

# COMMERCIAL SHOPPING CENTER SITE

## 12110 US 441 BELLEVUE, FL 34420

### 24.45 ACRES 970 FRONT FEET

PREMIER CENTRAL FLORIDA LOCATION FOR COMMERCIAL  
BIG BOX AND RELATED RETAIL OUTPARCELS COMMERCIAL

#### Acreage Available:

24.45 Acres

#### Property Dimensions:

970 Front Feet US 441/27  
970 x 1393 x 991.51 x 777

#### Major Traffic Route:

South US Highway 441/27  
Baseline Extension 200' North  
New 484/I-75 Four-lane  
1 mile South

**Traffic Count:** 33,700

**Land Use:** 24.45 Acre Commercial

#### Zoning:

12.95 Acres B5 Commercial  
Heavy Business  
11.5 Acres A1 Zoning

#### Infrastructure:

Water City of Bellevue  
Sewer City of Bellevue  
Electric Progress Energy

#### Demographics:

Population 53,603  
Households 19,491  
Growth 2010-2018 7.2%

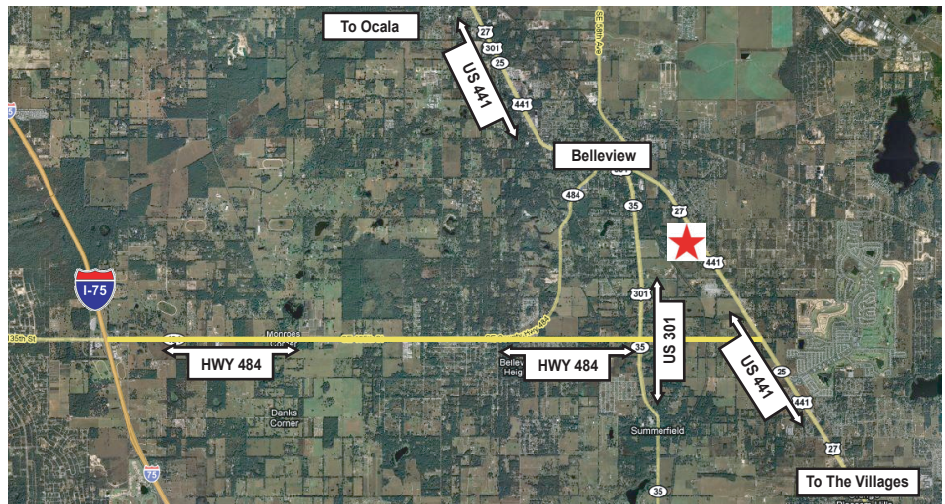
#### Existing Structures:

8 Buildings 16,512 sf  
1 Residence 1,832 sf

Gateway to The Villages

**Price:** \$3,800,000  
**Per Acre** \$ 155,419  
**Per SF** \$ 3.567

**Feature Your Next  
Commercial  
Development Here!**



### LOCATION PROMOTES PROMPT AND EASY ACCESS FOR MAJOR CONSUMER CENTER!

- LARGE RETAIL
- WHOLESALE CLUB
- GROCERY
- AUTO DEALER
- BUILDING SUPPLY
- OFFICE SUPPLY
- HOSPITAL
- AMUSEMENT CENTER
- DISCOUNT DRUG
- DISTRIBUTION CENTER



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