



Commercial Real Estate Solutions®

LEESBURG MARKETPLACE

1101-1107 W North Blvd
Leesburg, FL 34748

Leesburg Marketplace is an 81,701-square-foot neighborhood center at the corner of W North Boulevard and Perkins Street, offering high visibility with over 43,000 vehicles passing daily. Its prime location provides excellent exposure and accessibility for businesses.

The surrounding community has a semi-rural lifestyle, with a mix of young families and seniors, nearly 20% aged 65 to 74. Health-conscious residents prioritize wellness, often purchasing specialty foods and supplements, reflecting their commitment to a healthy lifestyle and strong community ties.



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- ✓ Ample parking with a total of 364 parking spaces.
- ✓ Second-generation restaurant space available for lease (endcap): 3,570 RSF
- ✓ Prime location fronting Leesburg's main commercial thoroughfare, with traffic exceeding 43,000 vehicles daily.
- ✓ Anchored by Ollie's Bargain Outlet and Dollar Tree.

LEASING OPPORTUNITIES



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AVAILABLE
3,570 SF
(2nd Gen Restaurant)

AVAILABLE
4,050 SF

AVAILABLE
900 SF

1107
2A/26

1107-23



BARBERSHOP
CHINA ONE
NAILS & SPA



1107-2

1107-1

Coffee Snob

OLLIE'S
GOOD STUFF CHEAP

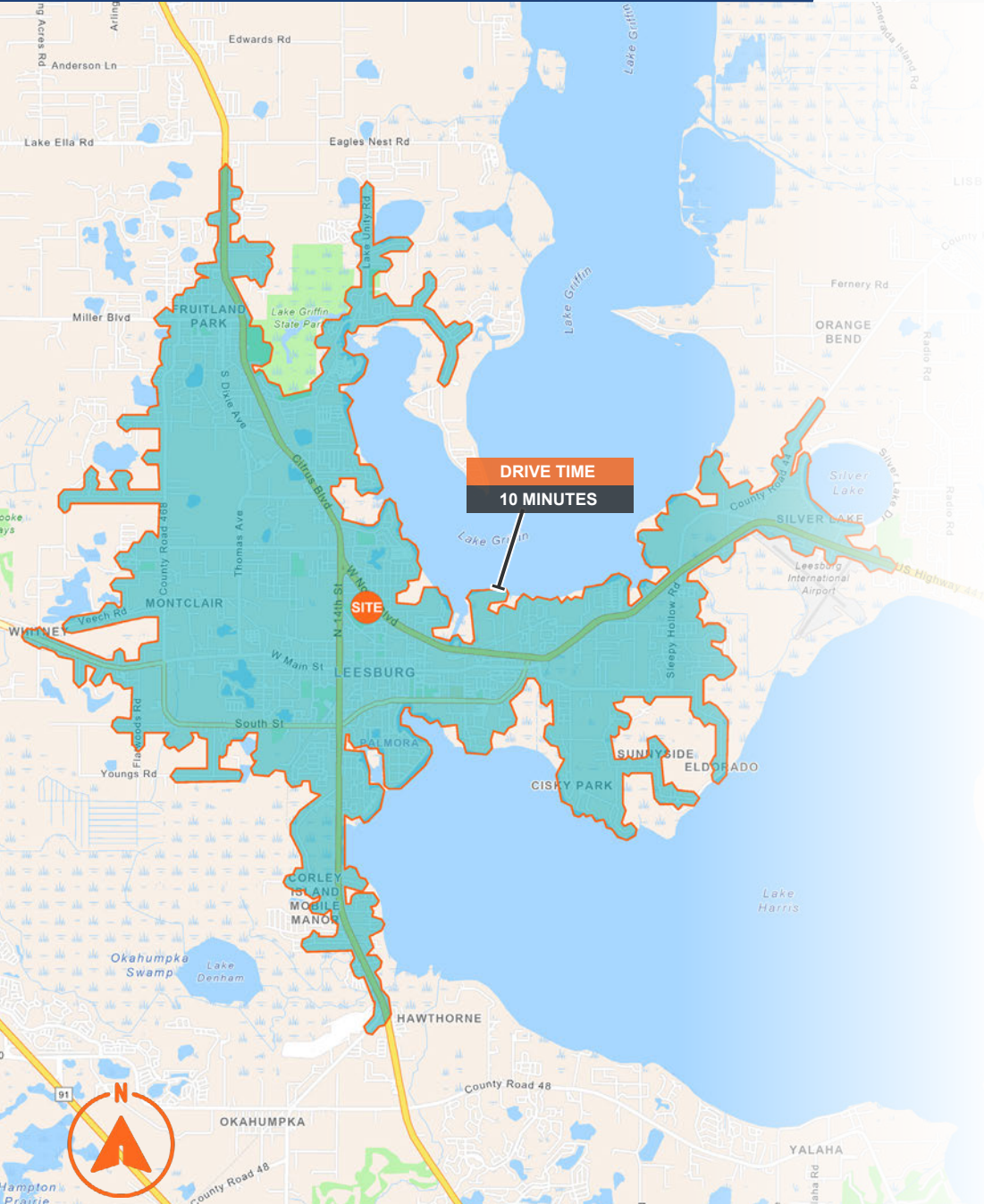
DOLLAR TREE



TRADE AREA DEMOGRAPHICS



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DEMOGRAPHIC OVERVIEW



31,922
Population



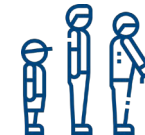
13,216
Households



2.37
Average HH Size



\$41,621
Median HH Income



43.9
Median Age



8,155
Population 65+

POPULATION BY GENERATION



7.9%
Greatest Gen:
Born 1945/Earlier



24.5%
Baby Boomer:
Born 1946 to 1964



17.5%
Generation X:
Born 1965 to 1980



20.0%
Millennial:
Born 1981 to 1998



20.6%
Generation Z:
Born 1999 to 2016



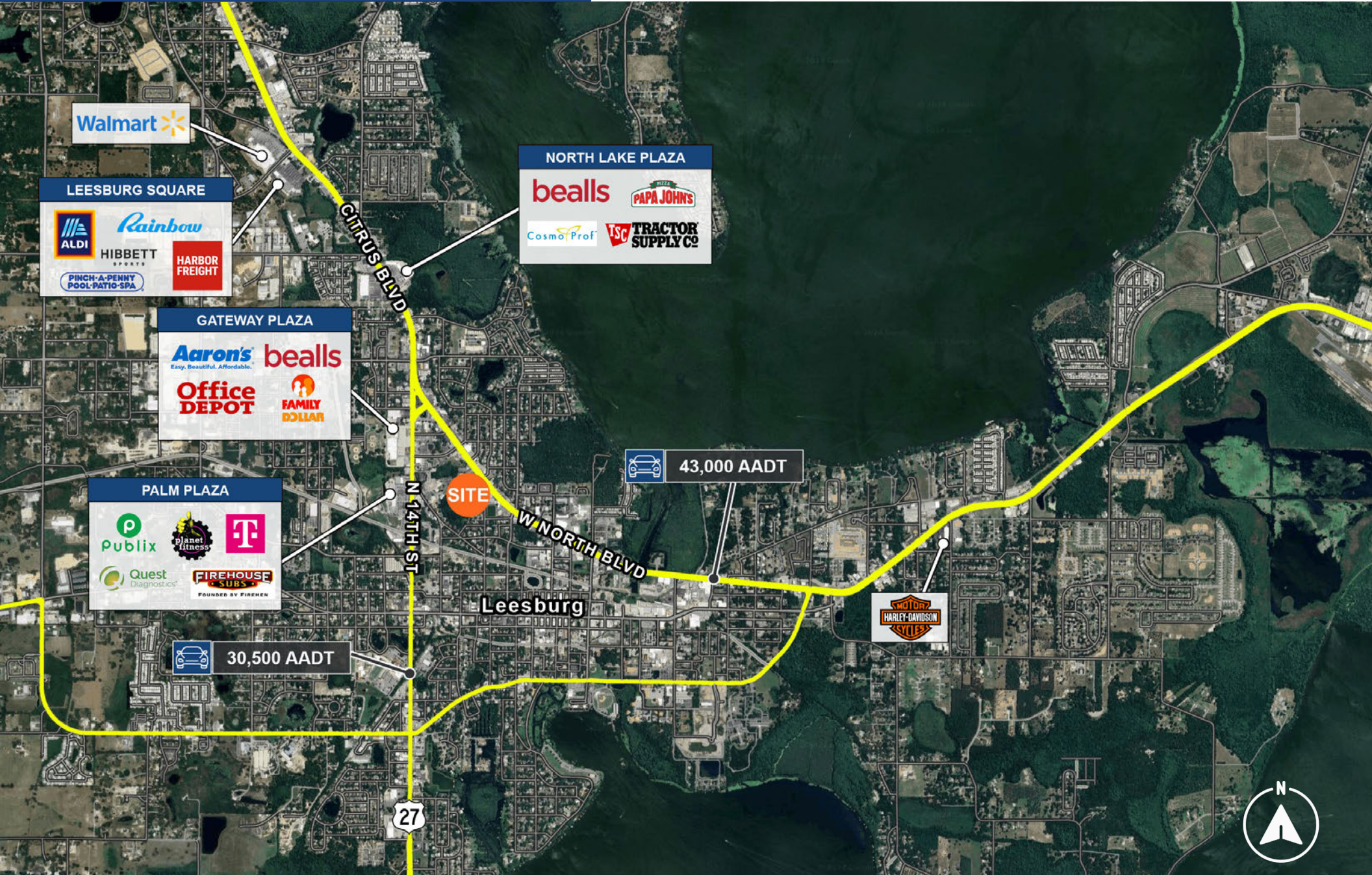
9.4%
Alpha:
Born 2017 to
Present

Data provided by Esri. The vintage of the data is 2023.

RETAIL AERIAL



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Contact Us

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