

BUILD-TO-SUIT OR GROUND LEASE · 29,000 AADT ON SR 44B · BETWEEN PUBLIX AND LOWE'S









BUILD-TO-SUIT OUTPARCEL FOR LEASE · SR 44B AT US 441 · MOUNT DORA

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

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 one ±3,524 SF single-tenant building or a multi-tenant building of up to ±5,000 SF, offered as a build-to-suit lease or a ground lease. Parking, access and a Class A medical neighbor are already in place, with 29,000 vehicles a day on SR 44B and 38,500 on US 441 at the corner.

3,524–5,000 SF
Single- or multi-tenant building

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 · $69,900 median household income

1.8 mi
To downtown Mount Dora[1]

PUD
City of Mount Dora · ±1.25 AC site

3310 STATE ROAD 44 · MOUNT DORA, FL 32757

[1] Straight-line distance (Esri World Geocoder) · ACS 2019-2023

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AVAILABLE SPACE

One pad, two ways to build

3310 STATE ROAD 44
MOUNT DORA · FLORIDA



3310 SR 44 · ±1.25 AC · OPTION A ±3,524 SF (SOLID) · OPTION B UP TO ±5,000 SF (DASHED)

WHY 3310 SR 44

- **Between Publix and Lowe's.** The Publix at Loch Leven Landing and the Lowe's across SR 44B bring daily trips past the pad.
- **Site work done.** Shared parking, drive aisles, lighting and landscaping are already built.
- **Seen on two roads.** 29,000 vehicles a day on SR 44B and 38,500 on US 441 at the corner (FDOT 2025).
- **A medical neighbor.** The site's 2021 Class A building is home to Smiles by Hazen, a family dental practice.

OPTION A

Single-Tenant Building

±3,524 SF · BUILD-TO-SUIT OR GROUND LEASE · CALL FOR DETAILS

Its own building, sign and parking on SR 44B

A one-story building of ±3,524 SF (50' × 70.67' footprint, 22.5' maximum height per the 2021 site plan) for a user that wants a freestanding address next to Publix and Lowe's.

BEST FIT: MEDICAL AND DENTAL SPECIALTY, FINANCIAL, PROFESSIONAL

OPTION B

Multi-Tenant Building

UP TO ±5,000 SF · BUILD-TO-SUIT OR GROUND LEASE · CALL FOR DETAILS

Bays for two to four tenants

A building of up to ±5,000 SF demised to suit, sharing the site's parking field and monument sign, for service and retail users that want new space on a busy corner.

BEST FIT: SERVICE, WELLNESS, NEIGHBORHOOD RETAIL

Lease rate: call for details; build-to-suit lease or ground lease per written proposal. Footprints are conceptual, drawn over the 2021 site rendering and not to scale; Option B footprint and bays are illustrative. All options subject to survey, site plan, parking, the PUD and City of Mount Dora approval. Uses shown are illustrative. Traffic: FDOT 2025 AADT, sites 0005 (SR 44B) and 0475 (US 441). Demographics: U.S. Census Bureau ACS 2019-2023 5-year estimates, tracts apportioned by area. Site area and zoning per the December 2022 conceptual site plan. The existing building is shown for context; its suites are not part of this offering. 4 Acre Commercial Real Estate does not warrant the accuracy of the information contained herein; all information should be verified prior to lease.

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