

# INVESTMENT OPPORTUNITY

## EUSTIS OFFICE BUILDING

809 S Bay Street, Eustis, FL 32726

PROPERTY

Class B Office Condo

ASKING PRICE

\$560,000

BUILDING SIZE

2,601 SF

STORIES

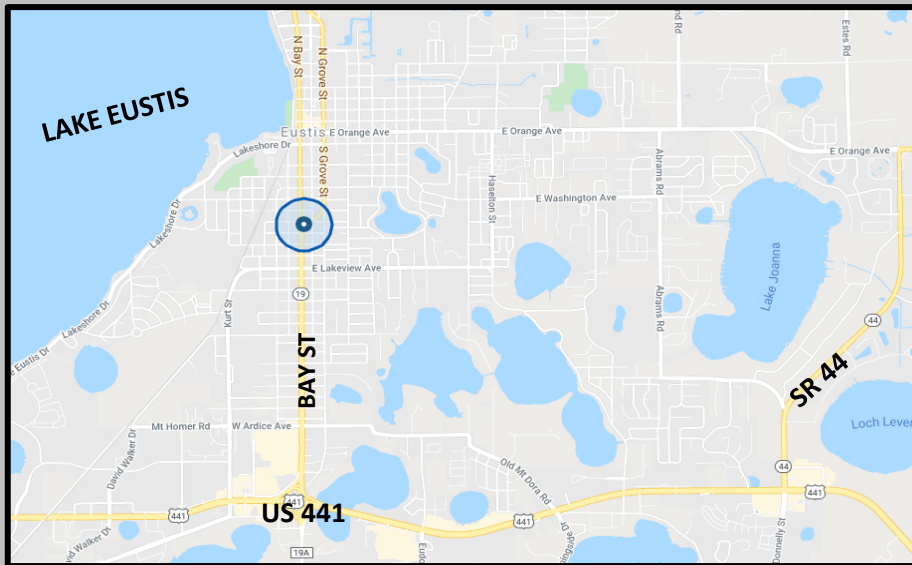
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YEAR BUILT

1986

PARCEL NUMBER

11-19-26-0100-127-00003



### Description

High Visibility on 19 and Bay Street for this professional office space in downtown Eustis. Plenty of parking surrounds this building which has an insurance agency and accountant as tenants. Office has reception area and two offices along with a private bathroom. Building was newly remodeled and occupancy can be immediate.

**Vivian Lehman**

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# MARKET DEMOGRAPHICS



POPULATION	
2019 ESTIMATE	21,528
GROWTH 2010-2019	7.5%
POPULATION DENSITY (PPL/MI)	1,762
AVERAGE AGE	42.52



HOUSEHOLDS	
2019 ESTIMATE	8,781
AVERAGE HOUSEHOLD SIZE (PPL)	2
HOUSEHOLD W/ CHILDREN	2,095



INCOME	1-MILE
2019 AVERAGE HOUSEHOLD INCOME	\$54,476
2019 MEDIAN HOUSELD INCOME	\$50,160

Vivian Lehman

