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For Lease

±3.3 Acres

10941 US Highway 441 • Leesburg, FL 34788

±3.3 Acre Pad Available Immediately

Property highlights

- **New Retail Development Opportunity:** Prime 3.3± acre retail development opportunity in an established corridor, available for lease, build-to-suit, or sale. Ideal for QSRs, Fast Casual Restaurants, Car Washes, Banks, Small Shop Tenants, and various other complementary retail concepts.
- **Prime Highway Location:** Positioned on US Highway 441 with excellent visibility and access to 36,967± AADT traffic, the site serves an affluent market with a \$79,611 average household income and nearly 6,000 residents within a 1-mile radius.
- **Access:** Property has existing right-in/right-out access with a future left-in approved by FDOT.
- **Lake Square Mall:** The mall is undergoing a significant 5-10 year transformation plan, with new management actively working to introduce restaurants, hotels, and residential units, creating a future mixed-use destination and drawing more visitors.
- **Leesburg International Airport:** The airport is a central hub for business and general aviation in Lake County, generating an estimated economic impact of \$83.7 million annually and serving as a U.S. Port of Entry
- **Lake-Sumter State College:** With record Fall 2024 enrollment of over 6,000 students and a new \$17.5 million Workforce Development Center, the college is rapidly expanding, bringing a growing student population and skilled workforce to the area.

Demographics

(ESRI 2024)

POPULATION



1 MI.	5,935
3 MI.	29,876
5 MI.	70,737

AVERAGE HH INCOME



1 MI.	\$79,611
3 MI.	\$77,809
5 MI.	\$74,893

HOUSEHOLDS

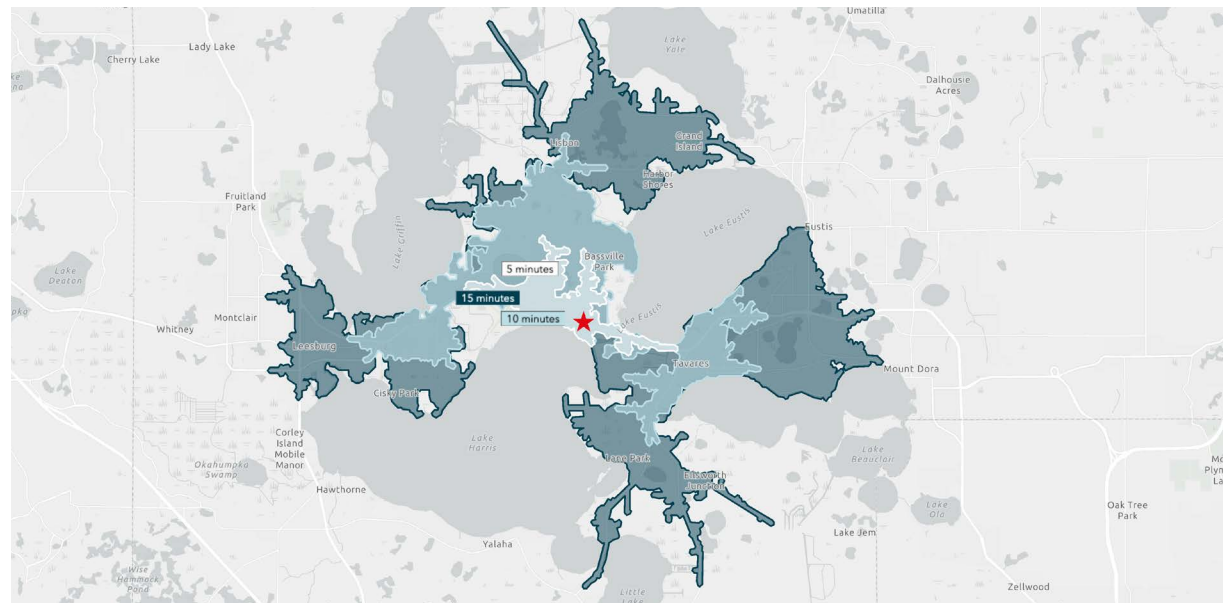
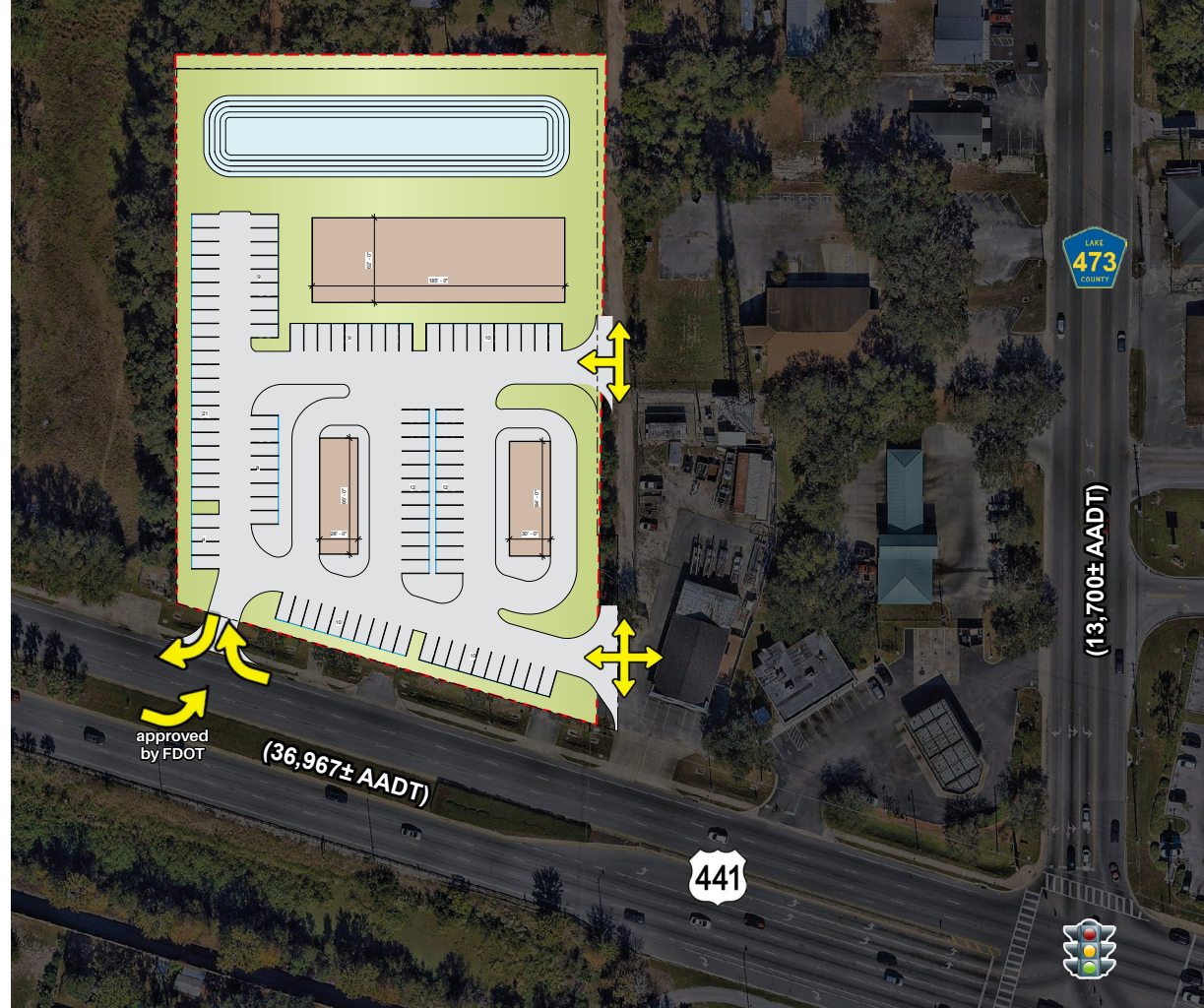


1 MI.	2,768
3 MI.	13,314
5 MI.	31,545

MEDIAN AGE



1 MI.	51.2
3 MI.	51.2
5 MI.	50.2



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