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For Lease

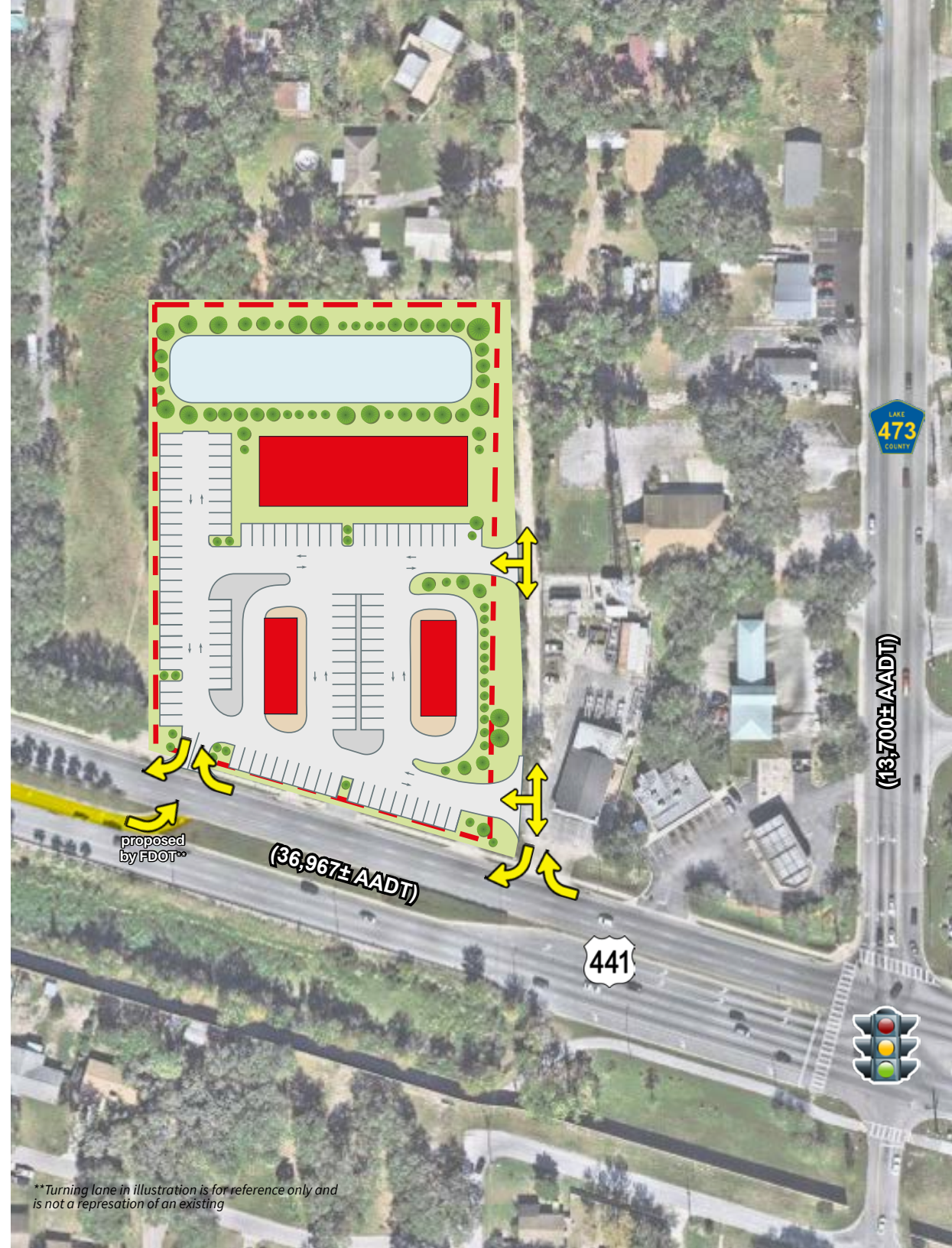
±3.3 Acres

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, Daycare, Medical, 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 an left in proposed to FDOT.
- **Leesburg, FL:** This area is undergoing significant population growth, with the 2024 population reaching 37,815, a 18.5% increase from 2023 and a nearly 40% increase from 2020. This rapid growth, driven largely by development from The Villages, has positioned Leesburg as the third fastest-growing city in the U.S. by percentage. Projections suggest continued growth, with plans for significant development potentially adding 40,000 new residential units, though the city also faces challenges in managing this expansion.
- **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.
- **Lake Square Mall:** The mall has undergone 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.



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Demographics

(ESRI 2025)

TOTAL POPULATION			AVERAGE HH INCOME		
	5 MINS.	5,935		5 MINS.	\$79,611
	10 MINS.	29,876		10 MINS.	\$77,809
	15 MINS.	70,737		15 MINS.	\$74,893
TOTAL HOUSEHOLDS			2030 TOTAL POPULATION		
	5 MINS.	2,768		5 MINS.	6,703
	10 MINS.	13,314		10 MINS.	33,465
	15 MINS.	31,545		15 MINS.	79,266



Leasing
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