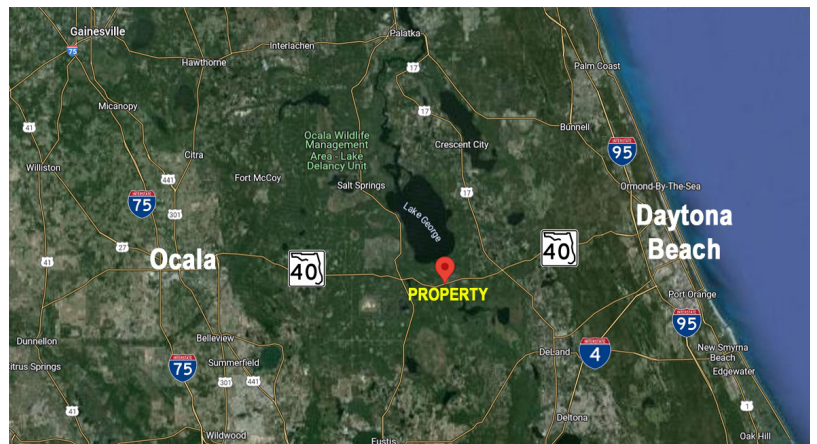




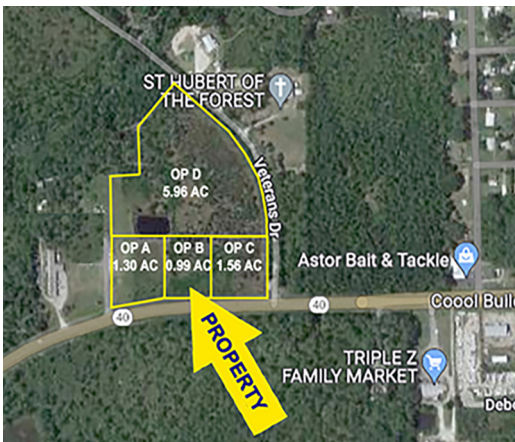
## KEY FEATURES

- Both parcels zoned commercial
- Will sell 4 acre or 8 acre parcel separately
- On CR 40 a major east-west corridor in Lake County
- Two adjacent parcels totaling 12 acre parcel cleared, ready for development with retention and water and sewer to the site
- Corner location, proposed plan to include RV Park with three road front out parcels



**MOTIVATED SELLER!**  
All reasonable offers considered

Demographics	1 Miles	3 Miles	5 Miles
2023 Population	1,262	2,393	2,962
2023 Average HH Income	\$97,870	\$86,016	\$80,466
2023 Median HH Income	\$61,998	\$55,637	\$52,503



OUTPARCELS		
OP	Size	Leased To
A	1.30 ± AC	AVAILABLE
B	0.99 ± AC	AVAILABLE
C	1.56 ± AC	AVAILABLE
D	5.95 ± AC	AVAILABLE

RETAIL		
Property	Size	Leased To
Retail	10,500 ± SF	WILL DIVIDE
C-Store	5,200 ± SF	AVAILABLE
QSR	2,500 ± SF	AVAILABLE