

We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerials



Property Description

PROPERTY DESCRIPTION

Great Opportunity for Senior care, ALF Apts. 160 beds located at the West side of the entrance of Lakes Of Mount Dora

LOCATION DESCRIPTION

Mount Dora is in Lake County, West/Northwest of Orlando and Northeast of Tampa, FL. This site is on the South side of Rt. 44 on the North side of Mount Dora.

MUNICIPALITY

Mount Dora, Lake County, FL

PROPERTY SIZE

4.0 Acres

ZONING

Senior Care, ALF for Apts. 160 Beds

PARCEL ID

081927120000C00000

PROPERTY OWNER

Medallion Home At Mt Dora LLC

PRICE

\$3,000,000

BROKER CONTACT INFO

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Senior Advisor/Managing Partner

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Aerials (cont.)



Aerials (cont.)



Demographics Map & Report

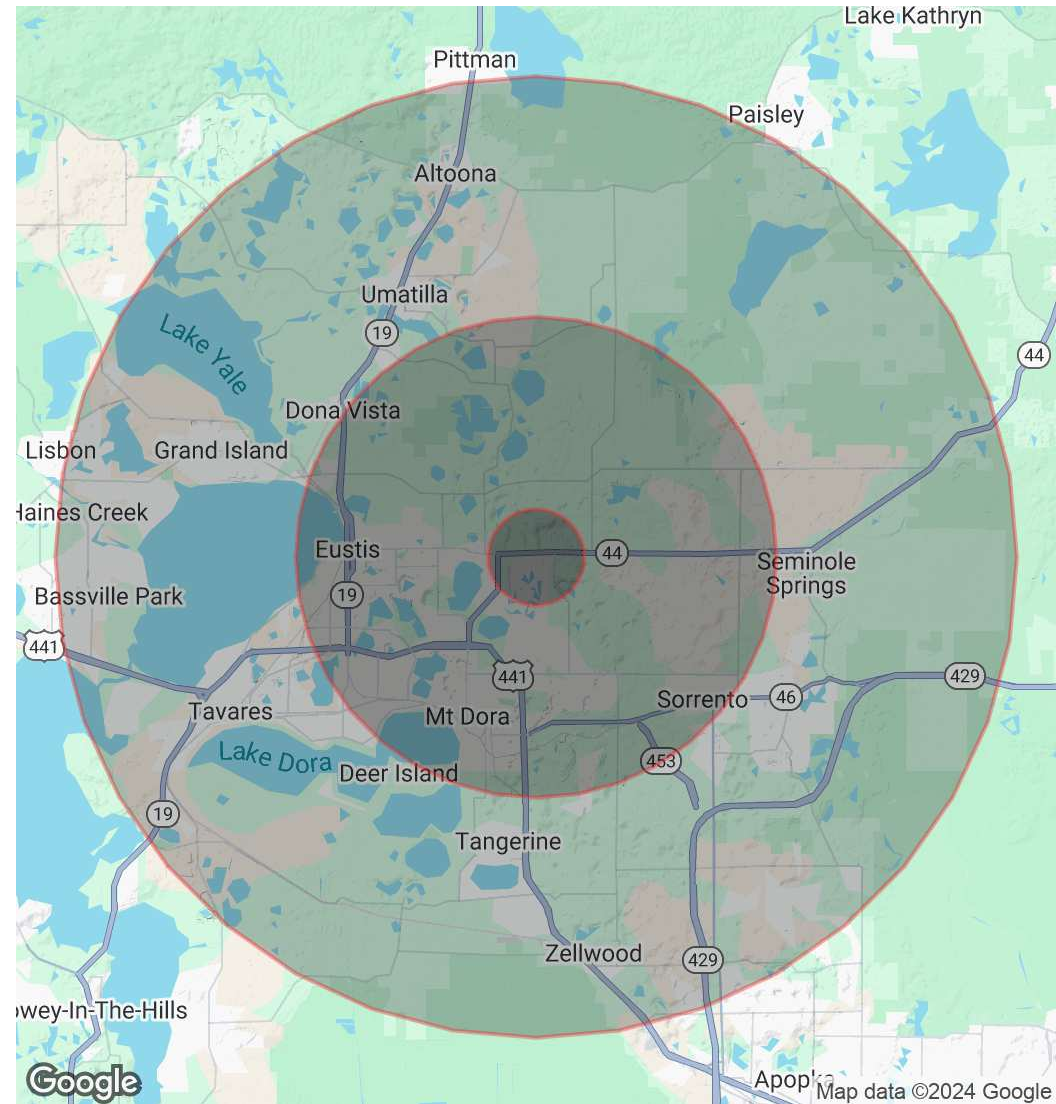
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,397	41,012	103,095
Average Age	48.5	43.2	45.9
Average Age (Male)	49.0	43.0	44.9
Average Age (Female)	48.0	44.3	47.1

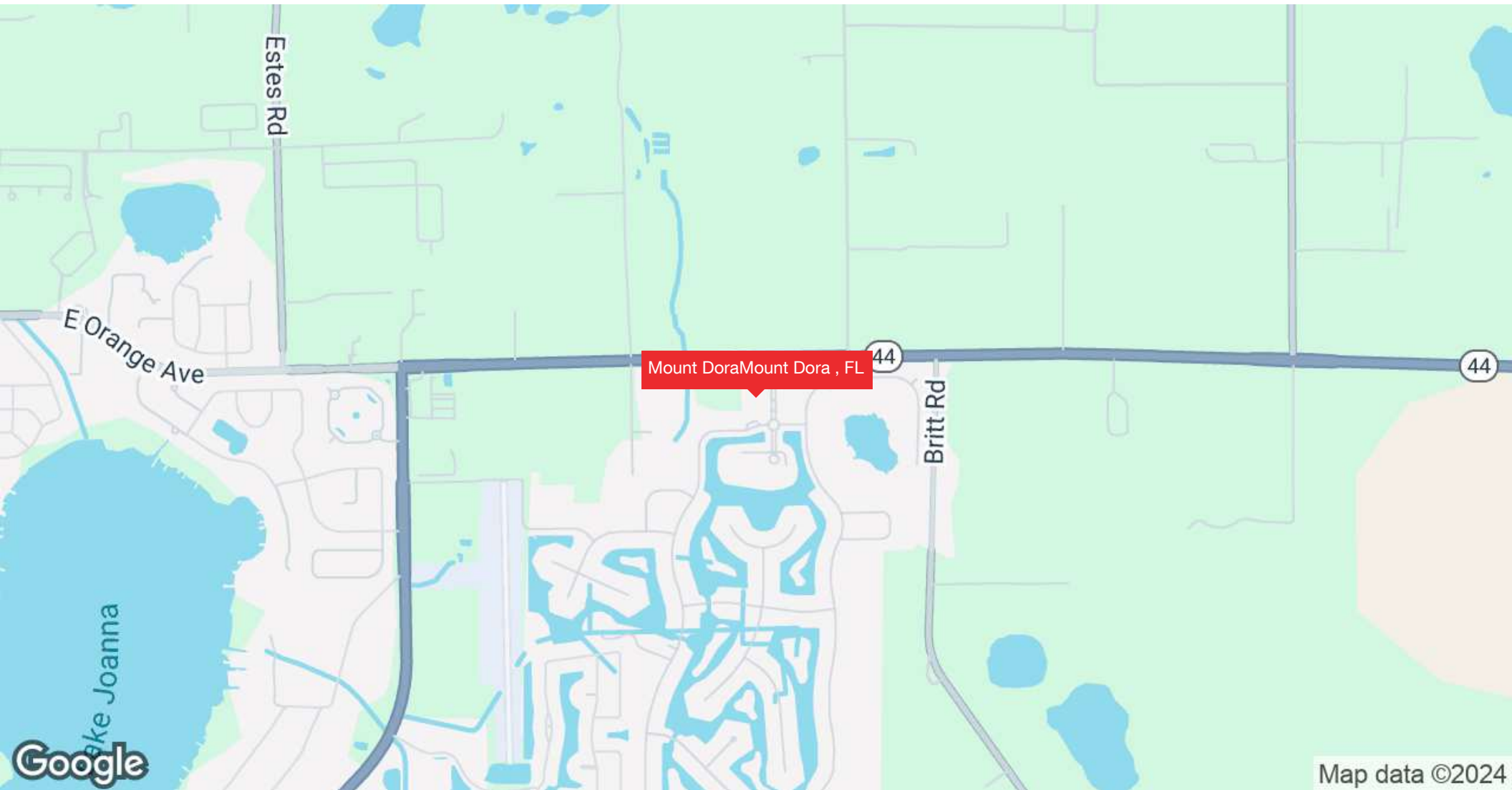
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	572	16,585	42,515
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$87,116	\$67,097	\$62,550
Average House Value	\$277,811	\$236,635	\$223,349

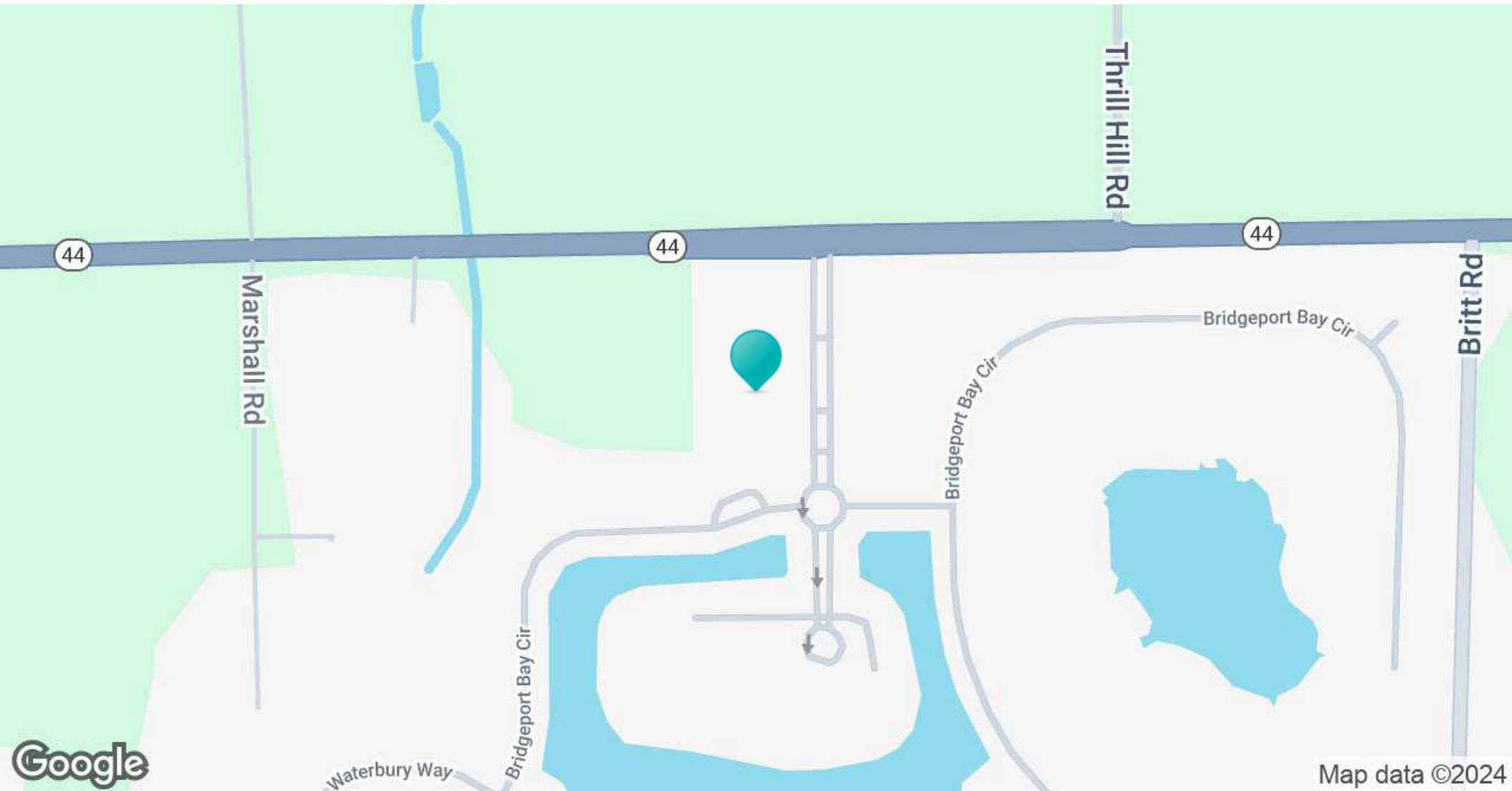
* Demographic data derived from 2020 ACS - US Census



Regional Map



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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