

Vacant Commercial ±0.72 AC for Sale

2468 & 2472 Citrus Blvd
Leesburg, FL 34748
www.cbre.com/orlando



Property Highlights

- + Commercial Vacant Land for Sale
- + Reduced Asking Price: \$449,000
- + Land Size: ±0.72 Acres (Land Gross SF: 31,363 SF)
- + Zoning Use: C2
- + Major traffic drivers include Aldi, Walmart Supercenter, Pet Supermarket and more
- + Excellent visibility on Citrus Blvd
- + Strong Traffic Counts:
 - Citrus Blvd: 37,500 AADT
 - Dr MLK Jr Blvd: 8,100 AADT

For Sale

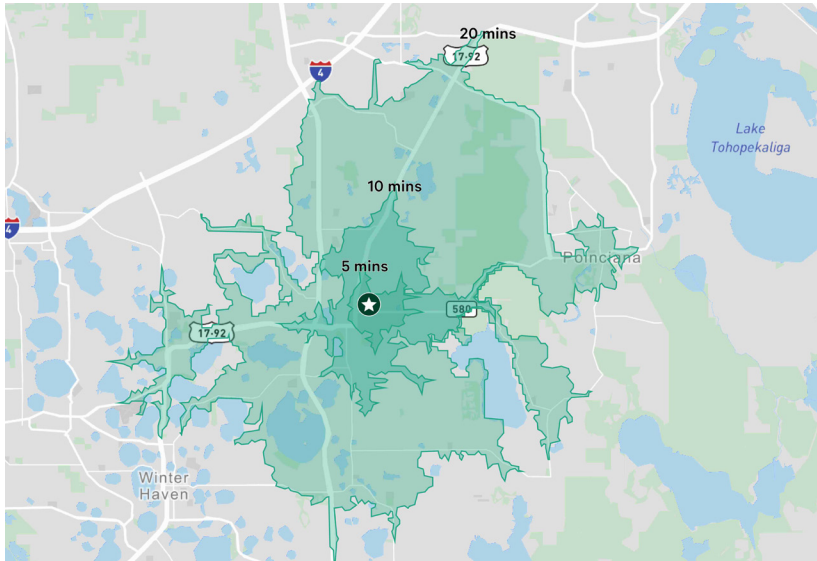
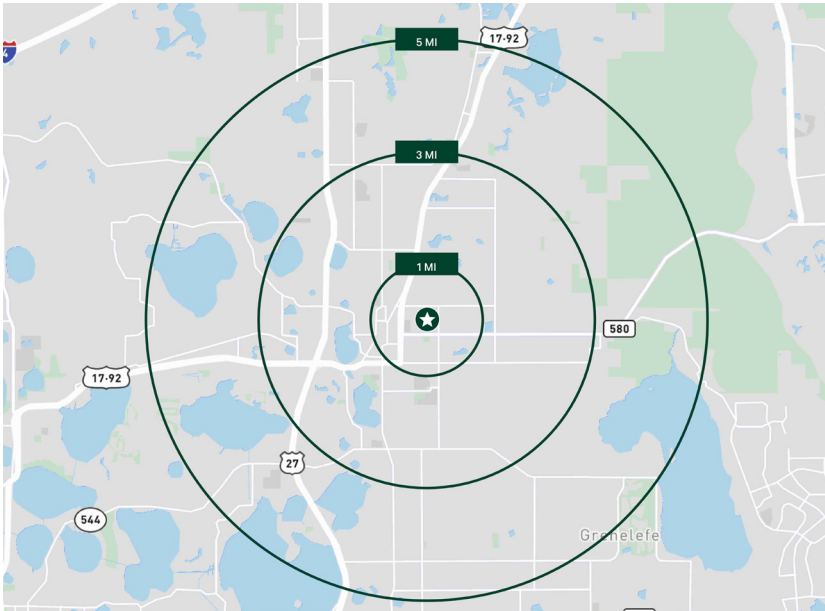
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Demographics

2024 Estimated Mile Radius Demographics	1 Mile	3 Miles	5 Miles
Estimated Population	5,302	30,436	65,393
2024-2029 Annual Population Growth Rate	0.59%	0.53%	0.85%
Households	2,374	12,844	29,547
Average Household Income	\$51,872	\$71,758	\$87,620
Median Household Income	\$35,819	\$43,995	\$58,105
Daytime Population	6,560	35,857	68,249

2024 Estimated Drive Time Demographics	5 Minutes	10 Minutes	20 Minutes
Estimated Population	12,558	45,139	188,224
2024-2029 Annual Population Growth Rate	0.67%	0.64%	1.65%
Households	5,231	19,230	95,585
Average Household Income	\$58,474	\$76,460	\$91,535
Median Household Income	\$37,399	\$47,718	\$67,524
Daytime Population	7,766	27,253	137,162



Contact Us

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