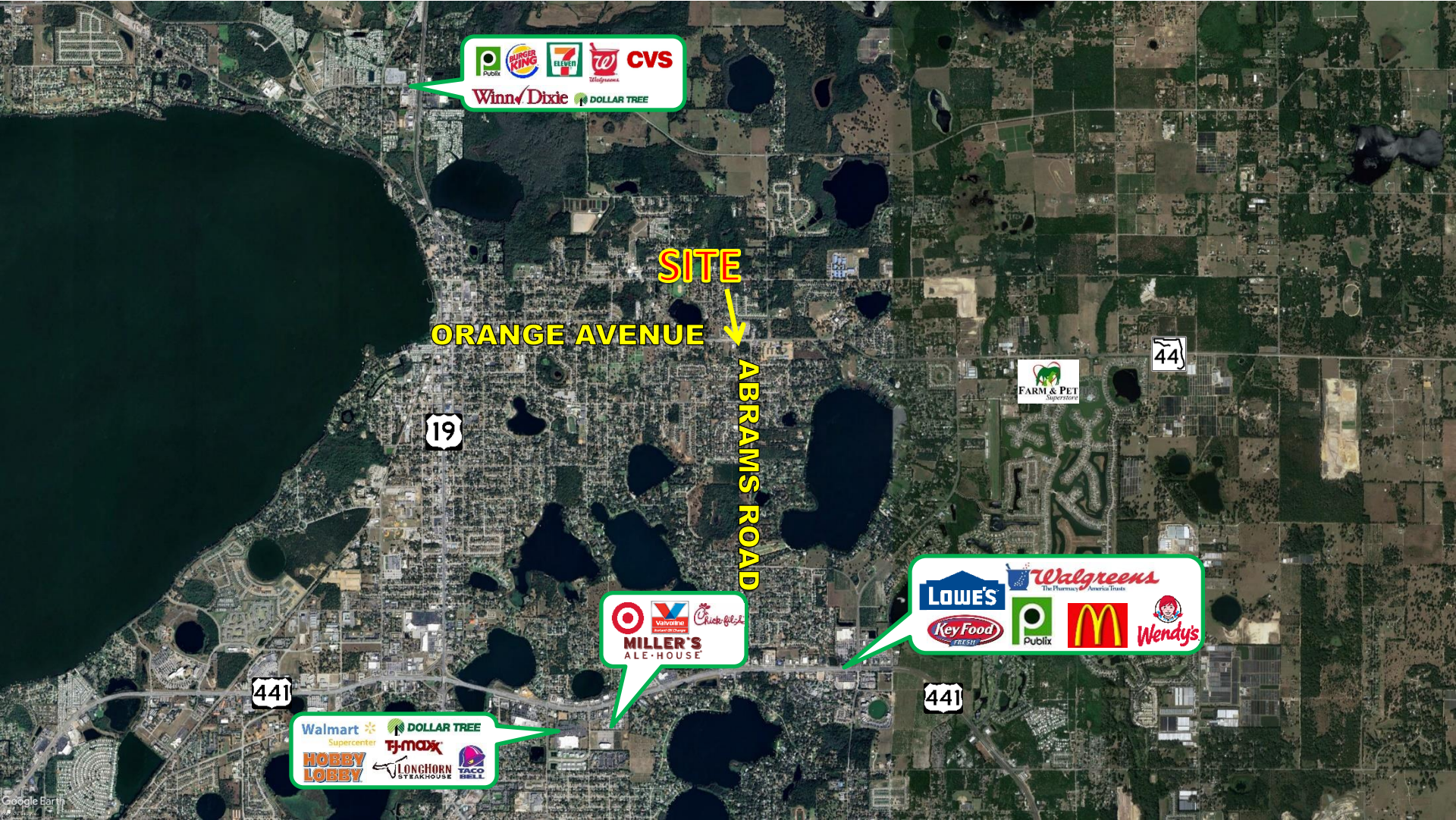


**AAA MINI STORAGE**

**ORANGE AVENUE**



**69 HOME SUBDIVISION**






  
 Winn-Dixie  DOLLAR TREE

**SITE**

**ORANGE AVENUE**

**ABRAMS ROAD**


  
**MILLER'S ALE-HOUSE**






  
**HOBBY LOBBY**




EXISTING FIRE HYDRANT #2  
(APPROXIMATE LOCATION)

EXISTING FIRE HYDRANT #1  
(APPROXIMATE LOCATION)

EXISTING DOLLAR GENERAL

LESS AND EXCEPT PARCEL

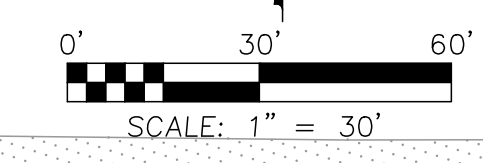
FUTURE PARCEL  
1.51 ± acres

ORANGE AVENUE - STATE ROAD NO. 44  
100' R.O.W.

2.0 ± ACRES  
7-ELEVEN

CIRCLE K STORE

JOLLEN ESTATES  
PLAT BOOK 17, PG. 27



NO.	REVISIONS	DATE	APPL.
1			
2			
3			
4			
5			

**SITE PLAN**  
 SEC ORANGE AV & ABRAMS COMMERCIAL  
 EUSTIS, FLORIDA  
 SHORECREST REALTY



• Engineering Consultants •  
 PO Box 450006 • Kissimmee, Florida 34745  
 Phone: (407) 738-1979 Fax: (407) 348-7552

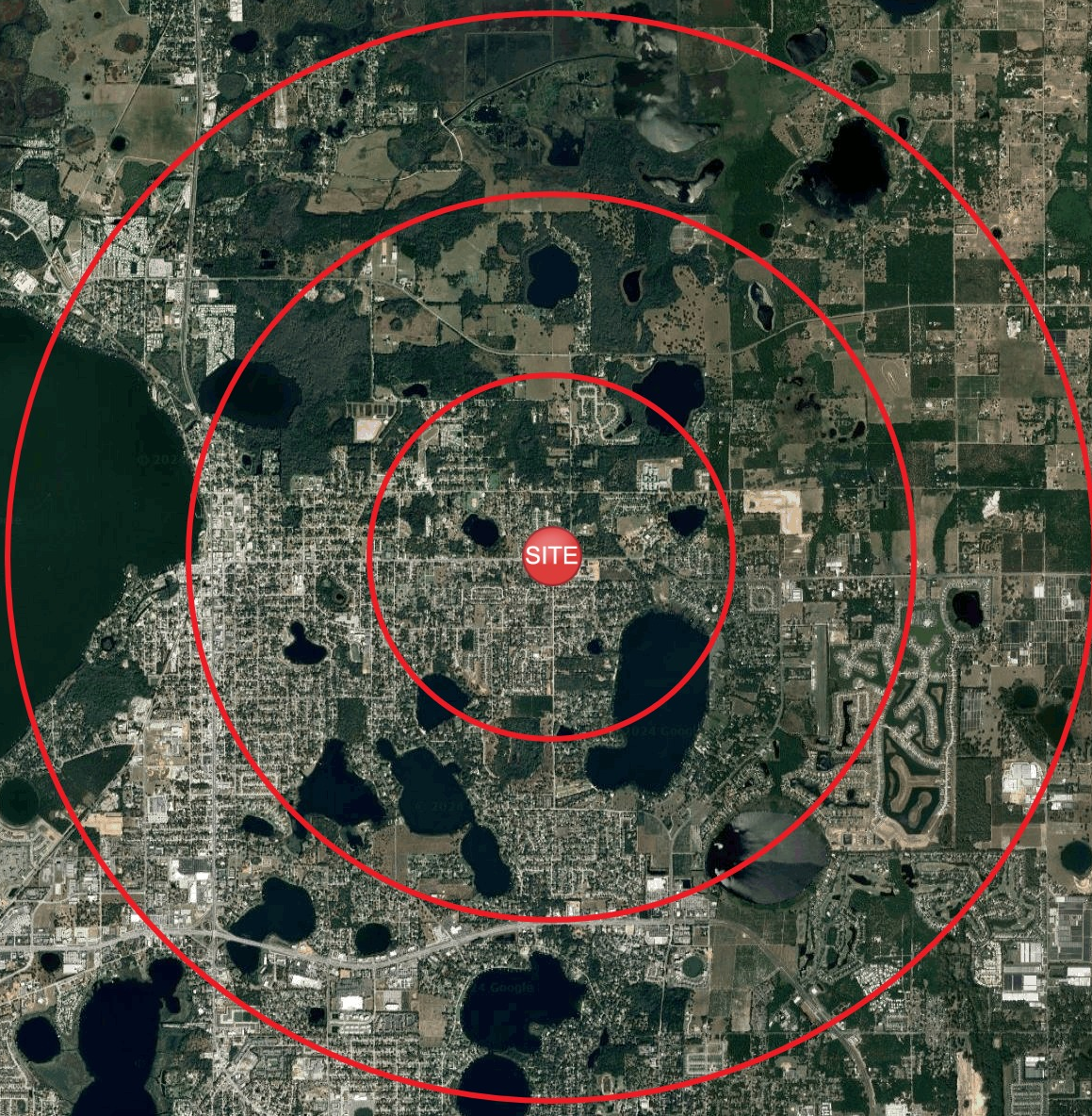
THESE PLANS MAY NOT BE  
 COPIED OR MODIFIED WITHOUT  
 WRITTEN PERMISSION FROM  
 CADJAZZ ENGINEERING

SEAL  
 NOT VALID UNLESS SIGNED &  
 SEALED BY  
 A REGISTERED ENGINEER  
 CADJAZZ, LLC  
 CERTIFICATION OF  
 AUTHORIZATION # 28509

SHEET NUMBER  
**SP**

# Orange Avenue & Abrams Road, Eustis, FL

July 2024



# Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.853/-81.6546

<b>Eustis, FL 32726</b>		<b>1 mi radius</b>	<b>2 mi radius</b>	<b>3 mi radius</b>
<b>Orange Avenue &amp; Abrams Road</b>				
<b>Population</b>				
2025 Estimated Population		7,032	18,044	34,478
2030 Projected Population		7,833	20,103	38,174
2020 Census Population		6,905	17,219	31,824
2010 Census Population		6,022	14,911	26,594
Projected Annual Growth 2025 to 2030		2.3%	2.3%	2.1%
Historical Annual Growth 2010 to 2025		1.1%	1.4%	2.0%
<b>Households</b>				
2025 Estimated Households		2,697	7,117	14,471
2030 Projected Households		2,988	7,914	16,003
2020 Census Households		2,618	6,683	13,255
2010 Census Households		2,299	5,822	10,966
Projected Annual Growth 2025 to 2030		2.2%	2.2%	2.1%
Historical Annual Growth 2010 to 2025		1.2%	1.5%	2.1%
<b>Age</b>				
2025 Est. Population Under 10 Years		11.4%	10.5%	10.0%
2025 Est. Population 10 to 19 Years		12.0%	11.2%	10.6%
2025 Est. Population 20 to 29 Years		10.8%	11.2%	10.8%
2025 Est. Population 30 to 44 Years		20.3%	19.5%	18.2%
2025 Est. Population 45 to 59 Years		17.8%	17.6%	17.3%
2025 Est. Population 60 to 74 Years		18.5%	19.4%	20.3%
2025 Est. Population 75 Years or Over		9.3%	10.6%	12.8%
2025 Est. Median Age		40.9	42.6	45.1
<b>Marital Status &amp; Gender</b>				
2025 Est. Male Population		48.9%	49.5%	48.9%
2025 Est. Female Population		51.1%	50.5%	51.1%
2025 Est. Never Married		30.5%	30.4%	28.5%
2025 Est. Now Married		49.7%	48.7%	47.4%
2025 Est. Separated or Divorced		14.3%	14.8%	16.5%
2025 Est. Widowed		5.5%	6.1%	7.6%
<b>Income</b>				
2025 Est. HH Income \$200,000 or More		11.6%	9.5%	7.7%
2025 Est. HH Income \$150,000 to \$199,999		8.5%	7.0%	5.9%
2025 Est. HH Income \$100,000 to \$149,999		16.0%	16.7%	17.8%
2025 Est. HH Income \$75,000 to \$99,999		15.8%	17.1%	14.1%
2025 Est. HH Income \$50,000 to \$74,999		19.8%	20.2%	18.9%
2025 Est. HH Income \$35,000 to \$49,999		11.1%	12.7%	11.5%
2025 Est. HH Income \$25,000 to \$34,999		7.0%	5.9%	6.4%
2025 Est. HH Income \$15,000 to \$24,999		4.5%	3.7%	8.3%
2025 Est. HH Income Under \$15,000		5.8%	7.2%	9.4%
2025 Est. Average Household Income		\$105,434	\$101,008	\$91,326
2025 Est. Median Household Income		\$84,834	\$80,014	\$72,936
2025 Est. Per Capita Income		\$40,474	\$39,946	\$38,456
2025 Est. Total Businesses		203	736	1,899
2025 Est. Total Employees		911	3,630	11,155

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<b>Race</b>				
2025 Est. White		66.0%	68.1%	67.7%
2025 Est. Black		19.4%	17.2%	16.3%
2025 Est. Asian or Pacific Islander		1.9%	2.1%	2.2%
2025 Est. American Indian or Alaska Native		0.2%	0.3%	0.3%
2025 Est. Other Races		12.4%	12.2%	13.5%
<b>Hispanic</b>				
2025 Est. Hispanic Population		1,206	3,070	6,290
2025 Est. Hispanic Population		17.1%	17.0%	18.2%
2030 Proj. Hispanic Population		20.5%	20.5%	21.0%
2020 Hispanic Population		17.6%	17.1%	18.2%
<b>Education (Adults 25 &amp; Older)</b>				
2025 Est. Adult Population (25 Years or Over)		5,052	13,231	25,702
2025 Est. Elementary (Grade Level 0 to 8)		4.4%	4.2%	3.7%
2025 Est. Some High School (Grade Level 9 to 11)		5.4%	5.7%	6.5%
2025 Est. High School Graduate		39.1%	35.1%	33.5%
2025 Est. Some College		18.9%	18.7%	18.1%
2025 Est. Associate Degree Only		9.7%	9.8%	11.0%
2025 Est. Bachelor Degree Only		15.3%	17.5%	17.3%
2025 Est. Graduate Degree		7.2%	8.9%	9.8%
<b>Housing</b>				
2025 Est. Total Housing Units		2,940	7,779	15,922
2025 Est. Owner-Occupied		68.1%	65.1%	57.5%
2025 Est. Renter-Occupied		23.7%	26.3%	33.4%
2025 Est. Vacant Housing		8.3%	8.5%	9.1%
<b>Homes Built by Year</b>				
2025 Homes Built 2010 or later		5.8%	9.1%	10.8%
2025 Homes Built 2000 to 2009		18.8%	16.2%	15.6%
2025 Homes Built 1990 to 1999		19.2%	17.7%	16.1%
2025 Homes Built 1980 to 1989		20.7%	16.9%	17.6%
2025 Homes Built 1970 to 1979		11.6%	10.1%	11.2%
2025 Homes Built 1960 to 1969		6.0%	6.4%	6.5%
2025 Homes Built 1950 to 1959		7.0%	8.8%	7.8%
2025 Homes Built Before 1949		2.6%	6.3%	5.2%
<b>Home Values</b>				
2025 Home Value \$1,000,000 or More		1.0%	1.3%	2.2%
2025 Home Value \$500,000 to \$999,999		10.9%	10.2%	12.5%
2025 Home Value \$400,000 to \$499,999		15.4%	14.7%	14.2%
2025 Home Value \$300,000 to \$399,999		20.7%	20.1%	18.0%
2025 Home Value \$200,000 to \$299,999		33.6%	34.4%	29.5%
2025 Home Value \$150,000 to \$199,999		6.4%	8.1%	6.9%
2025 Home Value \$100,000 to \$149,999		3.8%	4.0%	3.7%
2025 Home Value \$50,000 to \$99,999		4.8%	4.5%	6.3%
2025 Home Value \$25,000 to \$49,999		2.4%	1.9%	3.4%
2025 Home Value Under \$25,000		0.9%	0.8%	3.3%
2025 Median Home Value		\$290,017	\$287,796	\$286,606
2025 Median Rent		\$1,291	\$1,215	\$1,289

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<b>Labor Force</b>			
2025 Est. Labor Population Age 16 Years or Over	5,696	14,892	28,745
2025 Est. Civilian Employed	64.2%	61.3%	54.7%
2025 Est. Civilian Unemployed	2.1%	2.4%	2.7%
2025 Est. in Armed Forces	-	-	-
2025 Est. not in Labor Force	33.7%	36.3%	42.5%
2025 Labor Force Males	48.0%	48.8%	48.1%
2025 Labor Force Females	52.0%	51.2%	51.9%
<b>Occupation</b>			
2025 Occupation: Population Age 16 Years or Over	3,656	9,135	15,732
2025 Mgmt, Business, & Financial Operations	16.7%	15.4%	15.1%
2025 Professional, Related	18.6%	21.5%	20.5%
2025 Service	22.9%	21.8%	21.5%
2025 Sales, Office	20.4%	19.9%	21.4%
2025 Farming, Fishing, Forestry	0.2%	1.0%	1.1%
2025 Construction, Extraction, Maintenance	8.7%	9.9%	9.9%
2025 Production, Transport, Material Moving	12.4%	10.6%	10.5%
2025 White Collar Workers	55.7%	56.7%	57.0%
2025 Blue Collar Workers	44.3%	43.3%	43.0%
<b>Transportation to Work</b>			
2025 Drive to Work Alone	75.5%	74.3%	71.2%
2025 Drive to Work in Carpool	14.5%	15.2%	14.2%
2025 Travel to Work by Public Transportation	0.1%	0.2%	0.6%
2025 Drive to Work on Motorcycle	0.4%	0.4%	0.3%
2025 Walk or Bicycle to Work	0.7%	1.1%	1.5%
2025 Other Means	0.4%	0.4%	0.9%
2025 Work at Home	8.3%	8.4%	11.4%
<b>Travel Time</b>			
2025 Travel to Work in 14 Minutes or Less	27.2%	28.0%	29.8%
2025 Travel to Work in 15 to 29 Minutes	32.9%	31.1%	28.8%
2025 Travel to Work in 30 to 59 Minutes	27.1%	29.5%	28.1%
2025 Travel to Work in 60 Minutes or More	12.8%	11.4%	13.3%
2025 Average Travel Time to Work	22.8	22.9	23.4
<b>Consumer Expenditure</b>			
2025 Est. Total Household Expenditure	\$280.71 M	\$702.56 M	\$1.33 B
2025 Est. Apparel	\$5.28 M	\$13.24 M	\$24.96 M
2025 Est. Contributions, Tax and Retirement	\$75.22 M	\$183.08 M	\$337.14 M
2025 Est. Education	\$6.45 M	\$16.09 M	\$30.15 M
2025 Est. Entertainment	\$16.34 M	\$41.04 M	\$77.43 M
2025 Est. Food, Beverages, Tobacco	\$34.64 M	\$87.57 M	\$166.3 M
2025 Est. Health Care	\$18.56 M	\$48.94 M	\$100.05 M
2025 Est. Household Furnishings and Equipment	\$7.57 M	\$18.98 M	\$35.72 M
2025 Est. Household Operations, Shelter, Utilities	\$63.48 M	\$160.91 M	\$309.51 M
2025 Est. Miscellaneous Expenses	\$4.87 M	\$12.24 M	\$23.08 M
2025 Est. Personal Care	\$3.7 M	\$9.37 M	\$17.81 M
2025 Est. Transportation	\$44.6 M	\$111.11 M	\$207.68 M

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