

SIGNALIZED HARD-CORNER DRIVE-THRU OPPORTUNITY · CENTRAL FLORIDA



±0.87 ac

±37,800 sq ft corner

165'

frontage on CR 44A

Signalized

hard-corner intersection

MCR

future land use (to 2.5 FAR)

City water & sewer

available at the street (site now on well & septic)

THE OPPORTUNITY

A high-visibility corner at the gateway intersection of County Road 44 and County Road 44A in Eustis — a commuter route past a parcel large enough for a modern drive-thru with generous stacking, landscaping, and easy ingress/egress. Suited to coffee, beverage, breakfast, smoothie, bakery, dessert, or QSR concepts.

DEAL STRUCTURES — PRICE & TERM NEGOTIABLE

- Ground lease** — you (or your developer) finance and build to your prototype; lightest guaranty bar since you own the improvements.
- Build-to-suit** — owner finances and delivers to your spec; asks for a binding commitment to occupy on delivery and a corporate / credit-tenant guaranty, since the owner carries construction financing against your lease.
- Long-term NNN** — the 15–20 year commitment we’re seeking; guaranty scaled to who takes construction risk.

IDEAL USES

- Coffee
- Beverage
- Breakfast
- Smoothie
- Bakery
- Dessert
- QSR
- Convenience / fuel

WHY THE ROOFTOPS ARE COMING

The completed SR 429 / Wekiva Parkway put this corner within reach of the greater Orlando job market. Master-planned and builder communities in the Sorrento–Mount Plymouth corridor are adding rooftops within the drive-time, on top of a decade of Eustis / Mount Dora in-fill. Traffic past the corner has risen every year on record.

National drive-thru coffee brands have already committed **multiple locations** to the greater Eustis–Mount Dora market — but the nearest sits ~6 miles off, leaving the growing north/east quadrant this corner anchors uncovered.

±15,600 vehicles/day · CR 44 at the corner
2025 AADT · FDOT (up from 13,700 in 2021)

SITE AT A GLANCE

Location	Gateway signalized corner — CR 44 & CR 44A
Dimensions	164.65' frontage × ~229.7' deep (per survey)
Topography	Level; mature trees (removal at site plan)
Future land use	Mixed Commercial Residential (MCR) — up to 2.5 FAR
Entitlement	Permitted use — no rezoning; City of Eustis site-plan review
Utilities	City water & sewer at the street
Access	Lake County–permitted driveway (spacing / turn-lane rules)
Interim income	Legacy 1930 residence, tenant-occupied

TRADE AREA

U.S. Census Bureau, ACS 2024 5-year (block-group estimate)

Radius	1-mi	3-mi	5-mi
Population	3,208	23,509	57,265
Households	1,163	9,014	24,586
Median HH income	\$67,247	\$73,620	\$70,408

Rebecca Perkins — owner / principal, direct

(407) 439-5000

Inquiries welcome from real-estate directors, site selectors, tenant reps & franchise groups.

[Inquiry form](#) · [PleaseLeaseMe.com/#contact](#)

Conceptual marketing information only. Data compiled from the Lake County Property Appraiser, City of Eustis, U.S. Census Bureau / ACS, and FDOT Florida Traffic Online; prospective tenants should independently verify all figures, future land use, zoning, entitlements, dimensions, and utility availability against the survey and municipal records. No brand affiliation or trade dress is implied. © 2026 PleaseLeaseMe.com