

Former Eustis Huddle House

FOR SALE

1602 North State Road 19
Eustis, FL 32726

Century 21

COMMERCIAL®

J W Morton Real Estate, Inc.



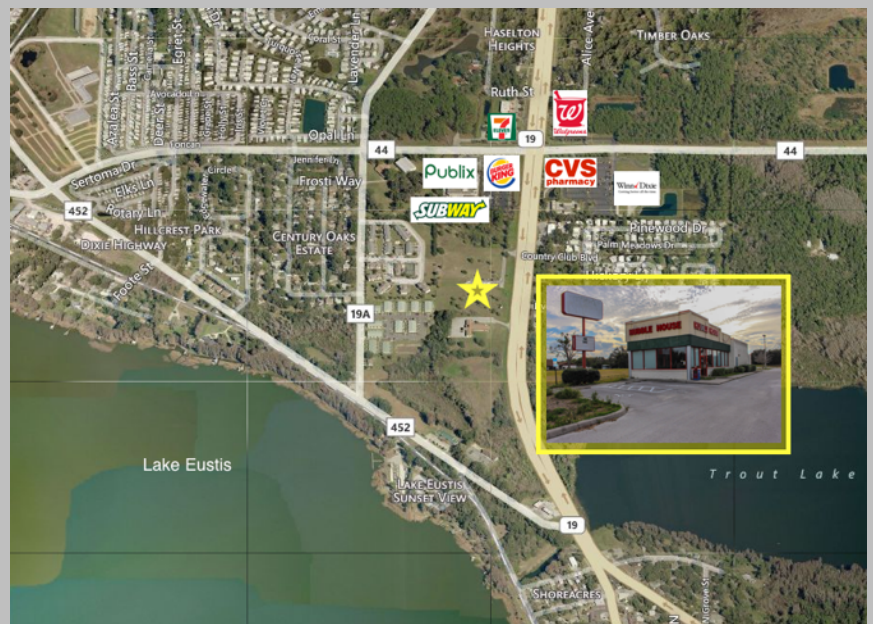
Subject Property:

- 1,875 SF CBS Building
- City Water/Sewer
- 32 Parking Spaces
- 1.24 Acres Zoned Commercial
- 110' of frontage on N SR 19
- Alt Key: 3809654

Offered at just \$ 275,000.

Demographics	3 Mile	5 Mile
Daily Population	27,368	57,399
Rooftops	10,781	23,445
Median Age	45	47
Median Income	\$56,702	\$55,570

Former Huddle House location on US State Road 19 in Eustis, FL in close proximity to Publix development and other national retailers. Improvements include a 1,875 SF freestanding restaurant built in 2004. Restaurant includes a 55 seating capacity, hood and ansul system, walk-in cooler, and freezer. Neighboring cities include, Tavares (7.5 miles), Mount Dora (7.1 miles), Leesburg (14.6 miles), and The Villages (30.5 miles). For more details, please call 352-400-2635.



Elias George Kirallah, Broker Associate

Commercial Real Estate Director
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CENTURY 21 Commercial Network

JW Morton Real Estate, Inc.
1645 W Main Street
Inverness, Florida 34450





**CENTURY 21 Commercial Professionals.
SMARTER. BOLDER. FASTER.®**

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THE CENTURY 21 COMMERCIAL® DIFFERENCE

In today's global real estate marketplace, the right advisor can make all the difference between a successful deal and a missed opportunity.

SERVICE EQUALS SUCCESS

Maximizing the value of your transaction is critical as a tenant, owner or investor. You can't afford to entrust your business to anyone other than a true commercial real estate professional. You want someone whose local market knowledge and service will help you get the most out of your deal. No matter where in the world your business takes you, a **CENTURY 21 Commercial®** System member can help you succeed.

The CENTURY 21 Commercial System is comprised of commercial real estate professionals serving clients around the globe. As leaders in their respective markets, **CENTURY 21 Commercial** professionals offer unparalleled local insight, helping you make informed decisions that enhance value across geographic and cultural boundaries.

LOCAL COMMERCIAL REAL ESTATE PROFESSIONALS CONNECT ON A GLOBAL SCALE

Whether you are a multinational business that needs to fill space overseas, a partnership interested in acquiring a new location or an investor looking for opportunities in another region, your **CENTURY 21 Commercial®** professional can reach out to his or her colleagues across the way – or across the globe – to provide creative solutions that meet your specific needs.

Backed by over 40 years of real estate experience, **CENTURY 21 Commercial®** professionals have an insider's understanding of the local business environment. They know which properties are available today and which will be available tomorrow, and can draw on relationships with local contacts to make these opportunities a reality.

CENTURY 21 COMMERCIAL NETWORK PROFESSIONALS' SERVICE SPECIALTIES:

- Office, industrial and retail leasing
- Investment sales for both institutional and private investors
- Corporate services
- Asset and property management n Tenant representation
- Financial services
- Facilities management
- Development services

PROPERTY TYPES SERVICED:

- Office
- Industrial
- Retail
- Hospitality
- Land
- Mixed Use

CENTURY 21 JW Morton Real Estate, Inc. owned by James W. Morton

has sold over **\$ 1 Billion Dollars** in Real Estate since 1972. **Elias George Kirallah, Broker Associate** has participated in over **\$ 30 Million** in Commercial Real Estate sales and leasing across Central Florida in the last 11 years. With over 8,000 offices and 140,000 sales associates worldwide, CENTURY 21 is the real estate industry leader. For more information about CENTURY 21 Commercial Real Estate, Inc. call **Elias George Kirallah, Broker Associate** at **352-400-2635**.

www.CentralFlCommercial.com

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