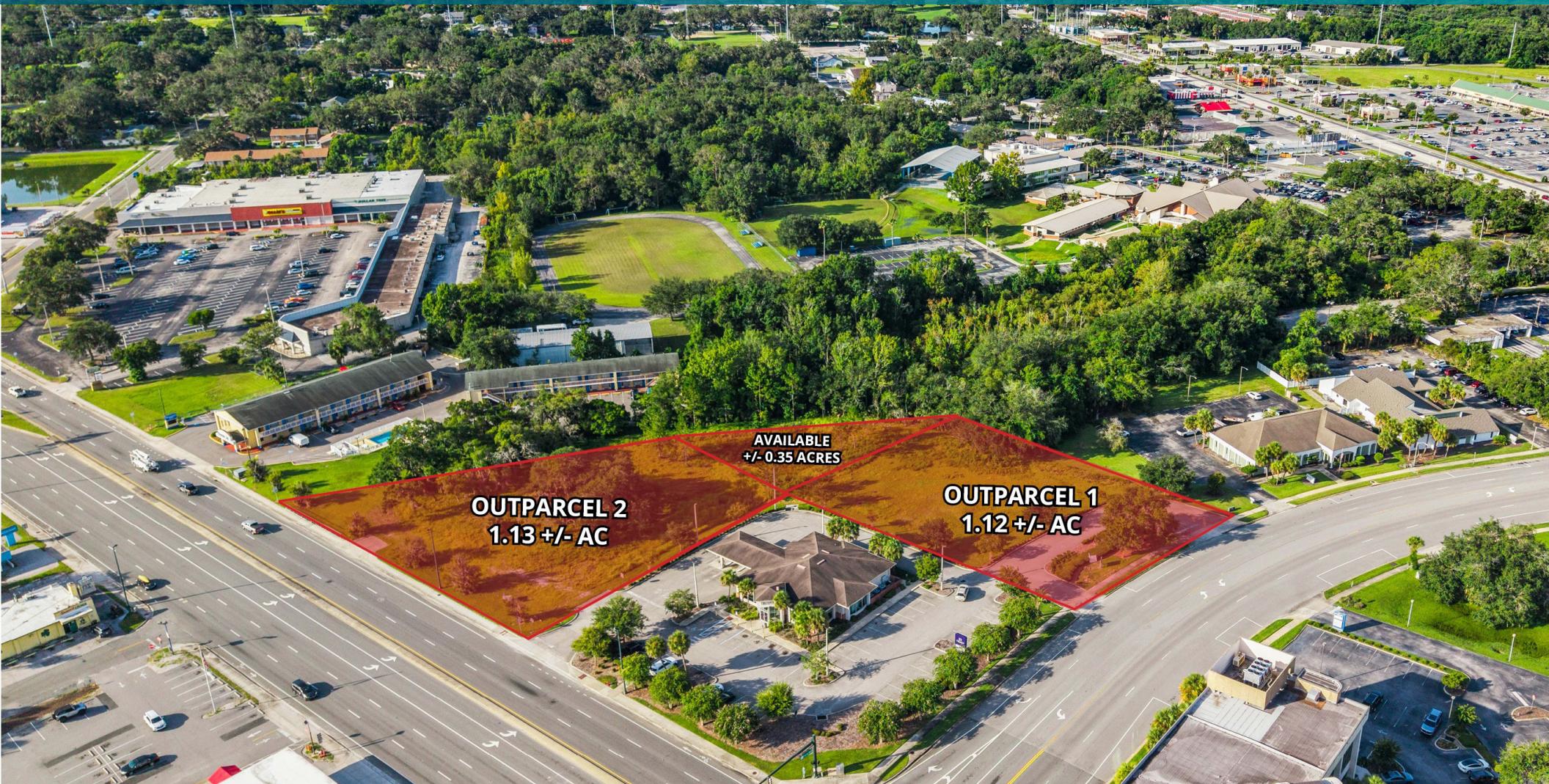


TWO PRIME BANK OUTPARCELS | W. NORTH BLVD, LEESBURG, FL



Outparcel 1: 1.12+/- Acres – 248' frontage on Citizens Blvd
Outparcel 2: 1.13+/- Acres – 281' frontage on W North Blvd

 **FranklinStreet**
OFFERING MEMORANDUM

CONTACT US

JASON DONALD (LEAD)

Managing Director

813.755.4801

jason.donald@franklinst.com

MADISON CHANEY

Associate

813.755.4803

madison.chaney@franklinst.com

CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC. , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set forth through the due diligence period.

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Land

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Outparcel 2: 1.13+/- Acres - 281' Frontage on W North Blvd

Total Area:

2.25 Acres

Price:

Please Contact for Details



OFFER SUMMARY

Investment Highlights

- This sale does NOT include the Truist Bank located at 1211 W N Blvd, Leesburg, FL 34748
- Can be sold separately
- Zoning: C-2
- Rare chance to secure remaining developable land on W North Blvd with dual access and high visibility — offering the buyer long-term control in a maturing trade area

Ideal End Users:

- Quick-Service Restaurants: Emphasize existing traffic counts, dual access, and strong frontage
- Urgent Care / Medical Group: Highlight visibility, convenience, and proximity to nearby residential
- Gas Station: Stress high traffic counts, ease of ingress/egress, and proximity to commuter routes

POINTS OF INTEREST - 3-MILE RADIUS



AERIAL VIEW



SITE PLAN





2

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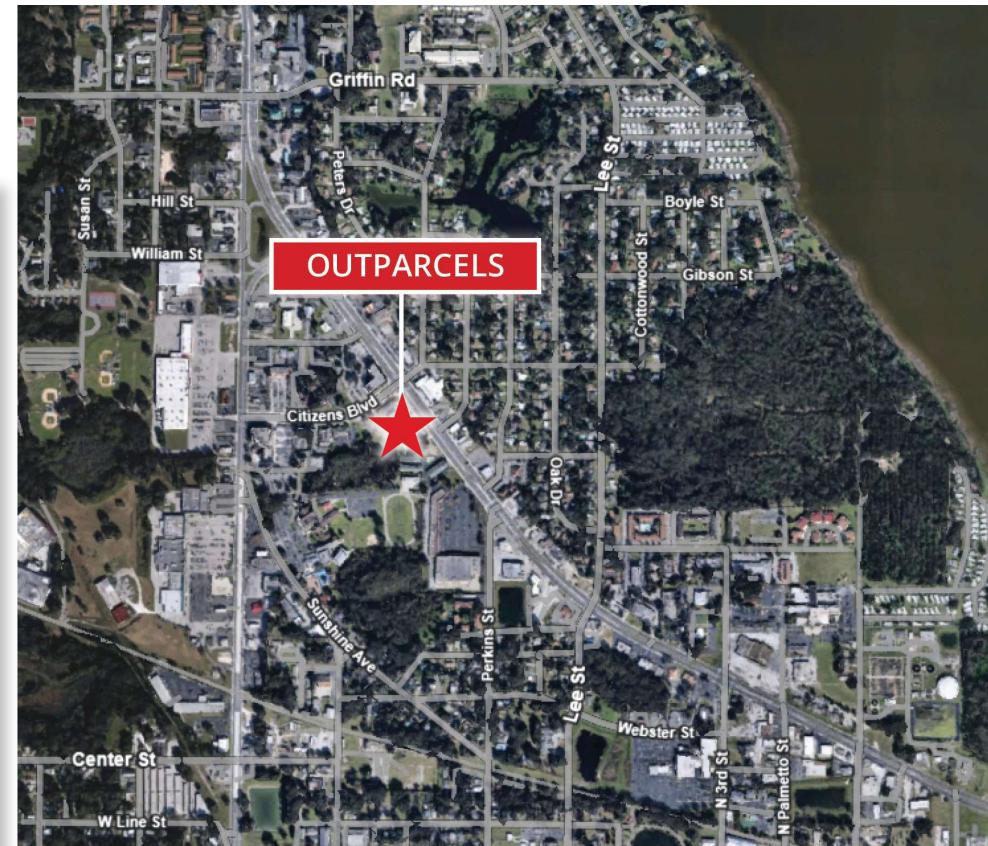
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Land

LOCATION DEMOGRAPHICS

Leesburg benefits from steady population growth, a large retiree base, and a strong influx of seasonal residents, supported by its location in the heart of Florida's fast-growing Lake County region.



View of Lake Harris



	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Total Population	6,494	29,849	56,407
Total Households	2,735	12,774	25,186
Persons Per Household	2.4	2.3	2.2
Average HH Income	\$51,344	\$61,887	\$74,268
Average Home Value	\$193,263	\$228,765	\$294,272
Average Age	41	45	50

Source: Demographics data derived from AlphaMap



LEESBURG, FL

Leesburg, Florida is a rapidly growing city in Central Florida known for its historic charm, scenic lakes, and vibrant community. With a steadily increasing population and expanding amenities, Leesburg offers a balanced mix of small-town atmosphere and modern growth.

Accelerating Growth and Demographic Momentum

Leesburg has experienced remarkable growth, recently **ranked the third fastest-growing city in the U.S. in 2024**. The population reached approximately **37,815**—an **18% year-over-year increase**—fueled in part by the continued expansion of The Villages. From 2022 to 2023, the city's population rose **4.5%**, while **median household income grew by 8.6%** to **\$47,506**. **Median property values also climbed significantly**, increasing **14%** to **\$214,000**, highlighting strong demand and a steadily rising market.

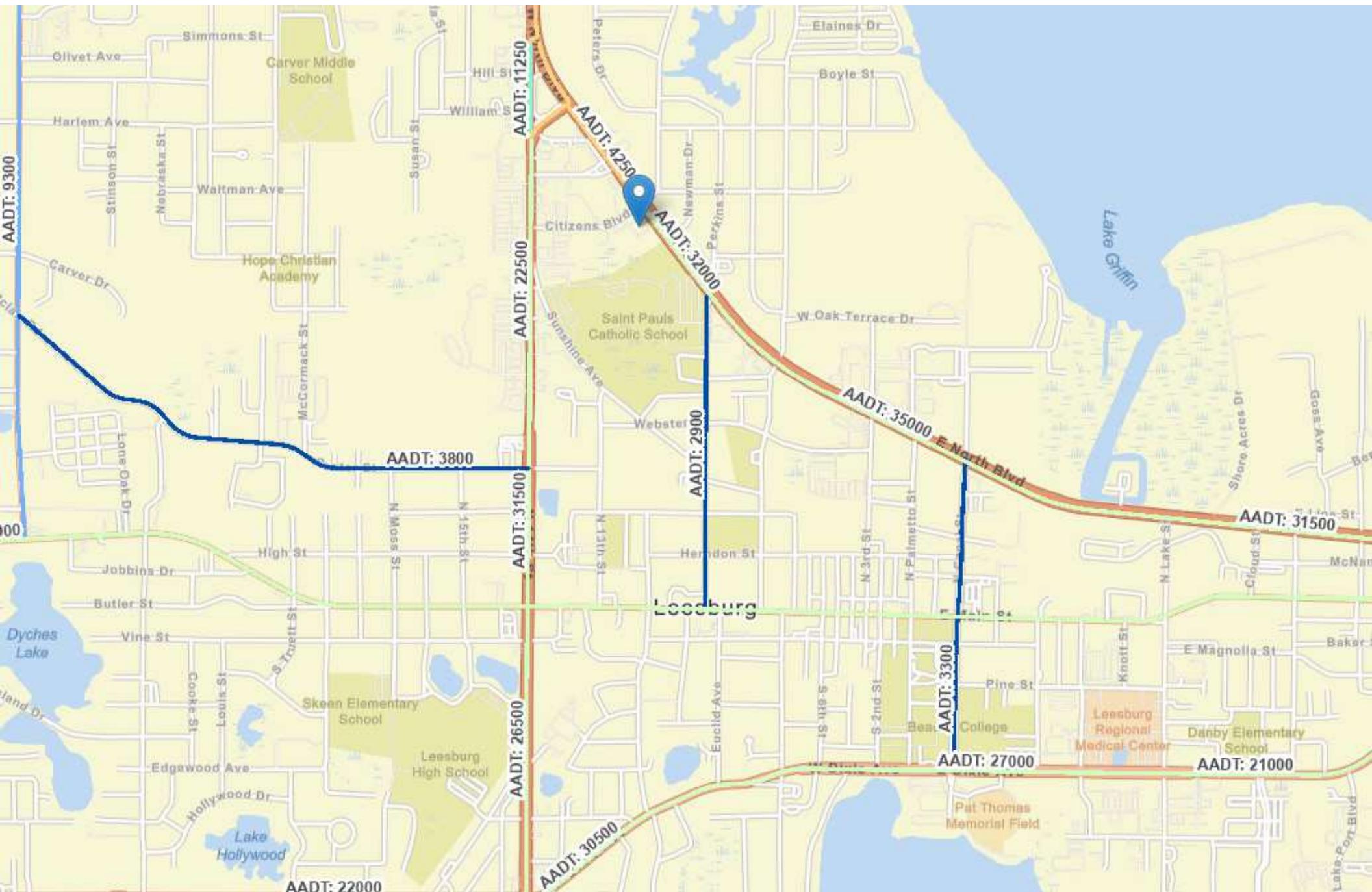
Strong Employment and Retail Fundamentals

Leesburg's employed resident population grew by roughly **4.5%** from 2022 to 2023, reaching an estimated **10,605** people. Leading job sectors include **healthcare and social assistance** with around **2,040** jobs, **retail trade** with approximately **1,450**, and **food services** with about **1,120**—offering a solid mix of employment that supports ongoing demand for retail and medical services in the area.

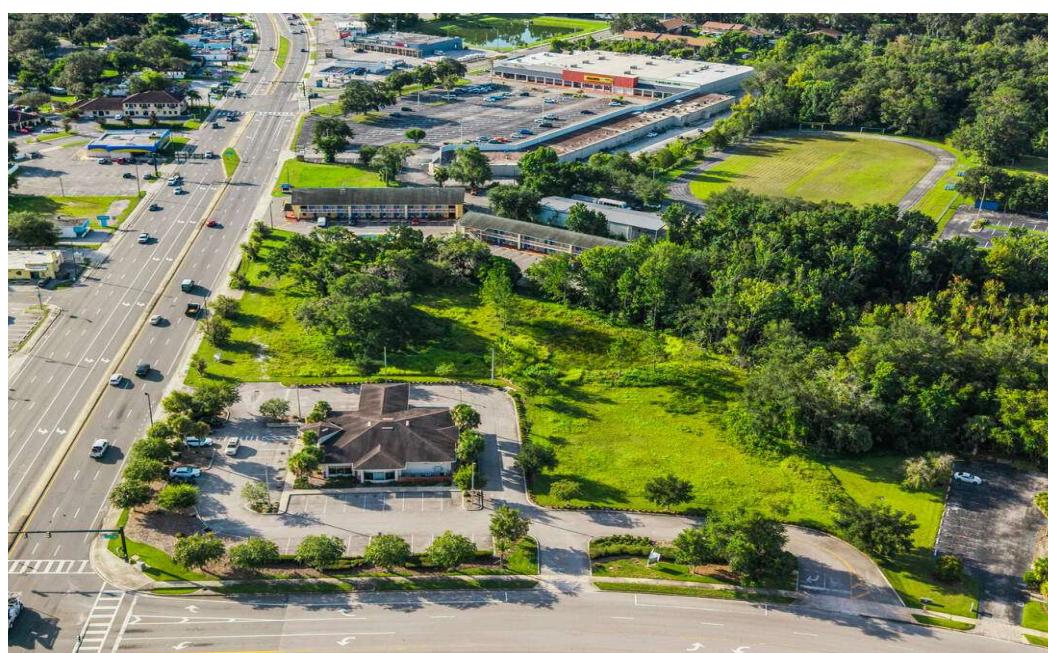
Central Florida Megaregion

Leesburg is part of the Orlando-Kissimmee-Sanford metro area, which has a population of over **2.6 million** and a regional GDP exceeding **\$194 billion** as of 2022. The city's growth mirrors broader trends along Florida's high-growth I-4 corridor and megaregion, positioning it for long-term economic opportunities. Serving as **Lake County's retail hub**, Leesburg is anchored by Lake Square Mall and key thoroughfares, with the subject property on W North Blvd benefiting from strong visibility and easy access for both local residents and passing traffic.

TRAFFIC COUNTS



SITE PHOTOS



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Contact a Team Member



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Managing Director
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