



**AVAILABLE FOR
SUB-LEASE**

**27405 US Hwy 27
Leesburg, FL 34748**

PROPERTY HIGHLIGHTS

- Available: 23,572 SF
- 114' of frontage | 22' clear height
- Access to signalized intersection (39,000 AADT)
- Delivery Immediately



2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	3,947	17,725	37,135
Median HH Income	\$66,176	\$66,658	\$62,598
Median Age	71.9	70.2	63.0

AREA TENANTS

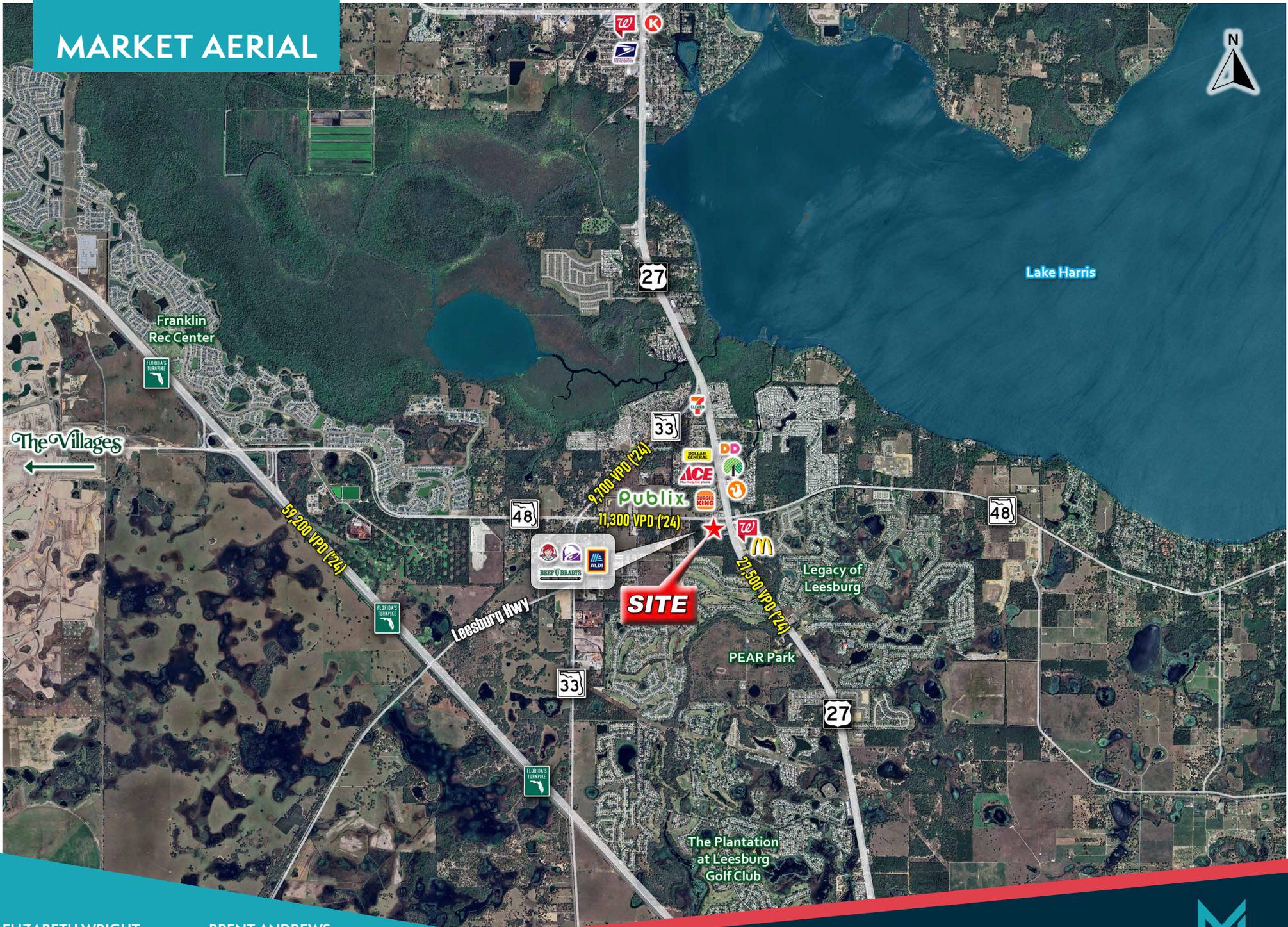
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MARKET AERIAL



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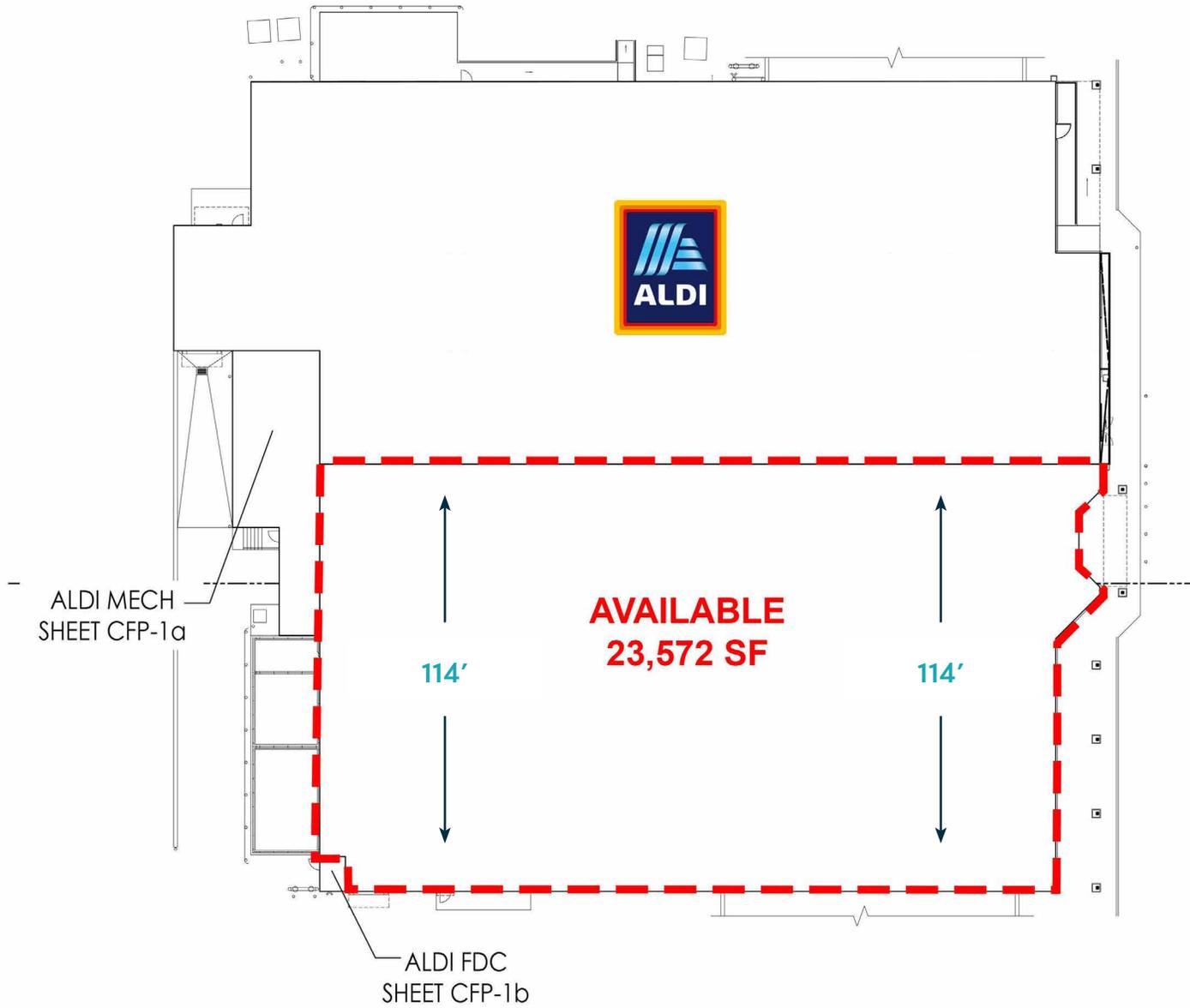
ZOOM AERIAL



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FLOOR PLAN



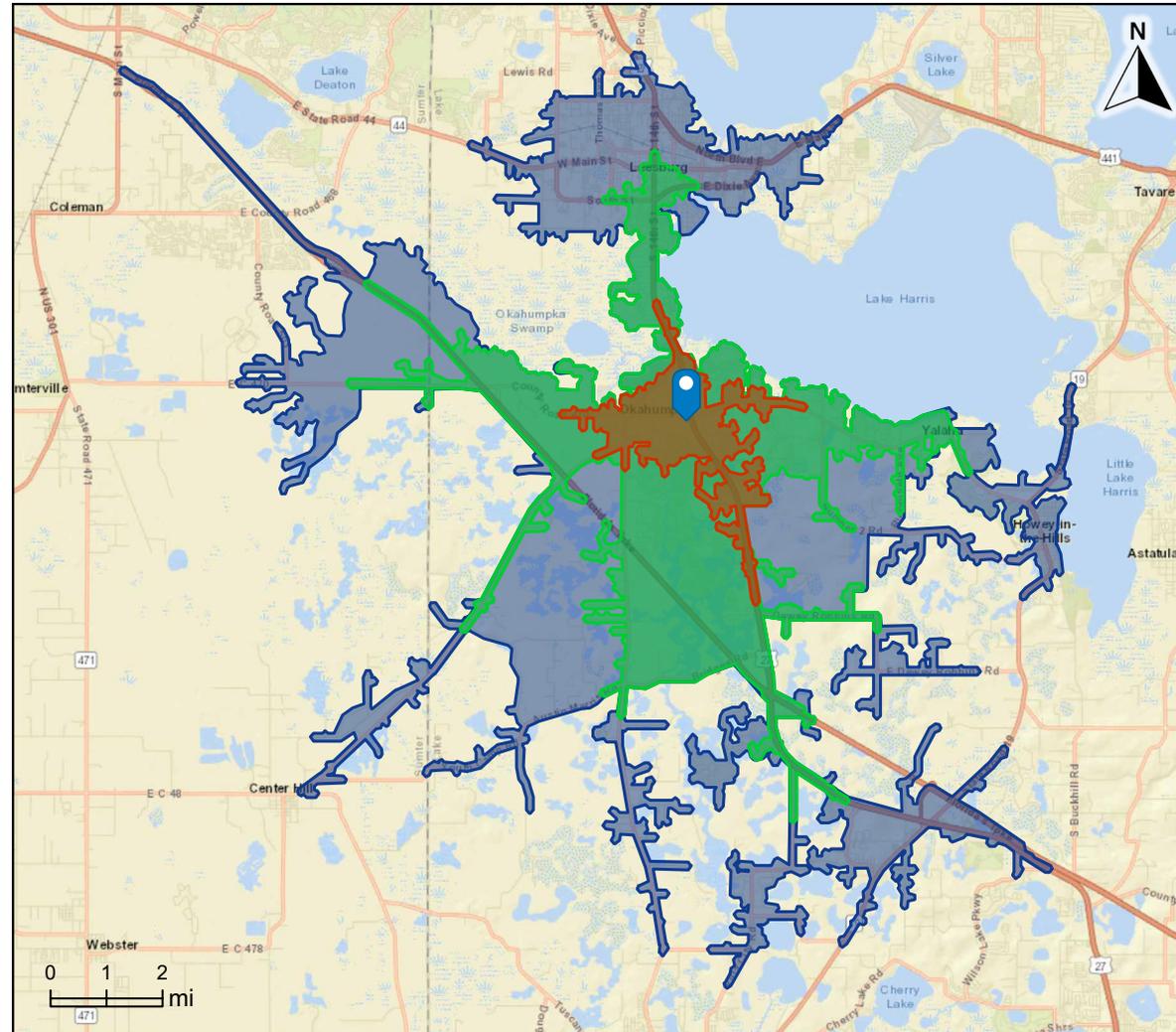
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DRIVETIME MAP

2025 DEMOGRAPHICS

	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
 POPULATION	4,064	20,329	41,507
 HOUSEHOLDS	2,142	10,614	19,881
 DAYTIME POPULATION	5,072	20,460	49,629
 AVERAGE HH INCOME	\$76,605	\$80,361	\$76,280
 MEDIAN AGE	70.9	68.8	62.0



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