

LEASE

SANTA ROSA COMMERCE CENTER

25010 U.S. 27 Leesburg, FL 34748



PROPERTY DESCRIPTION

TWO UNITS LEFT -- ONE UNIT @ 1064 SF & ONE UNIT @ 2128 SF. Retail Strip Center Condos in the Santa Rosa Commerce Center with Direct Highway Road Frontage on the main thoroughfare US HIGHWAY 27. Surrounding tenants include: Orlando Health, Artist, Hemp Store. Secure a unit at this superior location for your business, nearby established communities of The Plantation at Leesburg Golf Community, Windsong, and many more. Minutes from all major highways including US-27, FL-33, and the Florida Turnpike. 25 Minutes to Clermont, 16 Minutes to Downtown Leesburg, and approx. 30 minutes to The Villages. Central to all Central Florida has to offer. Call today to schedule a private showing.

PROPERTY HIGHLIGHTS

Alyssa Rodriguez
(407) 802-7798

OFFERING SUMMARY

| | |
|------------------|-----------------------|
| Lease Rate: | \$21.00 SF/yr (Gross) |
| Number of Units: | 9 |
| Available SF: | 1,064 SF |
| Building Size: | 10,308 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 70 | 241 | 1,400 |
| Total Population | 127 | 436 | 2,531 |
| Average HH Income | \$80,229 | \$80,200 | \$81,667 |

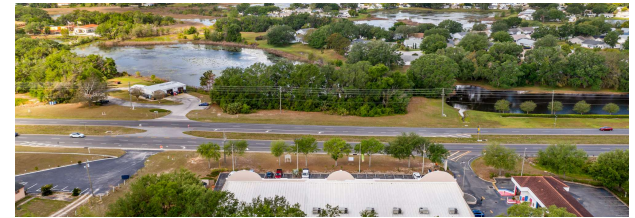
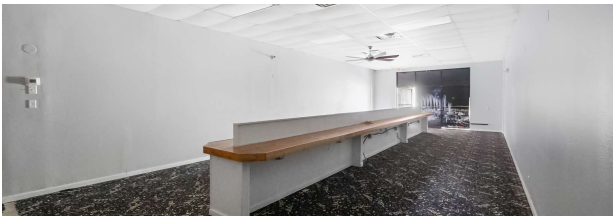
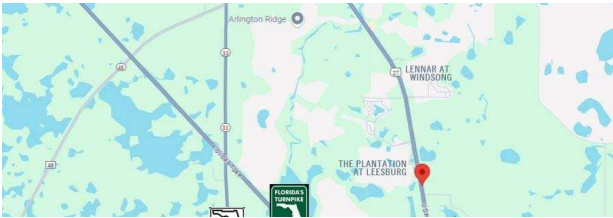


COLDWELL BANKER
COMMERCIAL
CFL

LEASE

SANTA ROSA COMMERCE CENTER

25010 U.S. 27 Leesburg, FL 34748



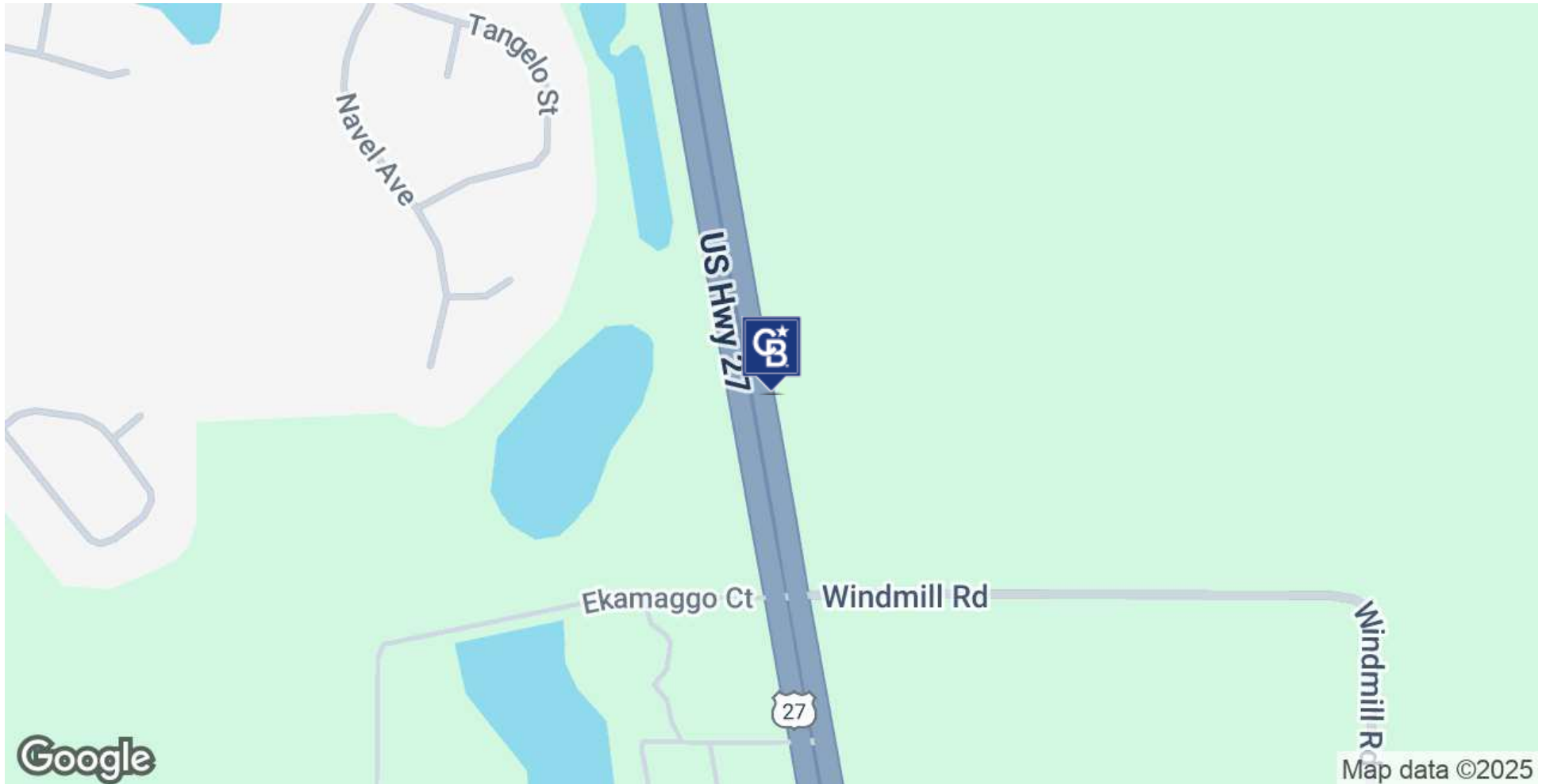
Alyssa Rodriguez
(407) 802-7798



LEASE

SANTA ROSA COMMERCE CENTER

25010 U.S. 27 Leesburg, FL 34748



Alyssa Rodriguez
(407) 802-7798



**COLDWELL BANKER
COMMERCIAL**
CFL

LEASE

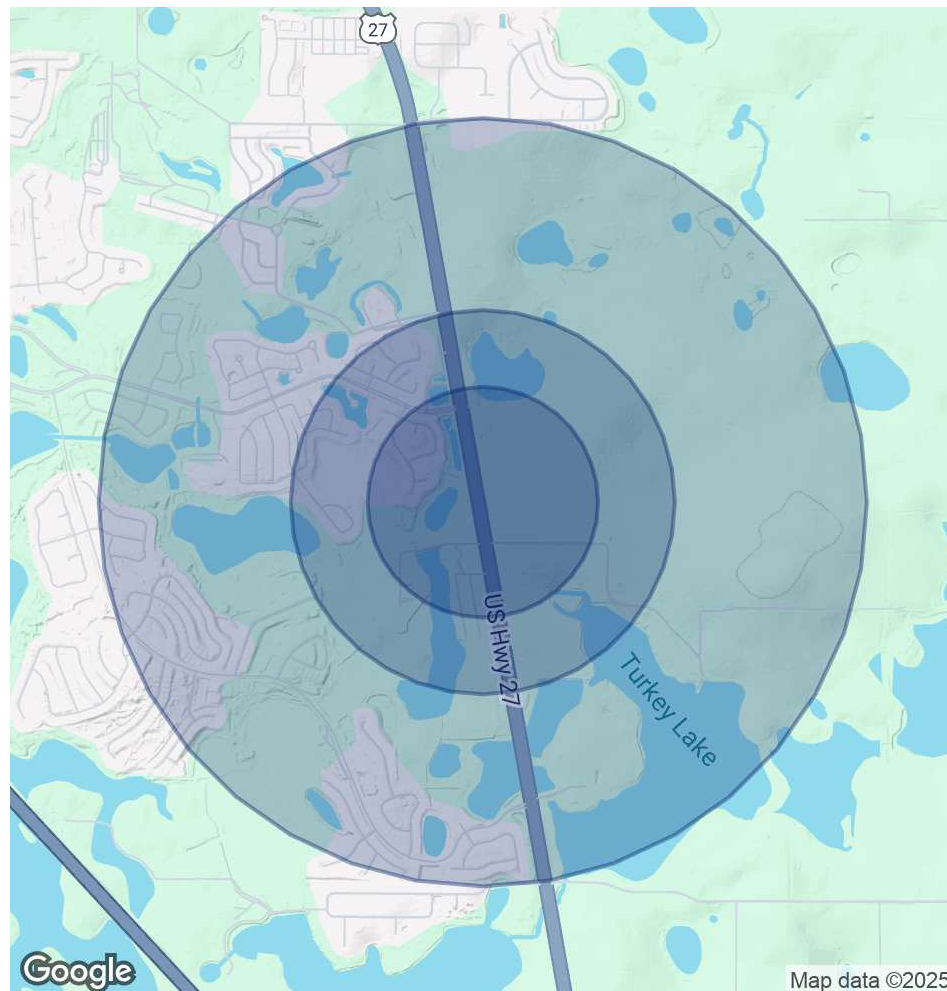
SANTA ROSA COMMERCE CENTER

25010 U.S. 27 Leesburg, FL 34748

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 127 | 436 | 2,531 |
| Average Age | 73 | 73 | 71 |
| Average Age (Male) | 73 | 73 | 71 |
| Average Age (Female) | 72 | 73 | 71 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 70 | 241 | 1,400 |
| # of Persons per HH | 1.8 | 1.8 | 1.8 |
| Average HH Income | \$80,229 | \$80,200 | \$81,667 |
| Average House Value | \$253,549 | \$252,753 | \$267,098 |

Demographics data derived from AlphaMap



Alyssa Rodriguez
(407) 802-7798



**COLDWELL BANKER
COMMERCIAL**
CFL