



FOR LEASE OR SALE

33202 COUNTY ROAD
473, LEESBURG,
FLORIDA 34788



**COLDWELL BANKER
COMMERCIAL**
CFL

PROPERTY OVERVIEW

- CONSTRUCTED IN 1960
- THE BUILDING FEATURES A METAL ROOF AND PAVED PARKING
- ACCOMMODATING APPROXIMATELY 12 VEHICLES.
- IT INCLUDES TWO LARGE BATHROOMS
- PRIVATE OFFICE SPACE, MAKING IT SUITABLE FOR RETAIL OR PROFESSIONAL OFFICE USE.



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LOCATION

JUST 1.2 MILES OFF HIGHWAY 441, THE PROPERTY IS CENTRALLY POSITIONED BETWEEN HIGHWAYS 27 AND 19, APPROXIMATELY 6 MINUTES FROM LAKE SQUARE MALL AND 15 MINUTES FROM THE UF HEALTH CENTER IN LEESBURG.



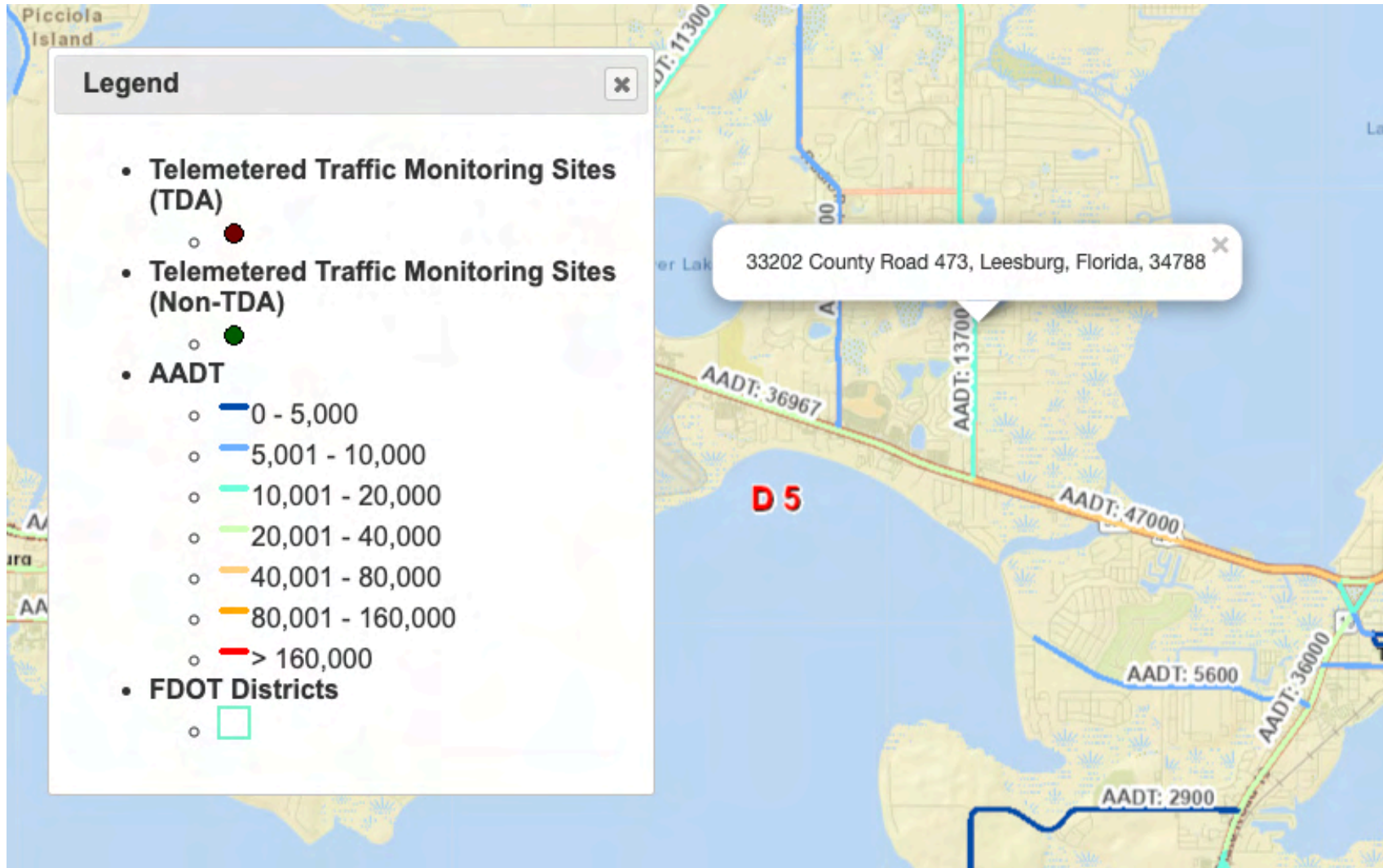
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AREA TRAFFIC ANALYTICS



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PRICING INFORMATION

FOR LEASE PRICE: \$16.00 / PER SQFT
NET LEASABLE SQFT: 1,680
LEASE AMOUNT FREQUENCY: MONTHLY

FOR SALE PRICE: \$300,000.00

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