

FOR SUBLEASE

TRI-CITIES SHOPPING PLAZA

16880 US 441, MOUNT DORA, FL



±4,510 SF OF AVAILABLE SUBLEASE WITHIN HOBBY LOBBY

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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PROPERTY OVERVIEW

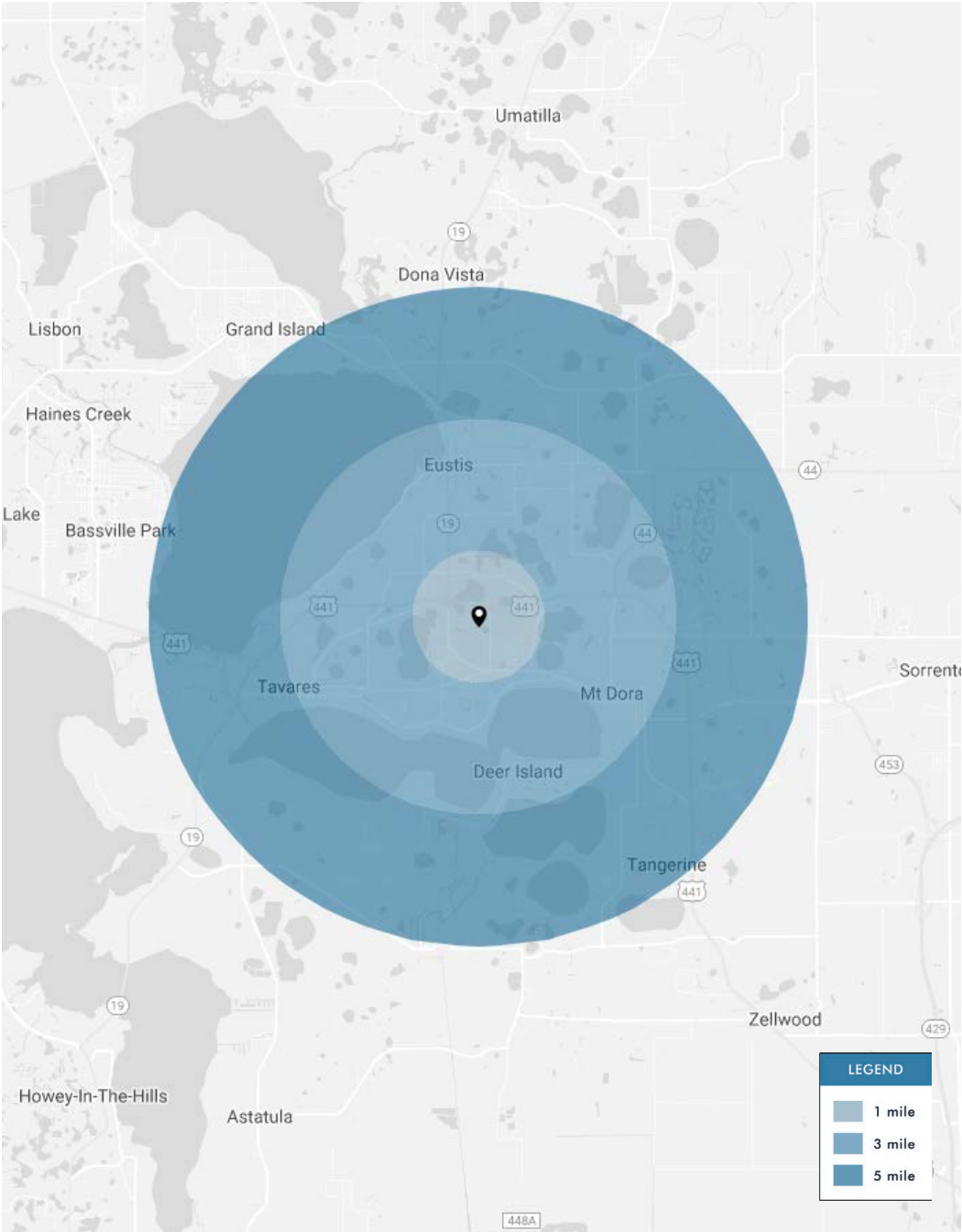
HIGHLIGHTS

- Sublease from Hobby Lobby
- ±4,510 SF available
- Located at 16880 US Highway 441, Mount Dora, FL 32757
- 49,000 VPD along US Highway 441
- Join strong national retailers including:



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	6,550	38,339	67,596
HOUSEHOLDS	2,864	16,523	28,609
DAYTIME EMPLOYEES	3,414	17,589	25,687
AVERAGE HH INCOME	\$53,076	\$62,346	\$68,695
	5 Minutes	10 Minutes	15 Minutes
POPULATION	14,310	47,287	69,969
HOUSEHOLDS	6,274	20,308	29,592
DAYTIME EMPLOYEES	7,228	20,628	25,699
AVERAGE HH INCOME	\$59,054	\$64,502	\$69,146



TRI-CITIES SHOPPING PLAZA | EXECUTIVE SUMMARY



TENANT ROSTER

1 TJ Maxx	3 Dollar Tree	5 China 8 Restaurant	7 Hobby Lobby	8 Uptown Nails	10 1,800 SF Available	12 LaRue Kay Salon	15 Lake Regional Urgent Care
2 Ross	4 Papa John's	6 2,000 SF Available	7A 4,510 SF Available	9 900 SF Available	11 Painting with a Twist	14 KFC	

TRI-CITIES SHOPPING PLAZA | SITE PLAN



TRI-CITIES SHOPPING PLAZA | MARKET AERIAL



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