

SHOPPES OF LAKE VILLAGE

LEESBURG, FL



SIZE

132,927 square feet

MAJOR TENANT(S)

Publix
Dollar Tree
Advance Auto Parts
H&R Block



LOCATION

10601 US-441 | Leesburg, FL 34788

PROPERTY HIGHLIGHTS

- Anchored by a newly redeveloped Publix
- 71,256 residents with projected growth of 7.50% over the next five years, historical residential growth over 15% in the last 10 years
- Located on US Highway 441, which sees over 37,000 vehicles per day, and services over 31,220 households with average income exceeding \$57,144
- Daytime population exceeds 30,405 within a 10-minute drive

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

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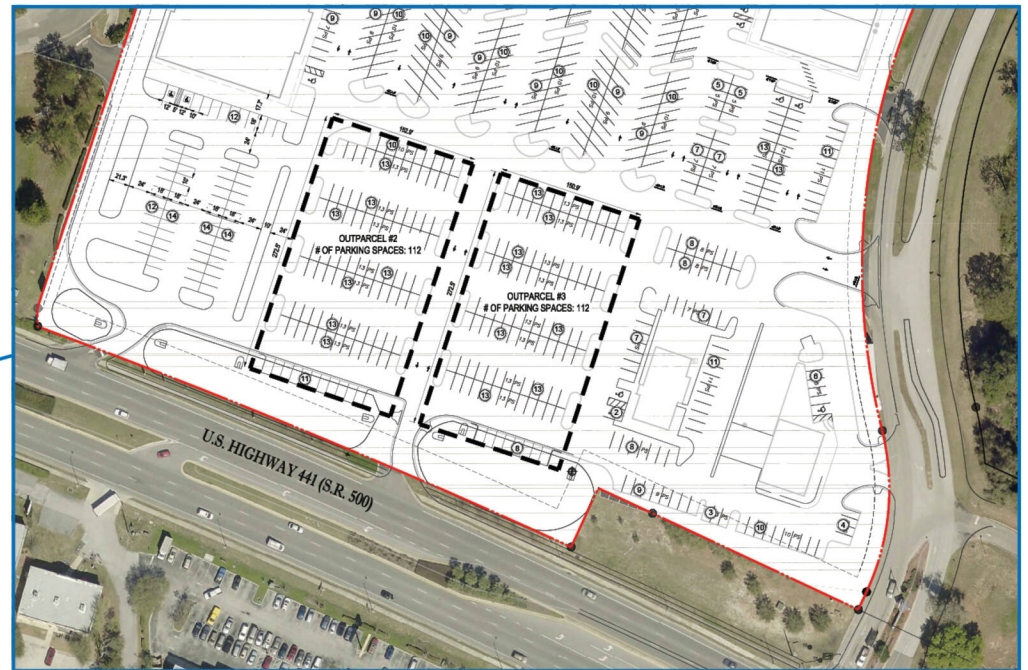
SPACE	TENANT	SQ. FT.	STATUS	SQ. FT.
A1	Sobik's Subs	1,000 SF	C18 AVAILABLE	1,275 SF
A2	Phillip Tailor and Alterations	1,000 SF	C19 AVAILABLE	2,125 SF
A3	AVAILABLE	1,250 SF	C1A Elegant Nails and Tanning	1,530 SF
A5	Tobacco Planet	750 SF	C1B Leading Edge Dental	1,700 SF
A6	The Best in Town Barbershop	1,000 SF	C2 Salon Suites	2,975 SF
A7	AVAILABLE	750 SF	C4 Lake Uniforms	1,700 SF
A8	H&R Block	1,000 SF	C5 All - In Print & Post	2,550 SF
B	Advance Auto Parts	8,640 SF	C7 Mariner Finance	1,700 SF
C10	AVAILABLE	1,275 SF	C8 Eye Doctors Optical Outlet	2,975 SF
C12	Woochi Japanese Fusion	3,779 SF	D Publix	48,387 SF
C13	Play It Again Sports	4,266 SF	E3 Sproutfitters	12,223 SF
C14	OneBlood	3,636 SF	E8 Dollar Tree	9,592 SF
C15	China Liu	2,465 SF	G1 AVAILABLE	5,250 SF
C17	Publix Liquors	1,740 SF	OUT1 Arby's	3,500 SF
			OUT2 VIPcare	2,894 SF
			TOTAL SQ. FT.	132,927

SITE LEGEND

- Available
- Leased (not occupied)
- Site Boundary
- Occupied
- Owned by Others

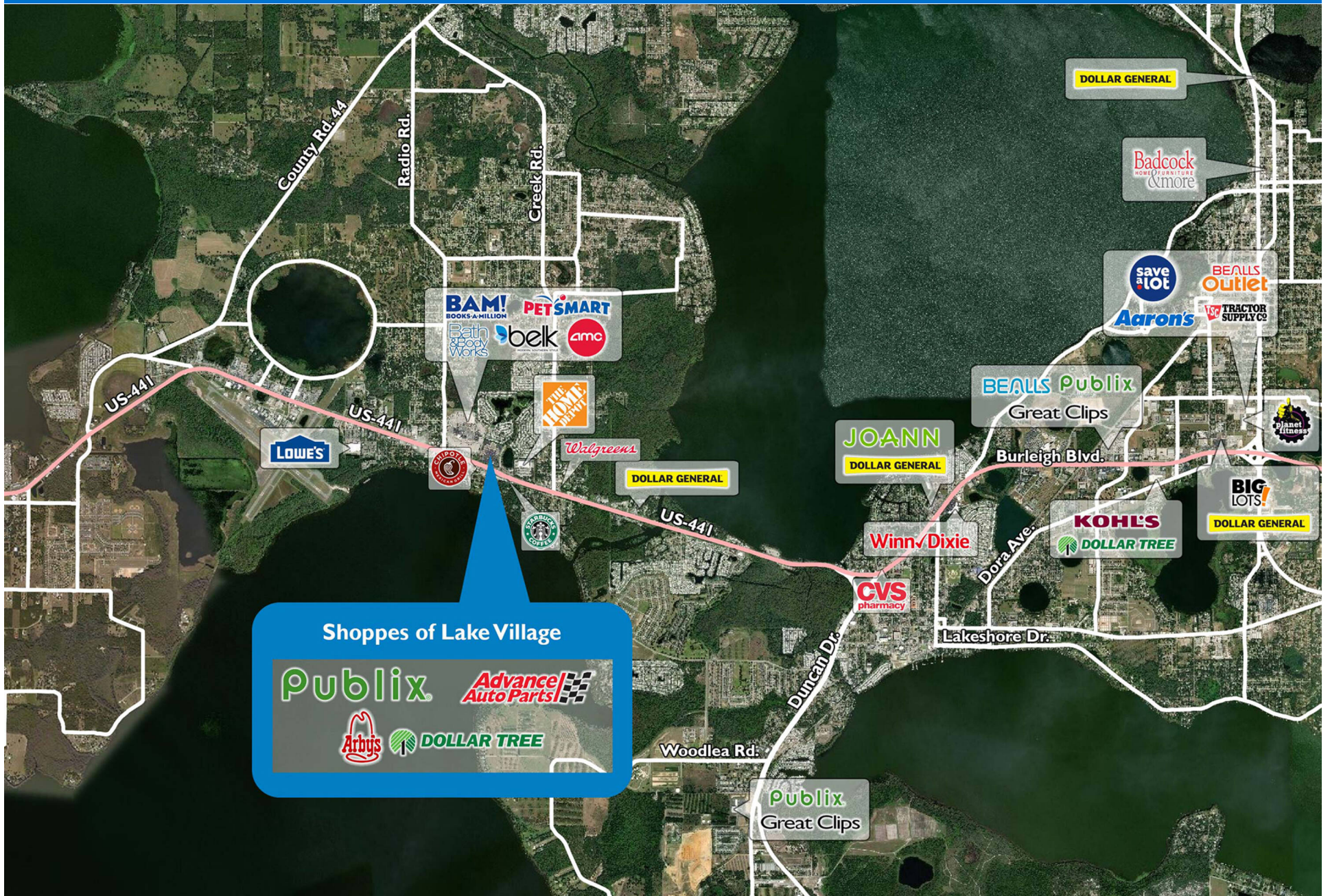


DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Jan 17, 2023



Latitude: 28.823808

Longitude: -81.781077

Shoppes of Lake Village Leesburg, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	4,926	19,138	45,068
	2027 Projected Population	4,900	19,226	45,780
	2010 Census Population	4,412	16,739	37,944
	2000 Census Population	3,194	13,412	31,784
	1990 Census Population	2,649	10,938	26,148
	Historical Annual Growth 1990 to 2000	1.89%	2.06%	1.97%
	Historical Annual Growth 2000 to 2010	3.28%	2.24%	1.79%
	Estimated Annual Growth 2010 to 2022	0.90%	1.10%	1.41%
	Projected Annual Growth 2022 to 2027	-0.10%	0.09%	0.31%
	Median Age	48.5	50.5	51.1
Households	Q2 2022 Estimated Households	2,229	8,663	20,254
	2027 Projected Households	2,216	8,701	20,562
	2010 Census Households	1,998	7,579	17,024
	2000 Census Households	1,557	6,460	15,004
	1990 Census Households	1,217	5,065	12,254
	Historical Annual Growth 1990 to 2000	2.50%	2.46%	2.05%
	Historical Annual Growth 2000 to 2010	2.53%	1.61%	1.27%
	Estimated Annual Growth 2010 to 2022	0.90%	1.10%	1.43%
	Projected Annual Growth 2022 to 2027	-0.12%	0.09%	0.30%
	Population per Household	2.21	2.21	2.17
Population by Race	White	77.3%	78.0%	78.3%
	Black or African American	9.1%	8.5%	9.4%
	Asian & Pacific Islander	2.3%	1.7%	1.7%
	Other Races	2.3%	1.8%	1.9%
	Hispanic Population	9.0%	9.9%	8.7%
Income	Average Household Income	\$66,336	\$64,540	\$64,253
	Median Household Income	\$49,793	\$48,069	\$47,330
	Per Capita Income	\$30,019	\$29,220	\$29,388
Education (Age 25+)	Elementary	2.8%	2.0%	2.5%
	Some High School	4.6%	8.9%	8.4%
	High School Graduate	37.4%	36.8%	36.2%
	Some College	18.9%	20.2%	22.1%
	Associates Degree Only	11.0%	10.5%	9.6%
	Bachelors Degree Only	16.7%	14.7%	14.5%
	Graduate Degree	8.6%	6.9%	6.7%
Business	Number of Businesses	157	378	1,080
	Total Number of Employees	1,821	4,604	14,723
	Employees per Business	11.59	12.19	13.63
	Residential Population per Business	31.36	50.67	41.72

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.