



GROUND + SPACE

Shoppes at Eustis Village

Three-Building Strip Center in Eustis, Florida

\$8,963,936 + 6.25%



Properties Available Together or Separately



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More than
46,000 cars
pass daily



Strong national
and regional
tenant mix on
three parcels



Investment Highlights



Strong Investment Opportunity

The subject property is comprised of three separate buildings that feature national and regional tenants with a mix of corporate and franchisee guarantees. These NNN leases provide for a quality investment with no landlord responsibilities. Many of the businesses are service-based, which yields an added security with Internet-proof tenancy. The seller recently spent over \$100,000 to separate the property into three individual parcels. There is a significant investor upside potential at 100 percent occupancy. The properties may be purchased separately or together in a single transaction.



Prominent Retail Location

This multi-tenant site features prominent signage and shares a signalized corner intersection with the Eustis Village Publix retail center. The surrounding area includes the sprawling AdventHealth Waterman hospital campus and the 172-acre planned community, Health Village. Multiple housing and apartment communities are planned or under construction in close proximity to the site.



Easy Access to Central Florida

The properties have strong population and traffic counts, with nearly 86,000 people living within five miles and more than 46,000 cars passing daily. Eustis is positioned within approximately 35 miles of downtown Orlando and the city's many famous tourist attractions.



Investment Summary

Tenants	Starbucks, Planet Smoothie, Hair Cuttery, Verizon, Greenberg Dental, LV Nails, CosmoProf, Pep Boys + Two Vacancies
Guarantors	Corporate + Franchisee
Address	15439-15469 U.S. Hwy. 441 Eustis, FL 32726
Asking Price	\$8,963,936
Cap Rate	6.25%
Rentable Area	± 29,343 SF
Occupancy	89.26%
Year Built	2006
Annual Rent	\$560,246 (\$19.09/SF)
Commencements	Varied
Lease Expirations	Varied
Lease Terms	Varied
Lease Types	NNN
Options	Varied
Increases	Varied

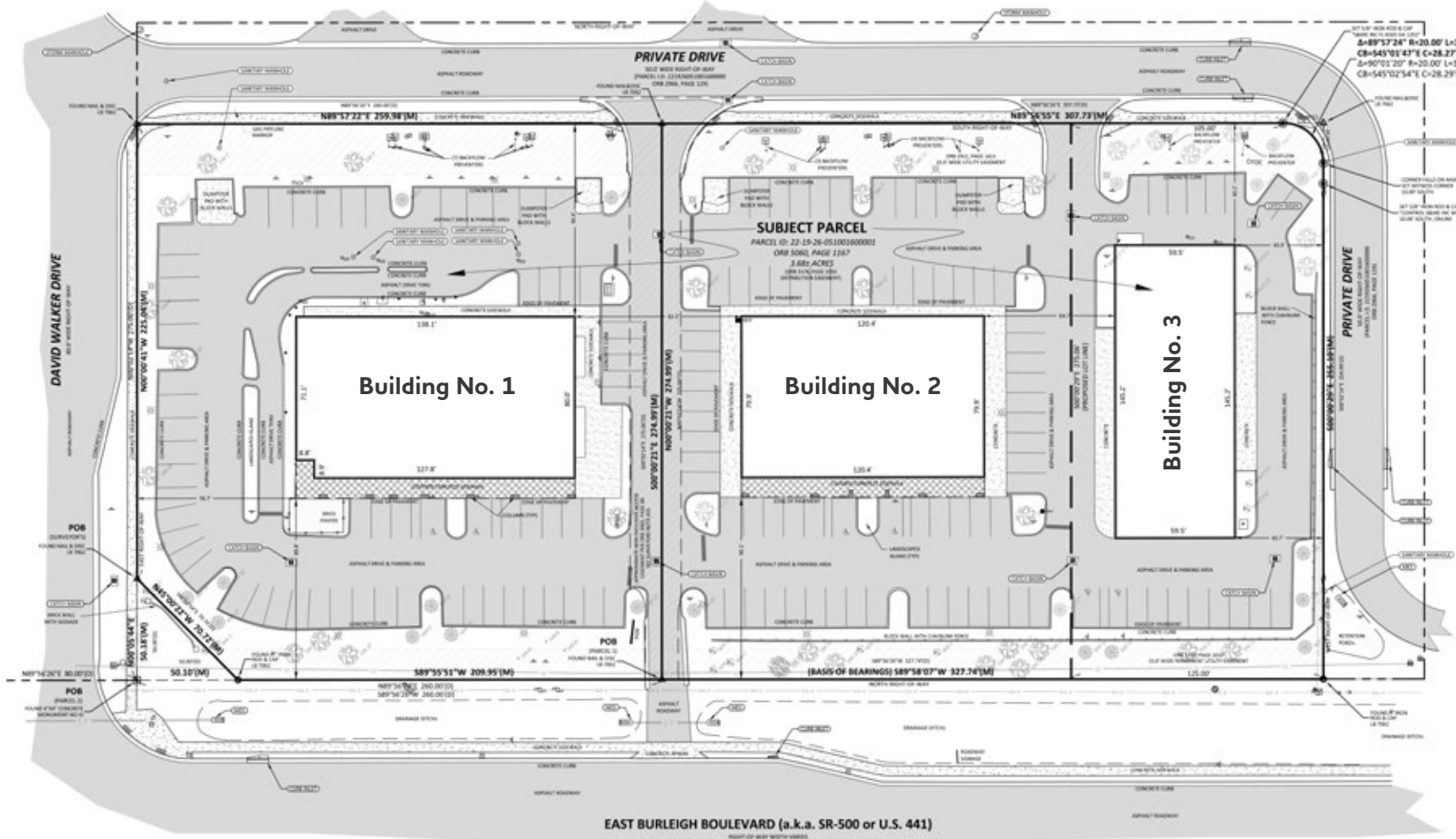
Shoppes at Eustis Village

15447 U.S. Highway 441, Eustis, FL 32726



Lot Split

15447 U.S. Highway 441, Eustis, FL 32726





Shoppes at Eustis Village

Building One
Investment Overview



Building One Investment Summary

Tenants	Starbucks, Planet Smoothie, Hair Cuttery, Verizon + Vacant
Guarantors	Corporate + Franchisee
Address	15439-15447 U.S. Hwy. 441 Eustis, FL 32726
Rentable Area	± 11,045 SF
Occupancy	83.89%
Year Built	2006
Annual Rent	\$275,887 (\$24.98/SF)
Commencements	Varied
Lease Expirations	Varied
Lease Terms	Varied
Lease Types	NNN
Options	Varied
Increases	Varied
Additional Rent	Common Area Maintenance, Real Estate Taxes + Property Insurance
Landlord	No Responsibilities

Building One Rent Roll

Tenant	SF	% GLA	Lease Term			Rental Rates				Additional Rent
			Start	End	Options	Begin	Annual Rent	PSF	Increase	Estimates
Starbucks 15439	2,240	20.28%	4/1/2017	3/31/2027	4 x 5 Years	4/1/2017	\$100,800	\$45.00	N/A	Common Area Maintenance: Estimated \$7.34/SF for a monthly total of \$1,370
					Option 1	4/1/2022	\$110,880	\$49.50	10%	
					Option 2	4/1/2027	\$121,960	\$54.45	10%	
					Option 3	4/1/2032	\$134,156	\$59.89	10%	
					Option 4	4/1/2037	\$147,572	\$65.88	10%	
Planet Smoothie 15439-B	1,610	14.58%	12/1/2017	11/30/2027	None	12/1/2017	\$28,980	\$18.00	N/A	Common Area Maintenance: Estimated \$8.04/SF for a monthly total of \$1,079
						12/1/2018	\$29,849	\$18.54	3%	
						12/1/2019	\$30,751	\$19.10	3%	
						12/1/2020	\$31,669	\$19.67	3%	
						12/1/2021	\$32,619	\$20.26	3%	
						12/1/2022	\$33,601	\$20.87	3%	
						12/1/2023	\$34,615	\$21.50	3%	
						12/1/2024	\$35,645	\$22.14	3%	
						12/1/2025	\$36,724	\$22.81	3%	
						12/1/2026	\$37,819	\$23.49	3%	
Hair Cuttery 15441	1,240	11.23%	4/27/2012	4/30/2023	None	4/27/2012	\$30,008	\$24.20	N/A	Common Area Maintenance: Estimated \$8.04/SF for a monthly total of \$831
Vacant 15443	1,780	16.11%								
Verizon Wireless 15447	4,175	37.80%	6/1/2016	5/31/2021	2 x 5 Years	6/1/2016	\$100,200	\$24.00	N/A	Common Area Maintenance: Estimated \$8.04/SF for a monthly total of \$2,798
					Option 1	6/1/2019	\$115,230	\$27.60	15%	
						6/1/2021	\$115,230	\$27.60	N/A	
						6/1/2024	\$132,556	\$31.75	15%	
	Option 2	6/1/2026	\$132,556	\$31.75	N/A					
		6/1/2029	\$152,388	\$36.50	15%					
Building One Totals	11,045	100%					\$275,887	\$24.98		



Rent Schedule

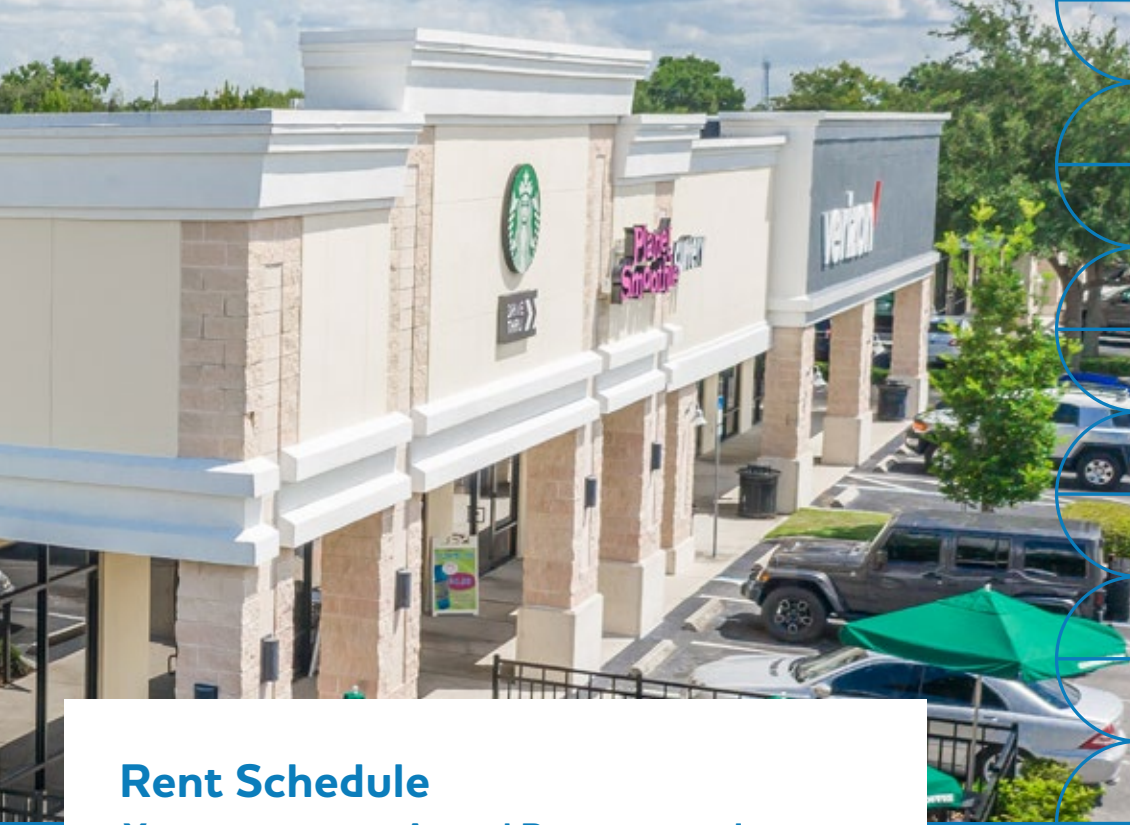
Years	Annual Rent	Increase
1–5 (Base Term)	\$100,800 (\$45.00/SF)	None
6–10 (Base Term)	\$110,880 (\$49.50/SF)	10%
11–15 (Option 1)	\$121,960 (\$54.45/SF)	10%
16–20 (Option 2)	\$134,156 (\$59.89/SF)	10%
21–25 (Option 3)	\$147,572 (\$65.88/SF)	10%
26–30 (Option 4)	\$162,329 (\$72.47/SF)	10%

Additional Rent: The tenant shall pay its pro rata share of Common Area Maintenance (CAM), real estate insurance and property taxes. CAM is estimated at \$7.34 per square foot per annum.

Early Termination: The Tenant has the right to terminate the Lease as of the Early Termination Date, which is the last day of the 60th full calendar month of the lease term (the end of the fifth lease year). This is a one-time right that must occur with a notice of 180 days and/or payment of an Early Termination Fee not to exceed \$75,000.

Starbucks Investment Summary

Tenant	Starbucks
Guarantor	Corporate
Address	15439 U.S. Hwy. 441 Eustis, FL 32726
Rentable Area	± 2,240 SF (20.28% GLA)
Features	Single-Lane Drive-Thru
Annual Rent	\$100,800 (\$45.00/SF)
Commencement	April 1, 2017
Lease Expiration	March 31, 2027
Lease Term	10 Years
Lease Type	NNN
Options	4 x 5-Year Options
Increases	10% Every 5 Years
Additional Rent	Common Area Maintenance, Real Estate Taxes + Property Insurance
Landlord	No Responsibilities



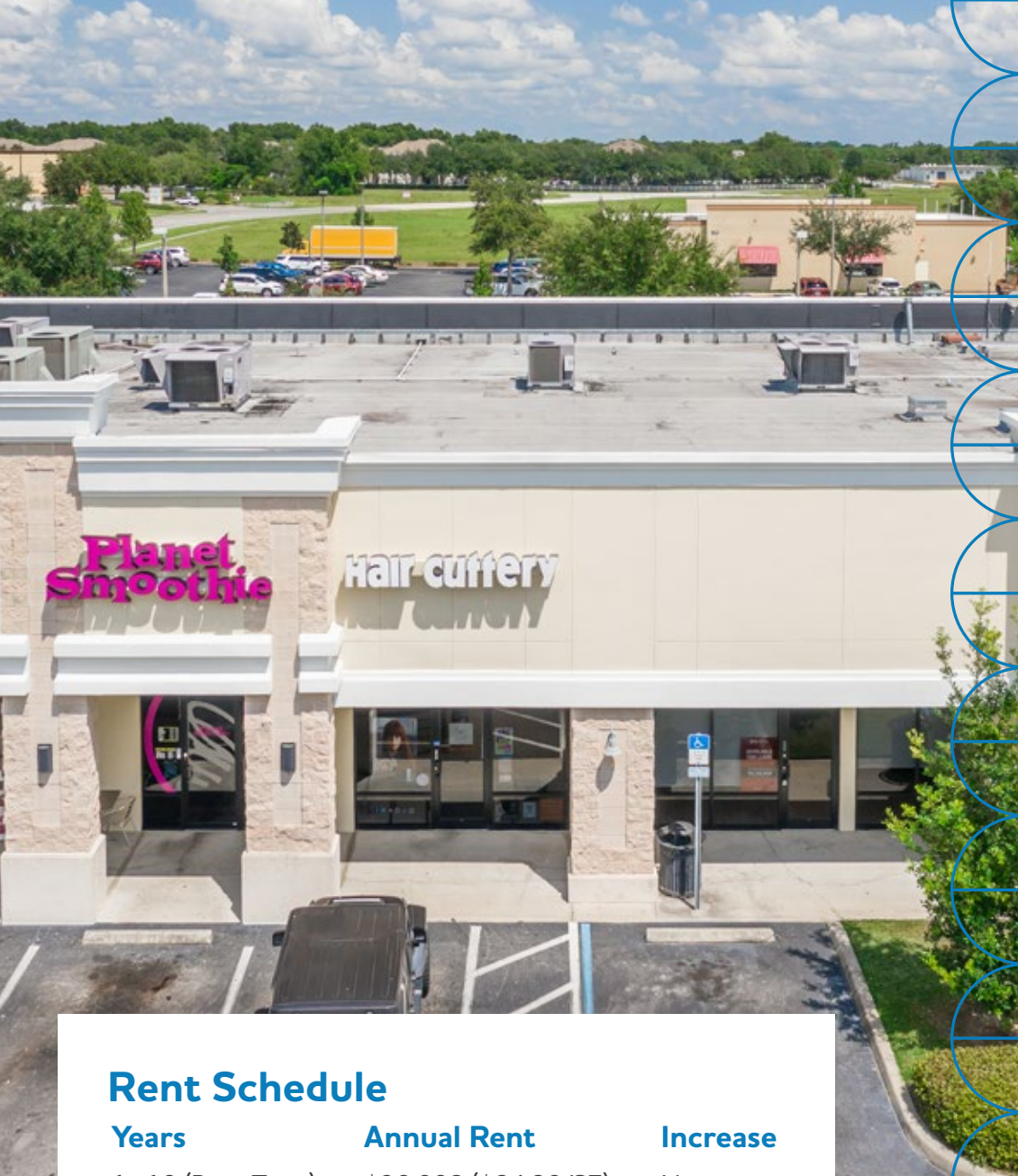
Rent Schedule

Years	Annual Rent	Increase
1 (Base Term)	\$28,980 (\$18.00/SF)	None
2 (Base Term)	\$29,849 (\$18.54/SF)	3%
3 (Base Term)	\$30,751 (\$19.10/SF)	3%
4 (Base Term)	\$31,669 (\$19.67/SF)	3%
5 (Base Term)	\$32,619 (\$20.26/SF)	3%
6 (Base Term)	\$33,601 (\$20.87/SF)	3%
7 (Base Term)	\$34,615 (\$21.50/SF)	3%
8 (Base Term)	\$35,645 (\$22.14/SF)	3%
9 (Base Term)	\$36,724 (\$22.81/SF)	3%
10 (Base Term)	\$37,819 (\$23.49/SF)	3%

Additional Rent: The tenant shall pay its pro rata share of CAM, insurance and real estate taxes. CAM is estimated at \$8.04 per square foot per annum.

Planet Smoothie Investment Summary

Tenant	Tyrone Forbes DBA Planet Smoothie
Guarantor	Franchisee
Address	15439-B U.S. Hwy. 441 Eustis, FL 32726
Rentable Area	± 1,610 SF (14.58% GLA)
Annual Rent	\$29,849 (\$18.54/SF)
Commencement	December 1, 2017
Lease Expiration	November 30, 2027
Lease Term	10 Years
Lease Type	NNN
Options	None
Increases	3% Annual Increases
Additional Rent	Common Area Maintenance, Real Estate Taxes + Property Insurance
Landlord	No Responsibilities



Rent Schedule

Years	Annual Rent	Increase
1–10 (Base Term)	\$30,008 (\$24.20/SF)	None

Additional Rent: The tenant shall pay its pro rata share of CAM, insurance and real estate taxes. CAM is estimated at \$8.04 per square foot per annum.

Hair Cuttery Investment Summary

Tenant	Creative Hairdressers, Inc. DBA Hair Cuttery
Guarantor	Corporate
Address	15441 U.S. Hwy. 441 Eustis, FL 32726
Rentable Area	± 1,240 SF (11.23% GLA)
Annual Rent	\$30,008 (\$24.20/SF)
Commencement	December 1, 2017
Lease Expiration	November 30, 2027
Lease Term	10 Years
Lease Type	NNN
Options	None
Increases	None
Additional Rent	Common Area Maintenance, Real Estate Taxes + Property Insurance
Landlord	No Responsibilities



Rent Schedule

Years	Annual Rent	Increase
1–3 (Base Term)	\$100,200 (\$24.00/SF)	None
4–5 (Base Term)	\$115,230 (\$27.60/SF)	15%
6–8 (Option 1)	\$115,230 (\$27.60/SF)	None
9–10 (Option 1)	\$132,556 (\$31.75/SF)	15%
11–13 (Option 2)	\$132,556 (\$31.75/SF)	None
14–15 (Option 2)	\$152,388 (\$36.50/SF)	15%

Additional Rent: The tenant shall pay its pro rata share of CAM, insurance and real estate taxes. CAM is estimated at \$8.04 per square foot per annum.

Verizon Investment Summary

Tenant	Verizon
Guarantor	Corporate
Address	15447 U.S. Hwy. 441 Eustis, FL 32726
Rentable Area	± 4,175 SF (37.80% GLA)
Annual Rent	\$115,230 (\$27.60/SF)
Commencement	June 1, 2016
Lease Expiration	June 1, 2019 <i>First Option Exercised</i>
Lease Term	5 Years
Lease Type	NNN
Options	2 x 5-Year Options
Increases	15% Increases in Year 4 of Base Term + in Years 9 and 14 of Option Periods
Additional Rent	Common Area Maintenance, Real Estate Taxes + Property Insurance
Landlord	No Responsibilities

Tenant Profiles

Starbucks

Since 1971, Starbucks Coffee Company (NASDAQ: SBX) has been committed to ethically sourcing and roasting high-quality arabica coffee. Today—with more than 30,000 stores across 80 global markets—Starbucks is the premier roaster and retailer of specialty coffee in the world. Starbucks delivered a strong performance during the third financial quarter of 2019: global comparable stores sales increased by six percent, and consolidated net revenues increased by eight percent to \$6.8 billion. The company plans to open at least 2,000 stores by the end of the 2019 fiscal year, and will continue to expand its operations both in the United States and in China.

Planet Smoothie

Founded in 1995, Planet Smoothie is the third-largest chain of smoothie stores in the United States. Planet Smoothie is the world's leading provider of great-tasting, healthy products served in an energized, enthusiastic environment. The company currently franchises over 100 stores across the country. In 2015, Planet Smoothie joined the Kahala Brands family. Kahala Brands is a wholly-owned subsidiary of Canada-based MTY Food Group and is one of North America's largest holding companies of franchise fast food restaurant companies.

Hair Cuttery

The Hair Cuttery brand was founded by Dennis and Ann Ratner in Virginia in 1971. What started as an idea written down on a napkin has transformed into the largest privately-held salon chain in North America. Hair Cuttery now encompasses approximately 12,000 associates and more than 850 salons in 16 states. The phenomenal growth of the company can be traced back to its original business model, which consisted of three concepts: convenience, price and consistency.

Verizon

Verizon is one of the largest communication technology companies in the world. With over 1,600 retail locations across the country, Verizon is a global leader delivering innovative communications and technology solutions that improve the way its customers live, work, learn and play. Founded in 2000, the company operates the most reliable wireless network in the United States and the country's premier all-fiber network. The company reported 2018 revenues of \$131 billion and currently ranks at No. 16 on the Fortune 500.





Shoppes at Eustis Village

Building Two
Investment Overview



Building Two Investment Summary

Tenants	Greenberg Dental, LV Nails, CosmoProf + Vacant
Guarantors	Corporate + Franchisee
Address	15455-15463 U.S. Hwy. 441 Eustis, FL 32726
Rentable Area	± 9,598 SF
Occupancy	85.72%
Year Built	2006
Annual Rent	\$129,998 (\$13.54/SF)
Commencements	Varied
Lease Expirations	Varied
Lease Terms	Varied
Lease Types	NNN
Options	Varied
Increases	Varied
Additional Rent	Common Area Maintenance, Real Estate Taxes + Property Insurance
Landlord	No Responsibilities

Building Two Rent Roll

Tenant	SF	% GLA	Lease Term			Rental Rates				Additional Rent	
			Start	End	Options	Begin	Annual Rent	PSF	Increase	First Year Estimates	
Greenberg Dental 15455	4,361	45.44%	8/30/2018	12/31/2028	None	8/30/2018	\$13,290	\$3.05	N/A	Common Area Maintenance: Estimated \$6.81/SF for a monthly total of \$2,475	
						1/1/2019	\$65,415	\$15.00	2.5%		
						1/1/2021	\$67,083	\$15.38	2.5%		
						1/1/2022	\$68,794	\$15.77	2.5%		
						1/1/2023	\$70,548	\$16.18	2.5%		
						1/1/2024	\$72,347	\$16.59	2.5%		
						1/1/2025	\$74,192	\$17.01	2.5%		
						1/1/2026	\$76,084	\$17.45	2.5%		
						1/1/2027	\$78,024	\$17.89	2.5%		
1/1/2028	\$80,013	\$18.35									
Vacant 15461	1,371	14.28%									
LV Nails 15461	1,366	14.23%	3/8/2017	3/7/2022	1 x 5 Year	3/8/2017	\$24,588	\$18.00	N/A	Common Area Maintenance: Estimated \$8.04/SF for a monthly total of \$915	
						3/8/2018	\$25,203	\$18.45	2.5%		
						3/8/2019	\$25,833	\$18.91	2.5%		
						3/8/2020	\$26,608	\$19.48	2.5%		
						3/8/2021	\$27,406	\$20.06	2.5%		
						Option 1	3/8/2022	\$28,228	\$20.66		3%
						3/8/2023	\$29,075	\$21.28	3%		
						3/8/2024	\$29,947	\$21.92	3%		
						3/8/2025	\$30,845	\$22.58	3%		
3/8/2026	\$31,770	\$23.26	3%								
CosmoProf 15463	2,500	26.05%	1/10/2017	1/31/2022	1 x 5 Year Option 1	1/10/2017	\$38,750	\$15.50	N/A	Common Area Maintenance: Estimated \$6.87/SF for a monthly total of \$1,431	
						2/1/2022	\$44,175	\$17.67	14%		
Building Two Totals	9,598	100%					\$129,998	\$13.54			



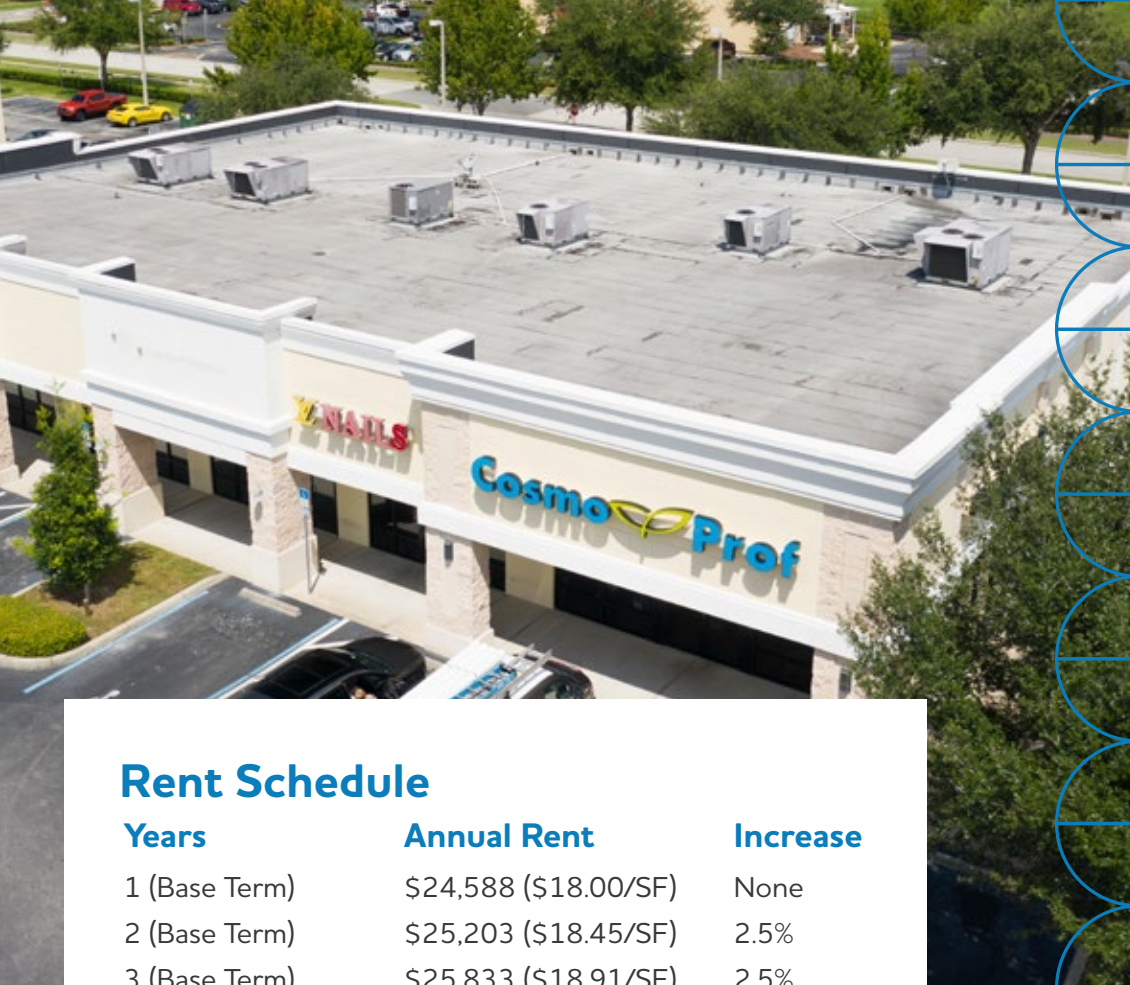
Rent Schedule

Years	Annual Rent	Increase
Sept.–Dec. 2018	\$13,290 (\$3.05/SF)	None
2 (Base Term)	\$65,415 (\$15.00/SF)	2.5%
3 (Base Term)	\$67,083 (\$15.38/SF)	2.5%
4 (Base Term)	\$68,794 (\$15.77/SF)	2.5%
5 (Base Term)	\$70,548 (\$16.18/SF)	2.5%
6 (Base Term)	\$72,347 (\$16.59/SF)	2.5%
7 (Base Term)	\$74,192 (\$17.01/SF)	2.5%
8 (Base Term)	\$76,084 (\$17.45/SF)	2.5%
9 (Base Term)	\$78,024 (\$17.89/SF)	2.5%
10 (Base Term)	\$80,013 (\$18.35/SF)	2.5%

Additional Rent: The tenant shall pay its pro rata share of CAM, insurance and real estate taxes. CAM is estimated at \$6.81 per square foot per annum.

Greenberg Dental Investment Summary

Tenant	Greenberg Dental
Guarantor	Corporate
Address	15455 U.S. Hwy. 441 Eustis, FL 32726
Rentable Area	± 4,361 SF (45.44% GLA)
Annual Rent	\$65,415 (\$15.00/SF)
Commencement	August 30, 2018
Lease Expiration	December 31, 2028
Lease Term	10 Years
Lease Type	NNN
Options	None
Increases	2.5% Annual Increases
Additional Rent	Common Area Maintenance, Real Estate Taxes + Property Insurance
Landlord	No Responsibilities



Rent Schedule

Years	Annual Rent	Increase
1 (Base Term)	\$24,588 (\$18.00/SF)	None
2 (Base Term)	\$25,203 (\$18.45/SF)	2.5%
3 (Base Term)	\$25,833 (\$18.91/SF)	2.5%
4 (Base Term)	\$26,608 (\$19.48/SF)	2.5%
5 (Base Term)	\$27,406 (\$20.06/SF)	2.5%
6 (Option 1)	\$28,228 (\$20.66/SF)	3%
7 (Option 1)	\$29,075 (\$21.28/SF)	3%
8 (Option 1)	\$29,947 (\$21.92/SF)	3%
9 (Option 1)	\$30,845 (\$22.58/SF)	3%
10 (Option 1)	\$31,770 (\$23.26/SF)	3%

Additional Rent: The tenant shall pay its pro rata share of CAM, insurance and real estate taxes. CAM is estimated at \$8.04 per square foot per annum.

LV Nails Investment Summary

Tenant	LV Nails
Guarantor	Corporate
Address	15461 U.S. Hwy. 441 Eustis, FL 32726
Rentable Area	± 1,366 SF (14.23% GLA)
Annual Rent	\$25,833 (\$18.91/SF)
Commencement	March 8, 2017
Lease Expiration	March 7, 2022
Lease Term	5 Years
Lease Type	NNN
Options	1 x 5-Year Option
Increases	2.5% Annual Increases in Base Term + 3% Annual Increases Within Option Period
Additional Rent	Common Area Maintenance, Real Estate Taxes + Property Insurance
Landlord	No Responsibilities



Rent Schedule

Years	Annual Rent	Increase
1–5 (Base Term)	\$38,750 (\$15.50/SF)	None
6–10 (Option 1)	\$44,175 (\$17.67/SF)	14%

Additional Rent: The tenant shall pay its pro rata share of CAM, insurance and real estate taxes. CAM is estimated at \$6.87 per square foot per annum.

CosmoProf Investment Summary

Tenant	CosmoProf
Guarantor	Corporate
Address	15463 U.S. Hwy. 441 Eustis, FL 32726
Rentable Area	± 2,500 SF (26.05% GLA)
Annual Rent	\$38,750 (\$15.50/SF)
Commencement	January 10, 2017
Lease Expiration	January 31, 2022
Lease Term	5 Years
Lease Type	NNN
Options	1 x 5-Year Option
Increases	14% Increase Within Option Period
Additional Rent	Common Area Maintenance, Real Estate Taxes + Property Insurance
Landlord	No Responsibilities

Tenant Profiles

Greenberg Dental

From general cleanings to more complex dental procedures—including dental implants, orthodontics and teeth whitening—Greenberg Dental offers a range of dental services at more than 90 locations throughout the state of Florida. For over 30 years, the dentists, orthodontists and specialists at Greenberg Dental have made dental care more accessible and affordable for residents in the Central Florida, Jacksonville, Tampa and Sarasota areas.

LV Nails

LV Nails offers the latest and hottest trends in nail fashion, including specialized nail art designs, no-chip gel manicures and luxury spa pedicures. LV Nails offers walk-in appointments at budget-friendly prices.

CosmoProf

CosmoProf offers a wide selection of more than 25,000 products from the best brands in the beauty industry at its more than 1,200 retail stores across the United States. The company's more than 600 salon consultants have the tools to help customers find the best products and solutions for all beauty and salon situations. CosmoProf supports the beauty professional with educational opportunities and events at all skill levels. CosmoProf also hosts exclusive beauty industry shows in multiple cities across the country.





Shoppes at Eustis Village

Building Three
Investment Overview



Rent Schedule

Years	Annual Rent	Increase
1–5 (Base Term)	\$132,000 (\$15.17/SF)	None
6–10 (Base Term)	\$138,600 (\$15.93/SF)	5%
11–15 (Base Term)	\$145,530 (\$16.73/SF)	5%
16–20 (Option 1)	\$152,807 (\$17.56/SF)	5%
21–25 (Option 2)	\$160,447 (\$18.44/SF)	5%
26–30 (Option 3)	\$168,469 (\$19.36/SF)	5%
31–35 (Option 4)	\$176,893 (\$20.33/SF)	5%

Additional Rent: The tenant shall pay its pro rata share of CAM, insurance and real estate taxes. CAM is estimated at \$7.34 per square foot per annum.

Pep Boys

Founded in 1921, Pep Boys is one of the leading automotive aftermarket retail and service chains in the United States. Headquartered in the Philadelphia neighborhood of East Falls, Pep Boys provides name-brand tires, automotive maintenance and repair, parts and expert advice for the DIY, commercial auto parts delivery and fleet maintenance and repair customers across the country. Pep Boys currently operates more than 8,300 service bays in over 930 locations across 35 states and Puerto Rico. Pep Boys is a wholly owned subsidiary of Icahn Automotive Group (NASDAQ: IEP), which owns and operates leading auto repair and maintenance providers Pep Boys, AAMCO and Precision Tune Auto Care.

Pep Boys Investment Summary

Tenant	Pep Boys
Guarantor	Corporate
Address	15469 U.S. Hwy. 441 Eustis, FL 32726
Rentable Area	± 8,700 SF (100% GLA)
Annual Rent	\$145,530 (\$16.73/SF)
Commencement	October 3, 2006
Lease Expiration	October 2, 2021
Lease Term	15 Years
Lease Type	NNN
Options	4 x 5-Year Options
Increases	5% Every 5 Years
Additional Rent	Common Area Maintenance, Real Estate Taxes + Property Insurance
Landlord	No Responsibilities



Shoppes at Eustis Village

Eustis, Florida
Market Overview



Advent Health
Watermar
269 Beds • \$1.3 Billion Revenue

Atwater
Apartments
240 Units • 2 Stories

Club at Eustis
Apartments
96 Units

Valencia Grove
Apartments
144 Units • 3 Stories

BEALLS Publix
The UPS Store
Great Clips
CELL PHONE REPAIR
SONIC
SUNTRUST
Applebee's

Oak Wood
COUNTRY STORE & GROCERY

U-HAUL

SEMIHOLE
POWER SPORTS

David Walker Drive

Dillard Road

Kurt Street

U.S. Highway 441
46,000 ADT

Subject Property

Seacoast Bank

CenterState

Reunion Bank
OF FLORIDA

Comfort
HOME CARE

Regency Park Assisted
Living + Memory Care

Insight

BB&B DUNKIN' DONUTS

BR
BROOKDALE
7 ELEVEN

Sonny's
BAR-B-Q

golden corral
Bakery & Grill

CHEVROLET

KOHL'S
FIREHOUSE
SUBS

Osprey Lodge Senior
Living Community

Lake Point Senior
Apartments
160 Units • 3 Stories

Liberty Christian
Preparatory School
220 Students

BROOKDALE
SENIOR LIVING SOLUTIONS

Somerset Assisted
Living + Memory Care



Advent Health
Watermark
269 Beds • \$1.3 Billion Revenue

Atwater Apartments
240 Units • 2 Stories

BEALLS Publix
The UPS Store
Great Clips
REPAIR
SONIC
Applebees
SUNTRUST

Club at Eustis Apartments
96 Units

Valencia Grove Apartments
144 Units • 3 Stories

Subject Property

BIG LOTS! **DOLLAR GENERAL**
IHOP **SUBWAY**
Wendy's
boost mobile
HONEYBAKED

LAKE TECH
497 Students

TRACTOR SUPPLY
bealls Save
Aaron's
OUTLET food stores

Walgreens

TD Bank

UNITED SOUTHERN BANK

Faith Lutheran School
223 Students

Wendy's

CVS **AMSCOT** **WELLS FARGO**
pharmacy **MATTRESS FIRM** **Tanora** **KAY**
at&t **ALDI** **chili's** **PIZZA HUT**
T-Mobile **T.J. MAXX** **FLATS**

Reunion Bank
CFC Financial

CHEVROLET

46,000 ADT

Regency Park Assisted Living + Memory Care

Insight

BB&T **DUNKIN' DONUTS**

BR **7 ELEVEN**

Seacoast Bank

golden CORRAL

CenterState

TIRE KINGDOM

K **BUCKLE UP** **PIZZA HUT** **Denny's**

Sonny's

KOHL'S **FIREHOUSE SUBS**
POWERED BY FIREHOUSE

41,500 ADT

Osprey Lodge Senior Living Community

Lake Point Senior Apartments
160 Units • 3 Stories

BROOKDALE
SERVICES BY THE BROTHERHOOD

Liberty Christian Preparatory School
220 Students

Somerset Assisted Living + Memory Care

ROSS **HONEY LUNEBY**
NEEDS FOR LESS **TI-MAXX** **PIZZA HUT** **PET SUPERMARKET**

First National Bank
SPINNO **MURPHY USA** **TACO BELL**

7 ELEVEN

Eudora Grove Apartments

Walmart

Hammock Oaks Apartments
280 Units • 2 Stories

The Ridge at Mount Dora
44 Units • 1 Story

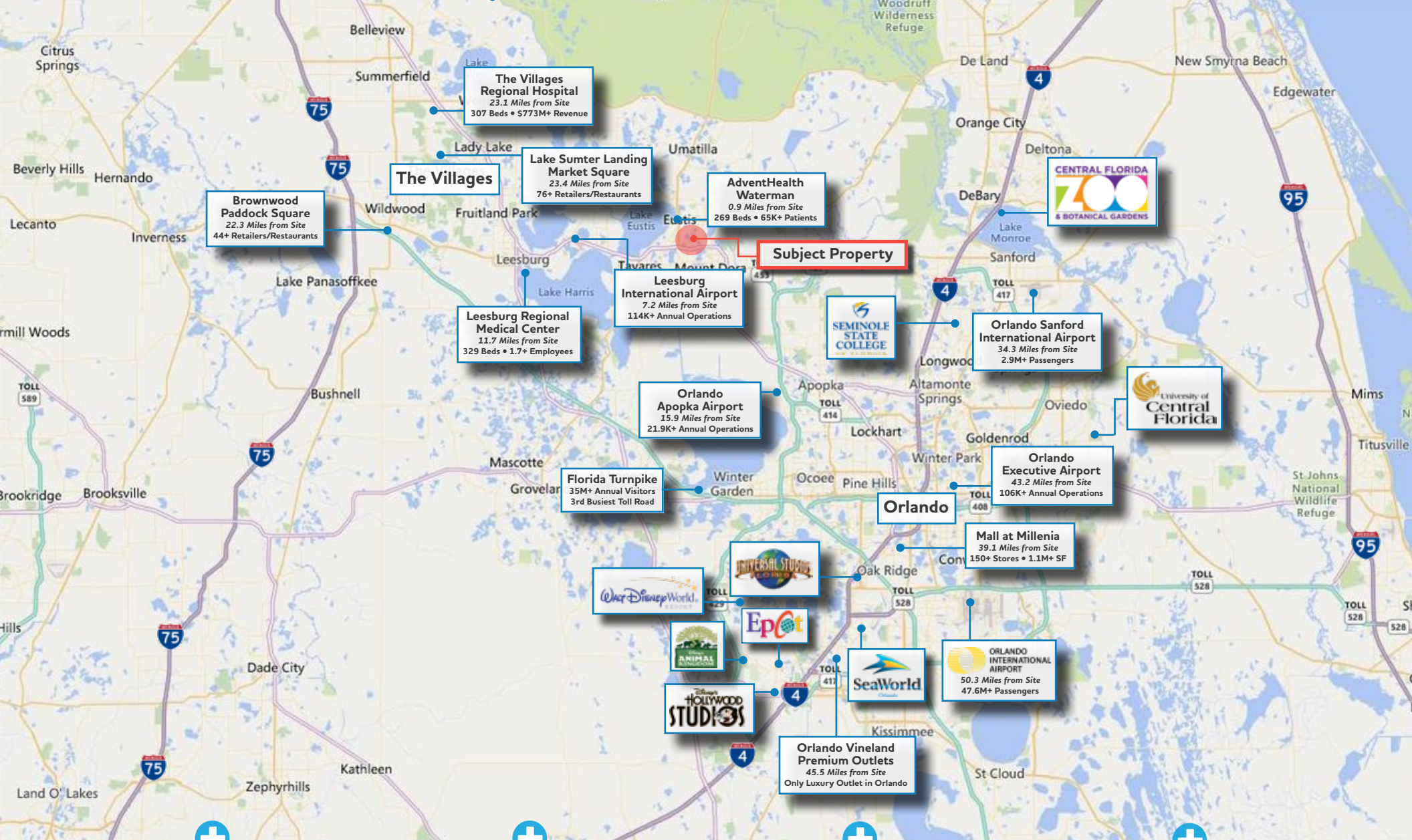
EPIC **THEATRE** **TARGET** **REGIONS**
Chick-fil-ee **GameStop**
POWERED BY THE PLAYERS

Triangle Elementary School
718 Students

DOLLAR GENERAL

Villas of Mount Dora
70 Units • 1 Story

11,800 ADT



Highly Connected Area

Interstate 95 and Interstate 4 connect the city of Eustis to the rest of Central Florida, including the major metropolitan areas of Jacksonville, Miami and Orlando.



Eco-Friendly Tourism

Lake County is a popular eco-friendly tourist destination. Over 1,000 freshwater lakes—as well as plenty of parks and nature reserves—attract nature lovers from across the globe.




Growing Population

The city of Eustis is part of Central Florida, which has a population of more than 3.3 million people. Eustis itself is expected to grow in size by over 13 percent by 2024.



Proximity to Orlando

The site is less than 30 miles from downtown Orlando. More than 68 million visitors flock to Orlando's many theme parks each year, including Walt Disney World and Universal Studios.



Georgefest, an annual historic festival held in Eustis that honors the nation's first president, George Washington.

Situated Within Lake County

Eustis is a small Central Florida town within Lake County, approximately 35 miles from the heart of downtown Orlando. The city is home to a quaint historic district, the Lake Eustis Museum of Art, the Trout Lake Nature Center and many more tourist-friendly destinations. Eustis is best known for celebrating American history with Georgefest, a festival honoring George Washington, the first president of the United States. Georgefest is a time-honored tradition that attracts about 30,000 visitors over a three-day period each February. Started in 1902, Georgefest is the second-longest-running festival of its kind in the country.

Proximity to Orlando, Florida



World-Class Tourist Destination

The site is within easy driving distance of the many tourist attractions in Orlando, including Walt Disney World, SeaWorld and Universal Studios. Around 68 million people visit Orlando each year, making the area the most-visited travel destination in the United States. Tourism generates record tax revenues of over \$3 billion and has an annual economic impact of approximately \$64 billion. Orlando is also the top choice for meetings and events in the country, with more than 10 million business visitors flocking to the area each year.



Top Job Market

Orlando has a labor pool of more than 1.2 million people, and is the fastest-growing job market in the country. Orlando regularly sees year-over-year job growth of more than 4.6 percent. Florida itself has no state income tax and is a right-to-work state, which offers business-friendly incentives to investors. Orlando is the No. 2 competitive business location in the nation, and is also No. 2 in the country for overall population growth.



Universal Studios
Wizarding World of
Harry Potter



SeaWorld Orlando



Walt Disney World





Demographics

Demographics	1 Mile	3 Miles	5 Miles
Population			
Estimated Population	3,318	31,157	75,684
2024 Projected Population	3,765	35,142	85,719
2010 Census Population	2,749	27,151	63,799
Projected Annual Growth (2019–2024)	13.47%	12.79%	13.26%
Historical Annual Growth (2010–2019)	20.70%	14.75%	18.63%
Estimated Households	1,599	13,294	32,422
2024 Projected Households	1,809	14,975	36,641
2010 Census Households	1,335	11,490	27,289
Projected Annual Growth (2019–2024)	13.13%	12.64%	13.01%
Historical Annual Growth (2010–2019)	19.78%	15.70%	18.81%
Household Income			
Est. HH Income \$200,000+	0.31%	1.63%	2.89%
Est. HH Income \$150,000–\$200,000	2.50%	1.73%	1.86%
Est. HH Income \$125,000–\$150,000	2.94%	2.81%	3.26%
Est. HH Income \$100,000–\$125,000	3.19%	5.37%	6.78%
Est. HH Income \$75,000–\$100,000	6.20%	11.39%	12.54%
Est. HH Income \$50,000–\$75,000	17.40%	16.87%	18.07%
Est. HH Income \$25,000–\$50,000	19.15%	29.91%	28.60%
Est. HH Income Under \$25,000	48.31%	30.30%	25.99%
Est. Average Household Income	\$42,610	\$54,018	\$61,146
Est. Median Household Income	\$26,824	\$41,059	\$44,757
Race/Ethnicity			
Est. White	82.58%	81.06%	83.37%
Est. Black	11.39%	15.00%	12.71%
Est. American Indian or Alaska Native	0.54%	0.45%	0.45%
Est. Asian	3.50%	1.68%	1.78%
Est. Hawaiian or Pacific Islander	0.03%	0.07%	0.08%
Est. Hispanic	12.24%	12.93%	11.68%

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