

LEESBURG PADS AVAILABLE

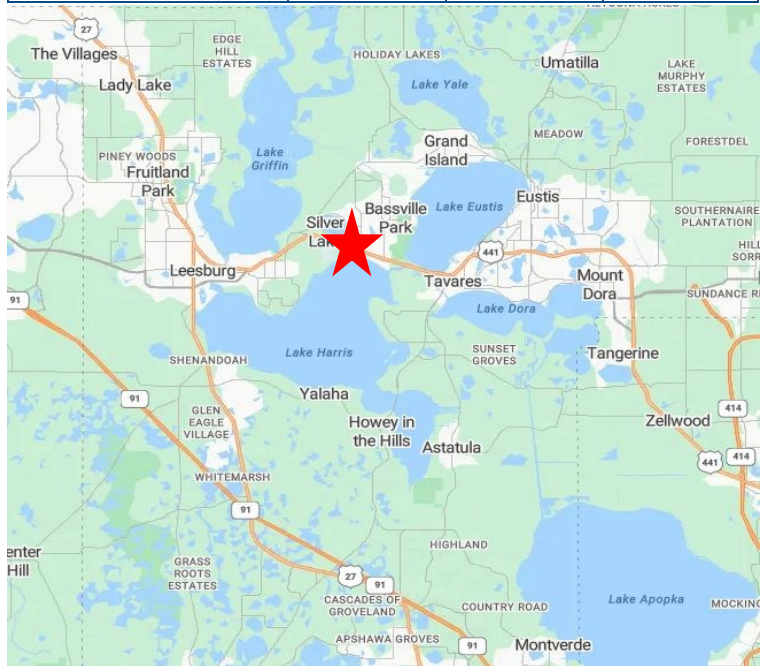
US HWY 441 & COLLEGE DR, LEESBURG FL 34749



PROPERTY HIGHLIGHTS

- **PAD 1 & PAD 2** Available for Sale (See Above)
- Cross access with US HWY 441 retail
- Easy access to the signalized Intersection
- 1.65-3.30 acres available
- Located at the entrance to Lake Sumter college with approximately 5,000 students
- Close proximity to Leesburg International Airport, Lowe's, shopping, hotels, restaurants, entertainment, and golf
- 3.5% Annual population growth
- Traffic Counts:
35,606 ± AADT on US HIGHWAY 441

Demographics	1-Mile	3-Mile	5-Mile
Population	2,407	23,445	56,122
Average HH Income	\$94,402	\$72,367	\$73,442
Median Age	41.9	51.5	51.1

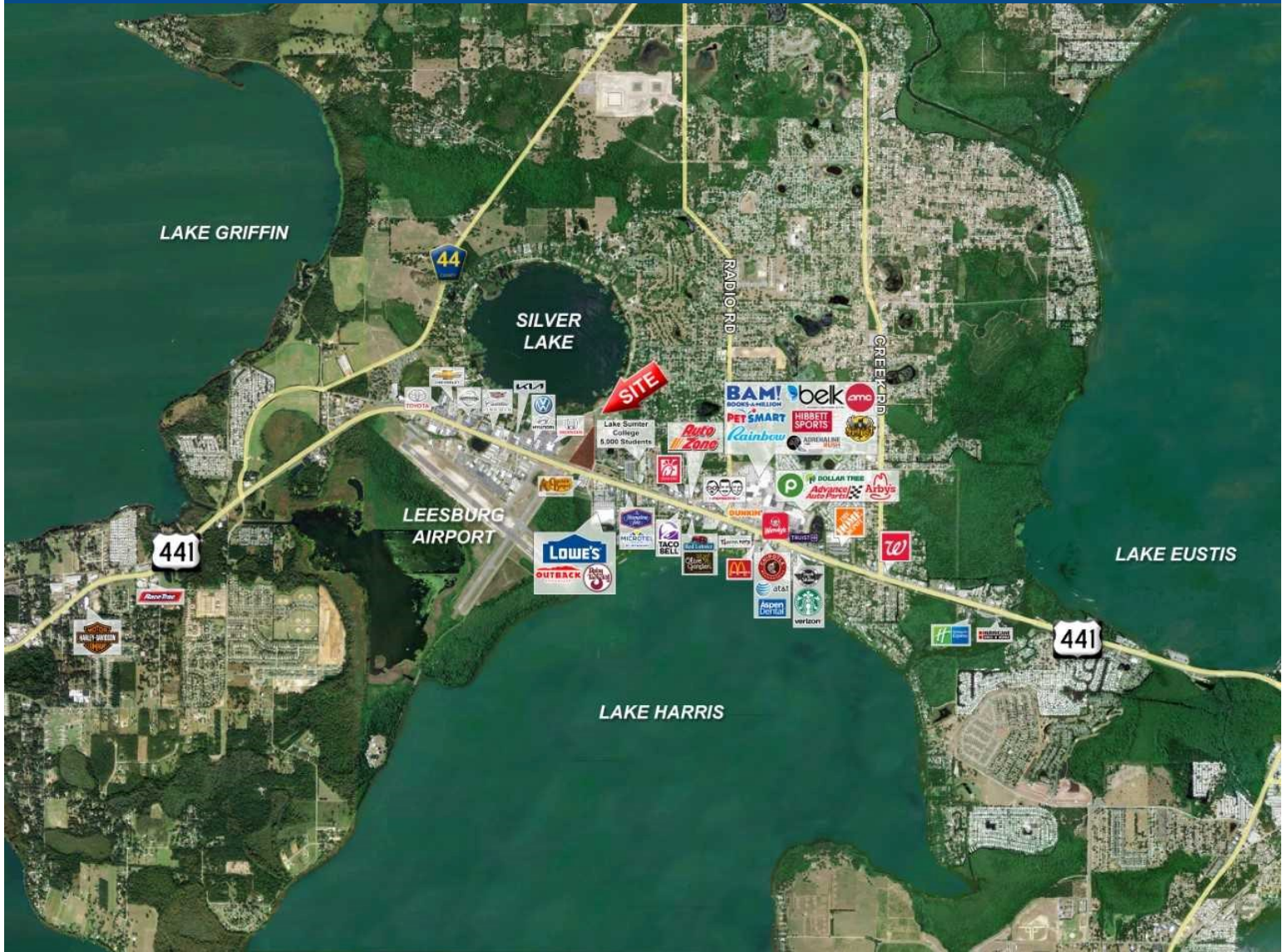


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