



RURAL KING OUTLOT OPPORTUNITY

Leesburg, Florida



HIGHLIGHTS

- High-value site, with over 43,000 vehicles passing the site daily
- Join successful Rural King store and surrounding retailers, including Walmart, Bealls, Publix, Aldi, and many more
- The Villages, Florida's premier active adult community, is less than 10 miles away and encompasses 3 counties, with over 125,000 residents
- The site currently contains a detention pond that will need to be re-engineered for the site to be buildable
- **AVAILABLE:** 1 AC outlot at the entrance of Rural King

DEMOGRAPHICS

POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2029 Projection	67,936	256,528	386,160	560,681	1,272,247
2024 Estimate	62,367	236,204	360,936	516,799	1,172,347
INCOME	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2024 Average	\$70,834	\$78,636	\$75,754	\$76,316	\$80,040
2024 Median	\$52,799	\$61,407	\$58,830	\$59,320	\$60,649
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2024 Employees	19,806	54,191	84,400	110,531	287,017

LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

100 W OLD WILSON BRIDGE ROAD,
SUITE 207
WORTHINGTON, OH 43085

SETH MARKS

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Local Florida Licensed Broker

MAGGIE JONES

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in conjunction with State of Florida licensed broker



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2151 Volunteer Parkway
Bristol, Tennessee 37625



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