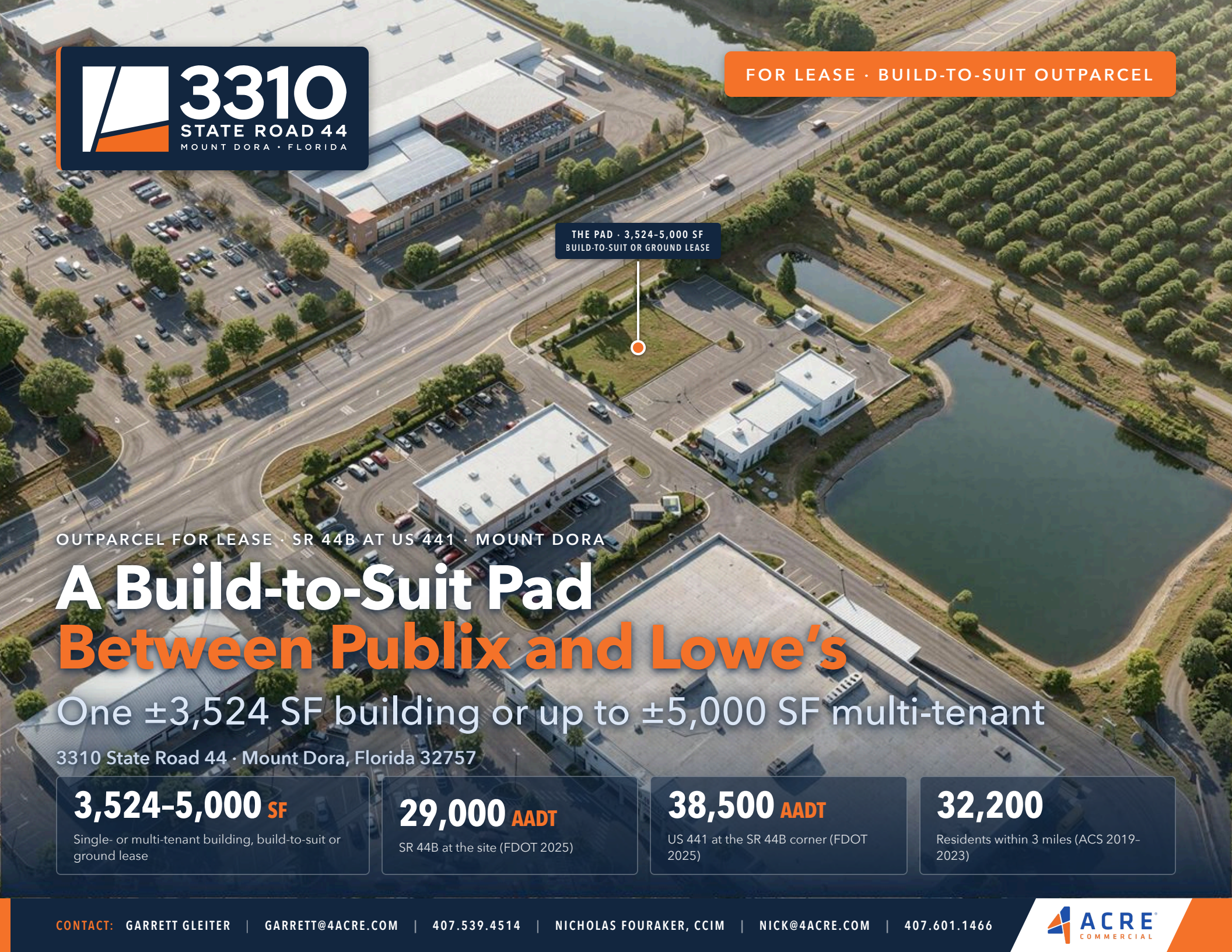


OUTPARCEL FOR LEASE · SR 44B AT US 441 · MOUNT DORA

A Build-to-Suit Pad Between Publix and Lowe's

One ±3,524 SF building or up to ±5,000 SF multi-tenant

3310 State Road 44 · Mount Dora, Florida 32757

3,524–5,000 SF
Single- or multi-tenant building, build-to-suit or ground lease

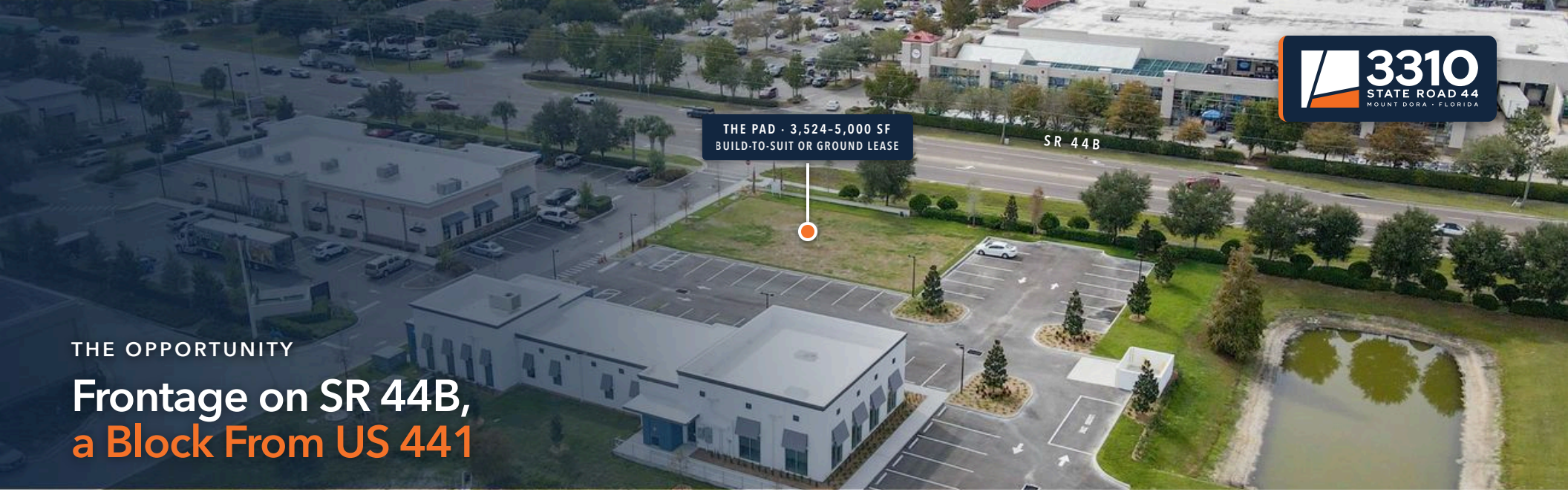
29,000 AADT
SR 44B at the site (FDOT 2025)

38,500 AADT
US 441 at the SR 44B corner (FDOT 2025)

32,200
Residents within 3 miles (ACS 2019–2023)

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THE OPPORTUNITY

Frontage on SR 44B, a Block From US 441

3310 State Road 44 is a ±1.25-acre site on SR 44B, a block north of US 441 in Mount Dora, with the Publix at Loch Leven Landing beside it and Lowe's across the road. Its pad on the SR 44B frontage is ready for a new building.

Two ways to build. One single-tenant building of ±3,524 SF, or a multi-tenant building of up to ±5,000 SF divided into bays, offered as a build-to-suit lease or a ground lease.

A site already working. Parking, drive aisles, lighting and landscaping are in, and the Class A medical/office building completed in 2021 is home to Smiles by Hazen, a family dental and oral surgery practice.

Seen from two roads. 29,000 vehicles a day pass on SR 44B and 38,500 on US 441 at the corner (FDOT 2025), with a monument sign at the SR 44B frontage.

Linked to the region. The completed Wekiva Parkway (SR 429/SR 453) is 3.9 miles away, putting Apopka and the Orlando beltway within easy reach.

29,000
Vehicles a day on SR 44B at the site[1]

38,500
On US 441 at the SR 44B corner[1]

1.8 mi
To downtown Mount Dora[2]

3.9 mi
To the Wekiva Parkway at SR 453[2]

DETAILS AT A GLANCE

ADDRESS	3310 State Road 44, Mount Dora, FL 32757
AVAILABLE	Outparcel pad on the SR 44B frontage
OPTION A	Single-tenant building · ±3,524 SF
OPTION B	Multi-tenant building · up to ±5,000 SF
STRUCTURE	Build-to-suit lease or ground lease
LEASE RATE	Call for details
SITE	±1.25 AC shared with a ±5,391 SF Class A building
ZONING	PUD · City of Mount Dora
PARCEL ID	19-19-27-1100-001-00000

[1] FDOT 2025 Annual Average Daily Traffic: site 0005 (SR 44B, 0.128 mi south of Waycross Ave) and site 0475 (US 441, 0.3 mi west of Donnelly St). [2] Straight-line distances from 3310 State Road 44 (Esri World Geocoder); drive distances are longer. Site area, zoning and future land use per the December 2022 conceptual site plan; building size, year built and parcel per the prior marketing package; all to be verified. Lease structure per written proposal.

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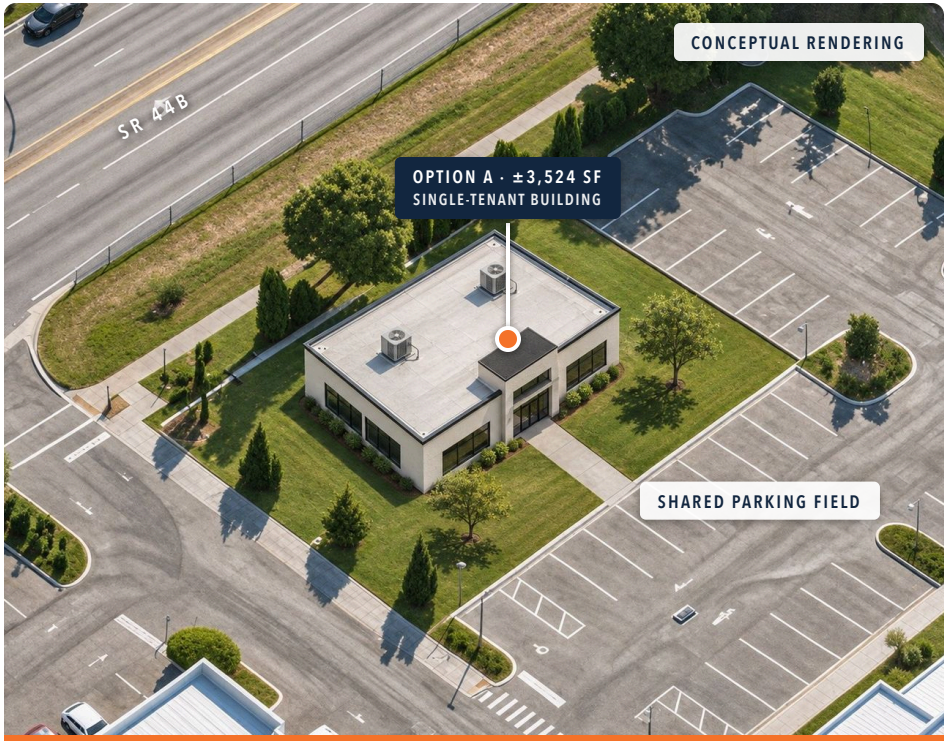
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BUILD-TO-SUIT OPTIONS · CONCEPTUAL RENDERINGS

One Pad, Two Ways to Build

3310 STATE ROAD 44
MOUNT DORA · FLORIDA

The pad sits on the SR 44B side of the site, beside the existing medical/office building and its shared parking field.



OPTION A · SINGLE-TENANT BUILDING · ±3,524 SF



OPTION B · MULTI-TENANT BUILDING · UP TO ±5,000 SF

±3,524 SF
One building, one tenant

50' × 70.67'
Building footprint (illustrative)

1 story
22.5' maximum height per the 2021 site plan

≤5,000 SF
Multi-tenant building

2–4 bays
Demised to suit (shown as three)

Shared
Parking field and monument sign

Build-to-suit lease. Ownership builds to your plans and you lease the finished building, so capital goes into your business instead of construction.

Ground lease. You build and own the improvements on a long-term lease of the pad, with the site's parking and access already in place.

Renderings are conceptual and for illustration only; architecture, size and site layout are not final. Option A dimensions per the prior marketing package (50' × 70.67'); Option B size and bay layout are illustrative. All options subject to survey, site plan, parking, the PUD and City of Mount Dora approval. Lease structure per written proposal.

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OUTPARCEL · SR 44B FRONTAGE

The Pad

SIZE
3,524–5,000 SF

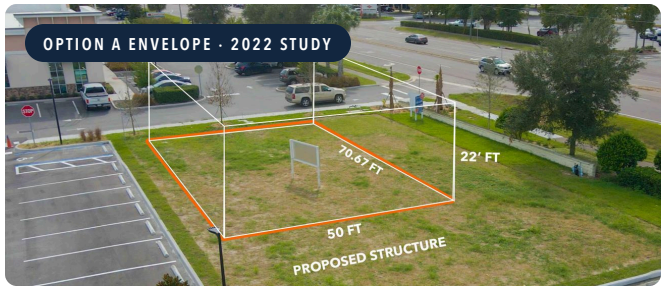
FRONTAGE
SR 44B

STRUCTURE
BTS or Ground Lease

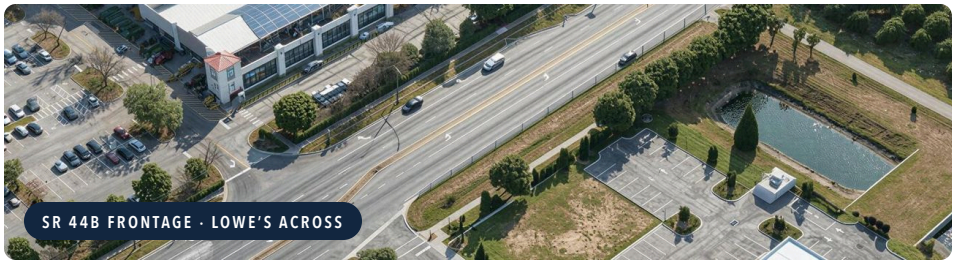
3310 STATE ROAD 44
MOUNT DORA · FLORIDA











THE PAD

Ready to build: the lot on the SR 44B frontage was set aside in the 2021 site plan for a one-story retail/office building of ±3,524 SF.

A shared, finished site: the parking field, drive aisles, lighting and landscaping serving the pad are already built.

Option A · Single Tenant

One ±3,524 SF building with its own entry, signage and parking at the door.

BEST FIT: MEDICAL, FINANCIAL, PROFESSIONAL

Option B · Multi-Tenant

Up to ±5,000 SF divided into bays for two to four service or retail tenants.

BEST FIT: SERVICE, WELLNESS, RETAIL

Drone photos from November 2021 and February 2022; the Option A envelope graphic is from the 2022 marketing package and the lower-right view is an enhanced aerial. Pad size and building options are conceptual and subject to survey, site plan, parking, the PUD and City of Mount Dora approval. Uses are illustrative.

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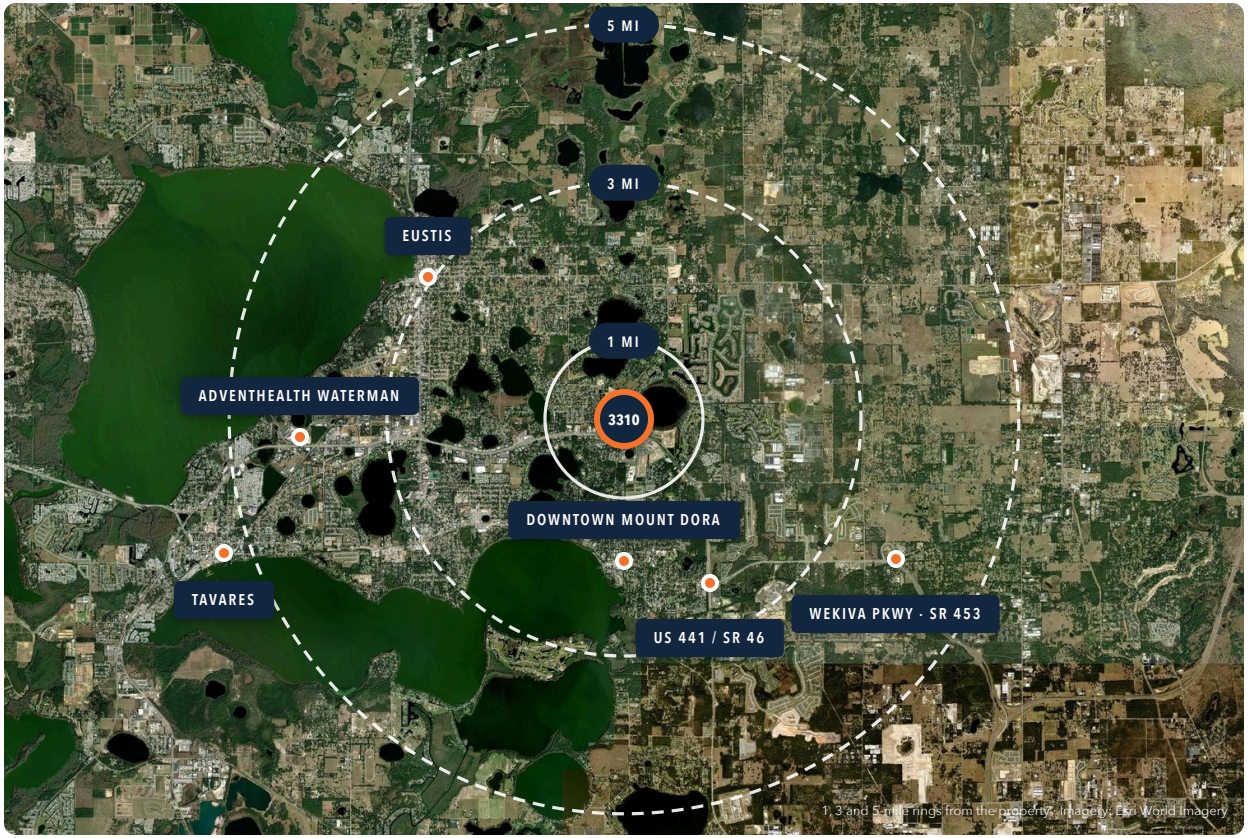
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LOCATION & DEMOGRAPHICS

Mount Dora at US 441, Minutes From the Wekiva Parkway

3310 STATE ROAD 44
MOUNT DORA · FLORIDA

US 441 links Mount Dora with Eustis, Tavares and Apopka; SR 453 connects to the Wekiva Parkway and the Orlando beltway.



RADIUS	POPULATION	HOUSEHOLDS	MEDIAN HH INCOME	AGE 65+
1 mile	4,099	1,731	$71,200	30.1%
3 miles	32,200	13,284	$69,900	25.5%
5 miles	54,741	23,182	$65,000	27.3%

MILES FROM 3310 SR 44[1]

Publix · Loch Leven Landing	0.1 mi
US 441 at SR 44B	0.2 mi
Downtown Mount Dora	1.8 mi
US 441 at SR 46	2.3 mi
Downtown Eustis	3.1 mi
Wekiva Parkway at SR 453	3.9 mi
AdventHealth Waterman	4.1 mi
Apopka	13.4 mi
Downtown Orlando	25.6 mi

ON THE CORRIDOR

29,000 vehicles a day pass the site on SR 44B and 38,500 on US 441 at the corner[2], and more than a quarter of the 54,700 people within 5 miles are 65 or older.

445,881
Lake County residents, 2025 (+16.1% since 2020)[3]

32,200
Residents within 3 miles

[1] Straight-line distances (Esri World Geocoder). [2] FDOT 2025 AADT, sites 0005 and 0475. Demographics: U.S. Census Bureau ACS 2019–2023 5-year estimates (Esri Living Atlas), census tracts apportioned by area within each ring; median household income interpolated from income brackets. [3] Florida Office of Economic and Demographic Research, Lake County profile (2025 estimate). Map imagery for location reference only.

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POINTS OF INTEREST

Publix, Lowe's and National Retail at the Corner

Loch Leven Landing's Publix, Lowe's and a cluster of national restaurants, banks and pharmacies surround the US 441 / SR 44B intersection.

3310 STATE ROAD 44
MOUNT DORA · FLORIDA



Drone view looking south down SR 44B to US 441. Numbers mark approximate locations.

AT THE CORNER[1]

1	Publix · Loch Leven Landing	0.1 mi
2	Shops at Loch Leven Landing	0.1 mi
3	Lowe's	0.2 mi
4	Firestone	0.1 mi
5	Five Guys	0.1 mi
6	CVS	0.1 mi
7	Chase	0.2 mi
8	Bank of America	0.2 mi
9	Chipotle	0.2 mi
10	McDonald's	0.2 mi
11	Walgreens	0.3 mi
12	Bravo Supermarkets	0.3 mi

WHY IT MATTERS

The Publix at Loch Leven Landing and the Lowe's across SR 44B, described by Colliers as a top-15% Publix and a top-6% Lowe's[2], draw shoppers to this corner every day. A building on the pad sits in that traffic with its own entry, sign and parking.

Business names are for location reference only and do not imply affiliation or endorsement; tenants and openings subject to change. [1] Straight-line distances (Esri World Geocoder). [2] Colliers offering for Shops at Loch Leven Landing, 3208 State Road 44 (via Showcase).

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HIGHEST & BEST USE

Medical, Service and Neighborhood Retail

Two building options for the users already drawn to the Publix–Lowe's corner.

3310 STATE ROAD 44
MOUNT DORA · FLORIDA

Medical & Dental Specialty

Urgent care, physical therapy, dermatology, imaging or a specialty dental office in its own building, next to an established dental practice.

OPTION A · SINGLE TENANT · ±3,524 SF

Financial & Professional

A bank or credit union branch, insurance, title or wealth-management office that wants its own building, sign and parking on SR 44B.

OPTION A · SINGLE TENANT

Service & Wellness

A med spa, salon suites, optical, chiropractic or boutique fitness, each in a bay sized to its operation.

OPTION B · MULTI-TENANT BAYS

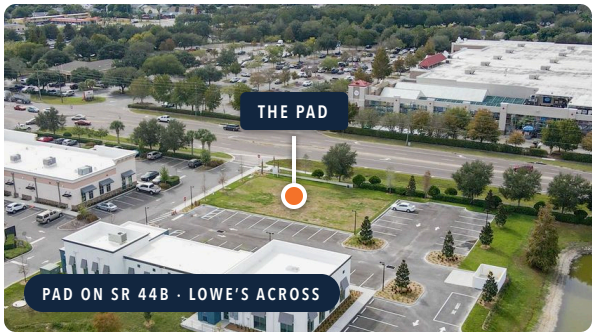
Neighborhood Retail & Food

Wireless, pet supply, mattress, tutoring, coffee or fast casual, subject to parking and City approval.

OPTION B · UP TO ±5,000 SF

WHY IT WORKS

A new building lets a tenant plan the space around its operation instead of retrofitting a second-generation suite. Here the parking, access and a medical neighbor are already in place, and the pad sits between a Publix and a Lowe's that bring daily trips past the door. With Central Florida healthcare rents at $36.60/SF and Orlando retail vacancy at 3.8%, new space on a busy corner is scarce.





MARKET · Q3 2026

CENTRAL FLORIDA HEALTHCARE[1]

6.4% Vacancy

$36.60 Avg. asking rent / SF

Asking rents are up 5.1% from a year ago across Orange, Osceola, Seminole, Lake, Sumter and Polk counties.

ORLANDO METRO RETAIL[2]

3.8% Vacancy

$31.17 Avg. asking rent / SF

LAKE COUNTY[3]

445,881

Residents in 2025, up 16.1% since 2020

One of Florida's fastest-growing counties, with retail vacancy near 4% heading into 2026.[4]

3310 SR 44

Outparcel · ±3,524 SF single-tenant or up to ±5,000 SF multi-tenant · **call for details**; build-to-suit or ground lease per written proposal.

[1] Matthews, Central Florida Healthcare Market Report Q3 2026 (CoStar data). [2] Matthews, Orlando Retail Market Report Q3 2026. [3] Florida Office of Economic and Demographic Research, Lake County profile (2025 estimate). [4] Marcus & Millichap, Orlando 2026 Retail Investment Forecast. Uses are illustrative and subject to the PUD, site plan, parking and City of Mount Dora approval.

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3310 STATE ROAD 44 · MOUNT DORA

Your Building on SR 44B

A ±3,524 SF single-tenant or up to ±5,000 SF multi-tenant pad between Publix and Lowe's.

Contact Garrett or Nick for a site plan and proposal.

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