
**Investments
Limited**



1235 N 14TH ST
LEESBURG, FL 34748



LEESBURG

Leesburg, Florida, is a charming city located in Lake County, known for its picturesque landscapes and vibrant community. Nestled amidst the stunning lakes of central Florida, Leesburg offers a blend of natural beauty, historical significance, and modern amenities.

Population: As of the latest available data, the population of Leesburg, Florida, stands at approximately 24,000 residents. The city's population has seen steady growth over the years, driven by its appealing lifestyle and economic opportunities.

Economy: Leesburg boasts a robust economy supported by its strategic location and thriving industries. The city serves as a commercial hub for the region, offering a range of businesses and services to its residents and visitors alike. From small local shops to major retailers, Leesburg's economy is dynamic and resilient.

Attractions: Leesburg is a vibrant city with a rich history and promising future. With its growing population, diverse economy, and abundance of attractions, Leesburg continues to attract individuals and families seeking a high quality of life in the heart of central Florida. Home to numerous attractions that cater to a wide range of interests. The city's historic downtown area is renowned for its quaint shops, cozy cafes, and cultural landmarks. Additionally, the surrounding natural beauty provides ample opportunities for outdoor recreation, including boating, fishing, and hiking.

FREESTANDING RETAIL STORE IN LEESBURG



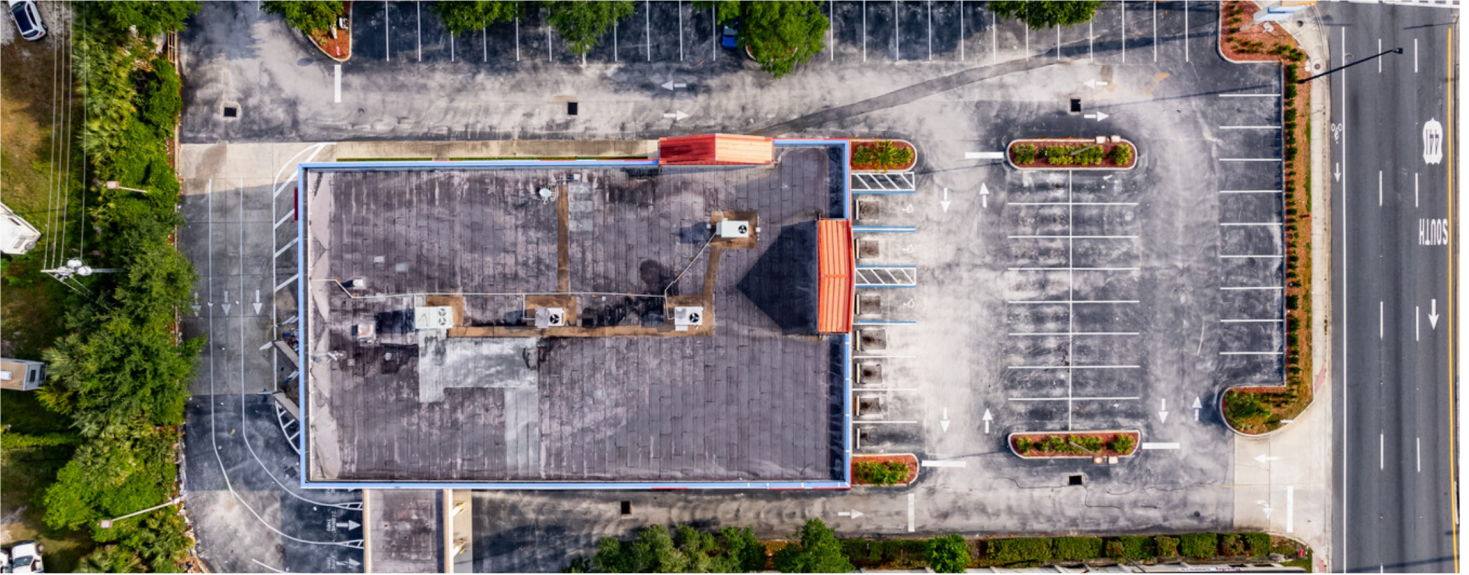
HIGHLIGHTS

Formerly a CVS pharmacy, this standalone structure showcases a sleek modern facade and abundant parking space. Inside, it's tailored to suit the demands of a bustling pharmacy and retail outlet, complete with consultation spaces, storage facilities, and employee break areas. With 64 parking spaces, this building is situated prominently along US Highway 27, it offers excellent visibility and convenience, directly opposite Wawa.

- Size: 12,739 SF
- Freestanding former CVS pharmacy with a drive-thru.
- Perfectly positioned at a signalized intersection with 2 points of ingress/egress, ample parking and visibility to over 36,000 daily drivers.
- The property is less than a mile from Gateway Plaza, Publix Supermarket and Planet Fitness.

The total population within a 5-mile radius of the property is over 58,000, offering exposure to a bustling community and workforce.











FREESTANDING RETAIL STORE IN LEESBURG



1235 NORTH 14TH STREET

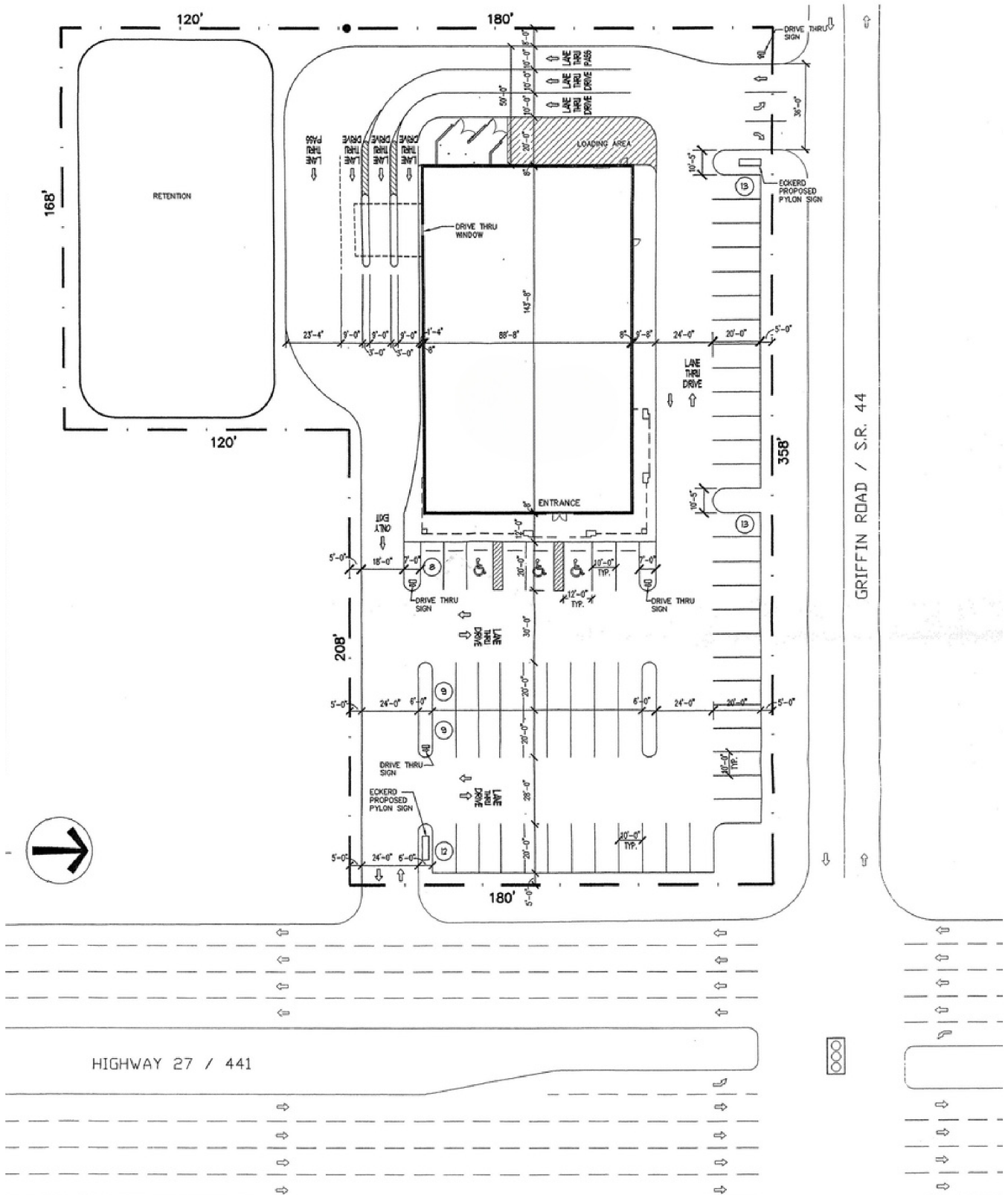


NEARBY MAJOR RETAILERS

1235 NORTH 14TH ST LEESBURG, FLORIDA 34748

SITE PLAN



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Investments Limited is one of the country's premier real estate investment, ownership, development, operations, management and leasing organizations. We own a geographically diversified portfolio of commercial properties and residential communities.

Picture your business thriving in a prime location, surrounded by a community eager to embrace your offerings. Now is the time to turn that vision into reality by seizing the opportunity of our retail property.

CONTACT

Daron Tersakyan
215 N Federal Highway
Boca Raton, FL 33432

561-392-8920

www.investmentslimited.com
dtersakyan@investmentslimited.com
[@investmentslimited](https://www.instagram.com/investmentslimited)