

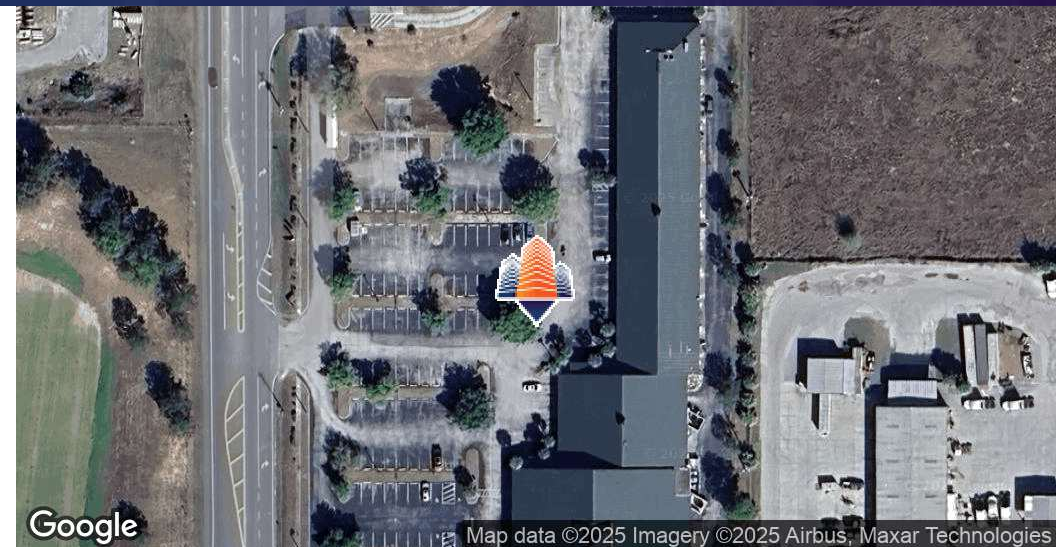
Southridge Shoppes

4117 County Road 561, Tavares, FL 32778



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1,500 SF Space Available
- 0.75-Acre Outparcel Available
- Access points from 448, 561, and Southridge Industrial Drive
- 25,200+ cars per day on 448 and 561
- Growing Residential Market
- Lots of parking – Parking Ratio over 5/1000
- Two Sided Pylon
- Outparcel Available
- Ideal Uses: Retail, Services, Medical, and Office

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,500 SF
Lot Size:	6.39 Acres
Building Size:	42,529 SF

DEMOGRAPHICS (DRIVE TIME)	5 MINS	10 MINS	15 MINS
Total Household	846	7,334	24,613
Total Population	1,873	17,625	56,426
Average HH Income	\$74,720	\$81,801	\$81,518

Nick Barbato

954.579.2672

nbarbato@eisre.com

Eric Portnoy

954.242.2010

eportnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

Southridge Shoppes

4117 County Road 561, Tavares, FL 32778



EQUITY
INVESTMENT
SERVICES

PROPERTY PHOTOS



Nick Barbato

954.579.2672

nbarbato@eisre.com

Eric Portnoy

954.242.2010

eportnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

Southridge Shoppes

4117 County Road 561, Tavares, FL 32778



EQUITY
INVESTMENT
SERVICES

PROPERTY PHOTOS



Nick Barbato

954.579.2672

nbarbato@eisre.com

Eric Portnoy

954.242.2010

eportnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

Southridge Shoppes

4117 County Road 561, Tavares, FL 32778



EQUITY
INVESTMENT
SERVICES

LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,500 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Available	1,500 SF	NNN	Negotiable
Available	0.75 Acres	NNN	Negotiable

Nick Barbato

954.579.2672

nbarbato@eisre.com

Eric Portnoy

954.242.2010

eportnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

Southridge Shoppes

4117 County Road 561, Tavares, FL 32778



EQUITY
INVESTMENT
SERVICES

RETAILER MAP



Nick Barbato

954.579.2672

nbarbato@eisre.com

Eric Portnoy

954.242.2010

eportnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

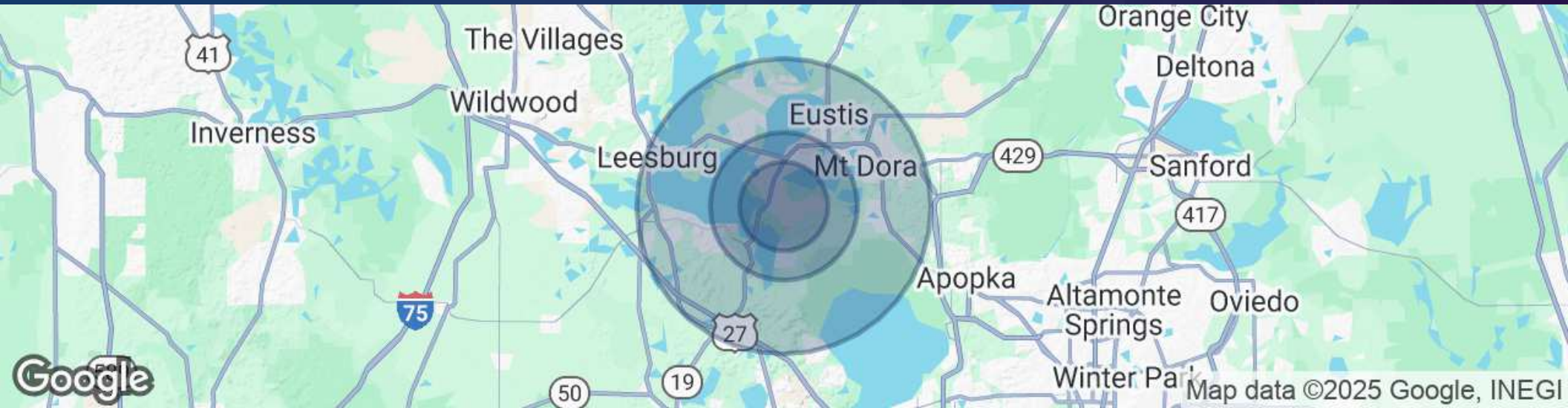
Southridge Shoppes

4117 County Road 561, Tavares, FL 32778



EQUITY
INVESTMENT
SERVICES

DEMOGRAPHICS MAP & REPORT



POPULATION (DRIVE TIME)	5 MINS	10 MINS	15 MINS
Total Population	1,873	17,625	56,426
Average Age	55.8	55.4	55.2
Average Age (Male)	54.8	52.8	53.2
Average Age (Female)	56.7	57.6	56.9
Households & Income (DRIVE TIME)	5 MINS	10 MINS	15 MINS
Total Households	846	7,334	24,613
# of Persons Per HH	2.19	2.28	2.23
Average HH Income	\$74,720	\$81,801	\$81,518
Average House Value	\$261,423	\$291,533	\$290,001

Nick Barbato

954.579.2672

nbarbato@eisre.com

Eric Portnoy

954.242.2010

eportnoy@eisre.com



7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com