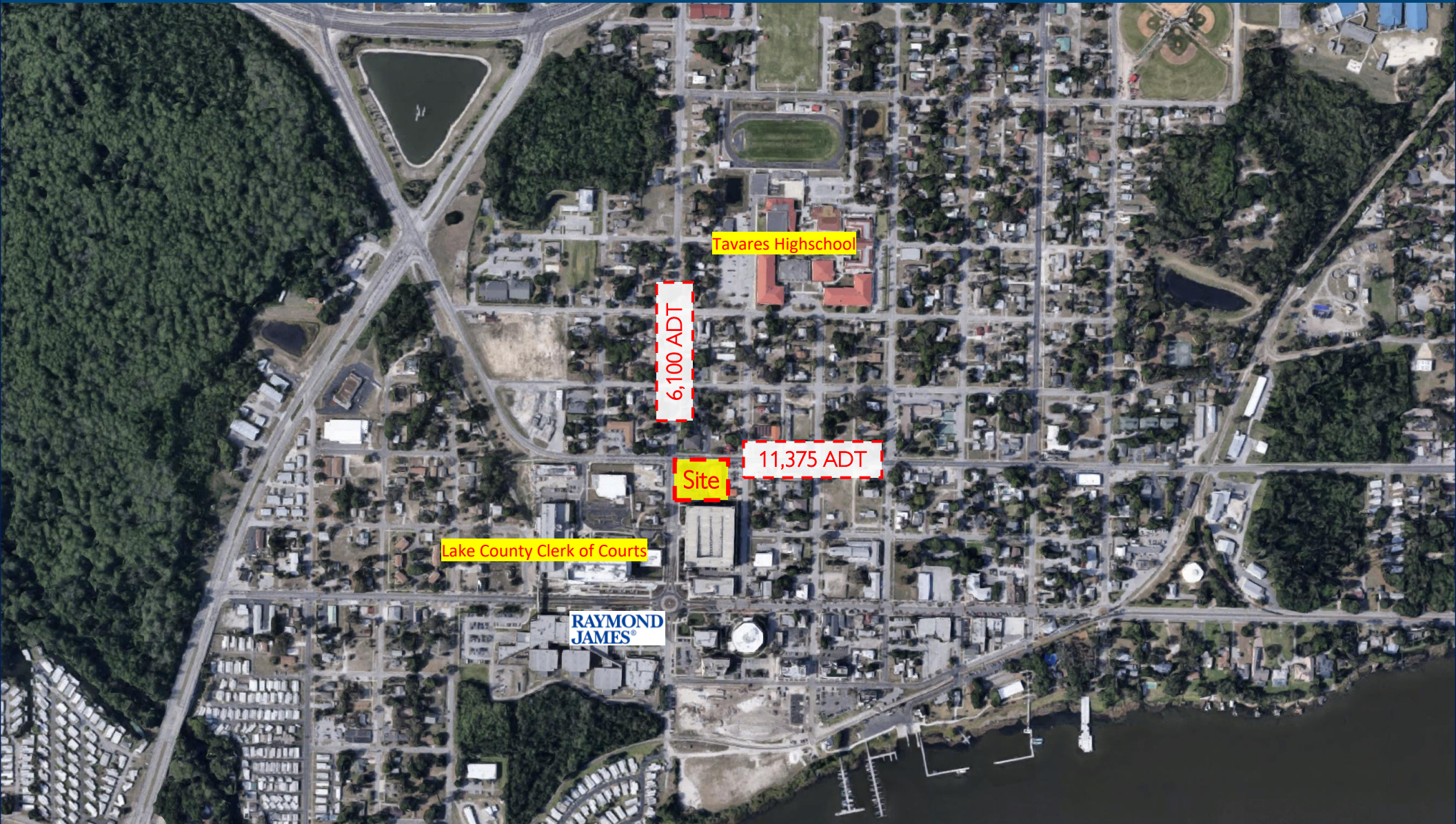


FREESTANDING DRIVE-THRU BANK FOR LEASE

224 North Sinclair Avenue, Tavares, FL



ALEX SCHEBOVITZ
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(954) 599-3804

DRIVE THRU | 2,405 SF
EXISTING BANK BUILDING

GEORGE SARKISIAN
GEORGES@ARENAREI.COM
(561) 322-8713

PROPERTY HIGHLIGHTS



- Former 2,405 sf bank building w/ drive-thru sitting on a 0.55 AC hard corner
- Zoning CSC
- Approximately 150' of frontage on W Alfred St which boasts strong visibility to 11,375 vehicles per day.
- Across the street from Lake County Clerk of Courts and government municipalities, which have a large daytime employment size.
- Increase in development in surrounding with a retail project under construction on Duncan Dr including an O'Reilly Auto Parts and a residential project under construction called Leela Reserve.

DEMOGRAPHICS

	1 Mile	3 Mile
Population	6,067	26,036
Households	2,482	11,515
Median Age	48.9	49
Median HH Income	\$43,121	\$44,637
Daytime Employees	6,291	15,819
Population Growth '23 - '28	1.7%	1.9%
Household Growth '23 - '28	1.8%	1.9%

