

THE VILLAGES
OF LAKE DENHAM
1,233 TOTAL HOUSING UNITS

COUNTY RD 48 8,900 AADT



58,600 AADT



29,500 AADT

Publix ups OakWood DOLLAR GENERAL PERKINS BURGER KING ACE ORLANDO HEALTH Medical Group FHV Health

DOLLAR TREE POPEYES DUNKIN' Domino's



Winn/Dixie BEEF O'BRADY'S SUBWAY TACO BELL



ZONED - COMMERCIAL / INDUSTRIAL

CBRE

Land Available For Sale

Haywood Worm Farm Rd & CR-48, Leesburg FL

24.71 Acres | Parcel 3

For Sale

Property: 24.71 Acres / 1,076,367 SF

Granted Zoning: Industrial / Commercial

Utilities: City of Leesburg

Permitted Uses:

- Flex Space (Office/Warehouse Units)
- Office Space (Professional/Building Trades & Contractors)
- Major Medical Facilities, To Include Physician/Dental/Physical Rehab Offices
- Mini-Warehouse/Storage Units
- Veterinarian Offices And Facilities
- Indoor Entertainment/Outdoor Recreation (Fields, Games)



Zoning

LAND USE:

The property, containing approximately 33 acres, shall be used for **COMMERCIAL** and **INDUSTRIAL** development pursuant to City of Leesburg development codes and standards.



PERMITTED USES

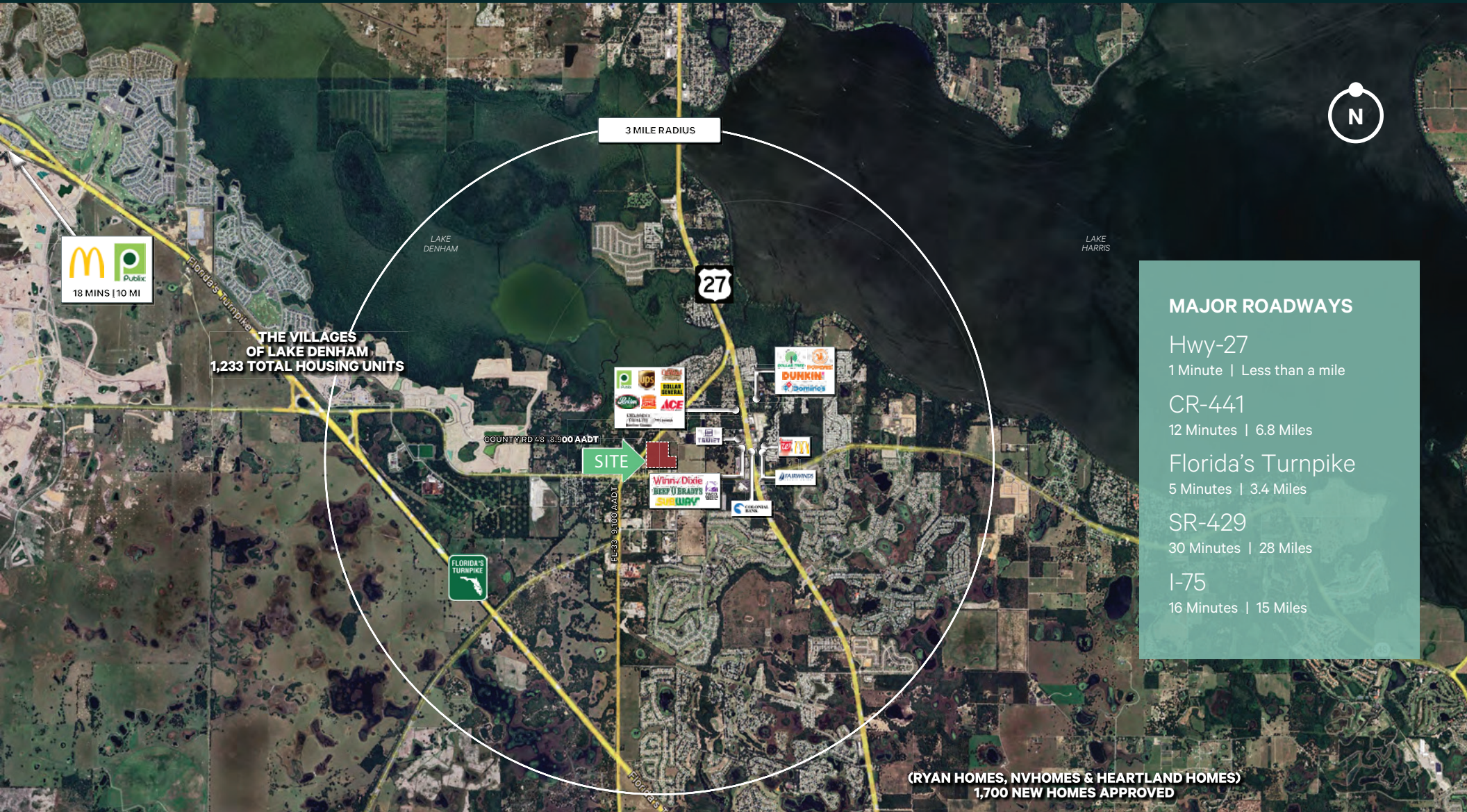
1. FLEX SPACE (OFFICE/WAREHOUSE UNITS)
2. OFFICE SPACE @ PROFESSIONAL/BUILDING TRADES & CONTRACTORS)
3. MAJOR MEDICAL FACILITIES, TO INCLUDE PHYSICIAN/DENTAL/ PHYSICAL REHAB OF6CES
4. VETERINARIAN OFFICES AND FACILITIES
5. MINI-WAREHOUSE/STORAGE UNITS
6. INDOOR ENTERTAINMENT/OUTDOOR RECREATION (6ELDS, GAMES)
7. VEHICLE SALES AND SERVICES (INTENSIVE AND LIMITED)
8. PERMITTED USES LISTED UNDER C-1 (NEIGHBORHOOD COMMERCIAL), C-2 (COMMUNITY COMMERCIAL) AND C-3 (HIGHWAY COMMERCIAL) ZONING DISTRICTS AS OF THE DATE OF ADOPTION OF THIS ORDINANCE.
9. PERMITTED USES IN THE M-1 (INDUSTRIAL) ZONING DISTRICT (NO SMOKE, ODOR, PARTICULATES OR EXCESSIVE NOISE) AS OF THE DATE OF ADOPTION OF THIS ORDINANCE

PROHIBITED USES

1. CONVENIENCE STORE
2. L IQUOR STORE
3. T ATTOO PARLOR
4. I NTERNET CAFES
5. C HECK CASHING FACILITY
6. ALL OTHER USES NOT SPECIFICALLY PERMITTED WITHIN THESE CONDITIONS UNDER PERMITTED USES ABOVE SHALL BE PROHIBITED.

HAYWOOD WORM FARM RD & CR-48 , LEESBURG FL

Leesburg, Florida



3 MILE RADIUS



THE VILLAGES OF LAKE DENHAM
1,233 TOTAL HOUSING UNITS

SITE

MAJOR ROADWAYS

- Hwy-27
1 Minute | Less than a mile
- CR-441
12 Minutes | 6.8 Miles
- Florida's Turnpike
5 Minutes | 3.4 Miles
- SR-429
30 Minutes | 28 Miles
- I-75
16 Minutes | 15 Miles

(RYAN HOMES, NVHOMES & HEARTLAND HOMES)
1,700 NEW HOMES APPROVED

The Villages of West Lake Expansion Project

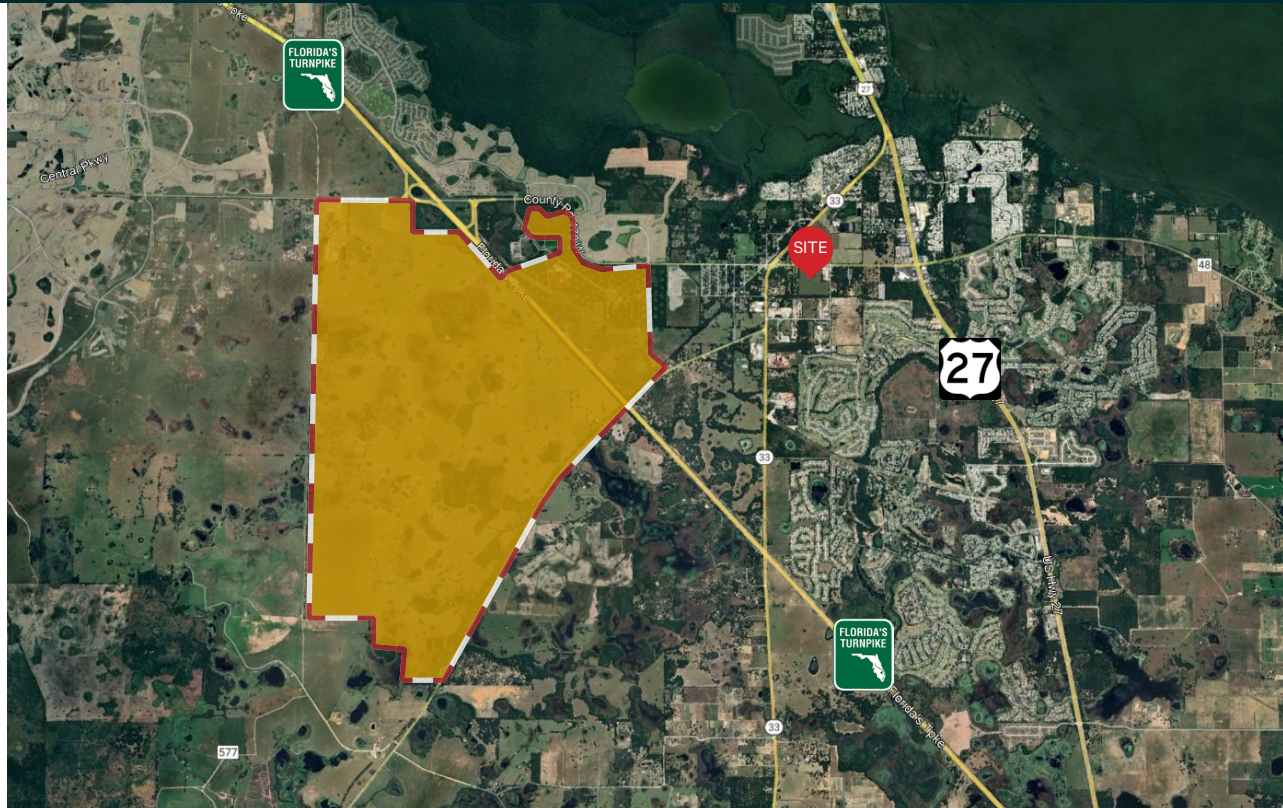
Prime Property Opportunity: Ideal Location Near The Villages' West Lake Expansion, High Visibility, and Convenient Access.

This property is strategically situated just one mile away from the projected West Lake expansion of The Villages, which if approved is expected to include approximately 6,800 new homes. This prime location places it in a highly desirable and rapidly growing area, offering excellent opportunities for a wide range of users looking to take advantage of the development and increased demand in the area.

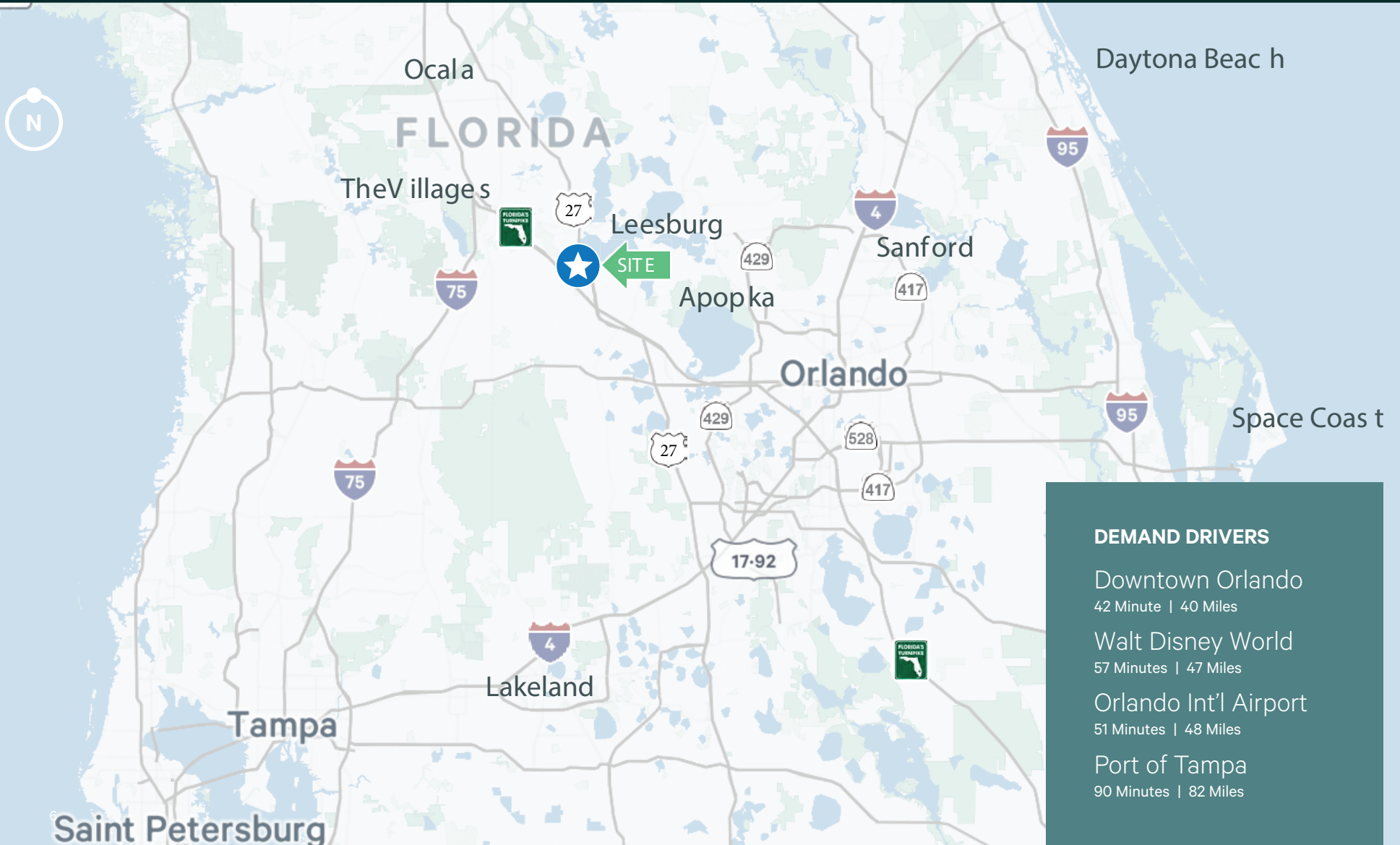
Situated off of County Rd 48, this property benefits from its prominent location with frontage to an impressive 8,900 vehicles per day. This high visibility ensures maximum exposure for any business development that chooses to capitalize on this prime location.

The convenience of this property is further enhanced by its easy access to County Rd 48 which serves as the main link between West Lake and SR 27. This major transportation route also connects to the Florida Turnpike, providing direct access to both Orlando and The Villages. This makes commuting and traveling a breeze, providing residents and businesses with unparalleled convenience and connectivity.

The Villages, FL, is a truly unique and charming collection of retirement neighborhoods nestled in the heart of Florida. What sets The Villages apart is its exceptional location, being conveniently situated between two beautiful coastlines, numerous ports of travel, and world-renowned theme parks in Orlando, Florida.



Strategic Location



DEMAND DRIVERS

- Downtown Orlando
42 Minute | 40 Miles
- Walt Disney World
57 Minutes | 47 Miles
- Orlando Int'l Airport
51 Minutes | 48 Miles
- Port of Tampa
90 Minutes | 82 Miles

HAYWOOD WORM FARM RD & CR-48
LEESBURG FL

Demographics

POPULATION (2022)

3,468,079 1-Hour Drive Radius

9,952,874 2-Hour Drive Radius

19,737,383 4-Hour Drive Radius

DISTRIBUTION HUBS

Tampa 1.5 Hours | 80 Miles

Jacksonville 2.25 Hours | 147 Miles

Miami 3.5 Hours | 264 Miles

Atlanta 6 Hours | 439 Miles

1-HOUR STATISTICS (2022)

143,179

Businesses

1,491,689

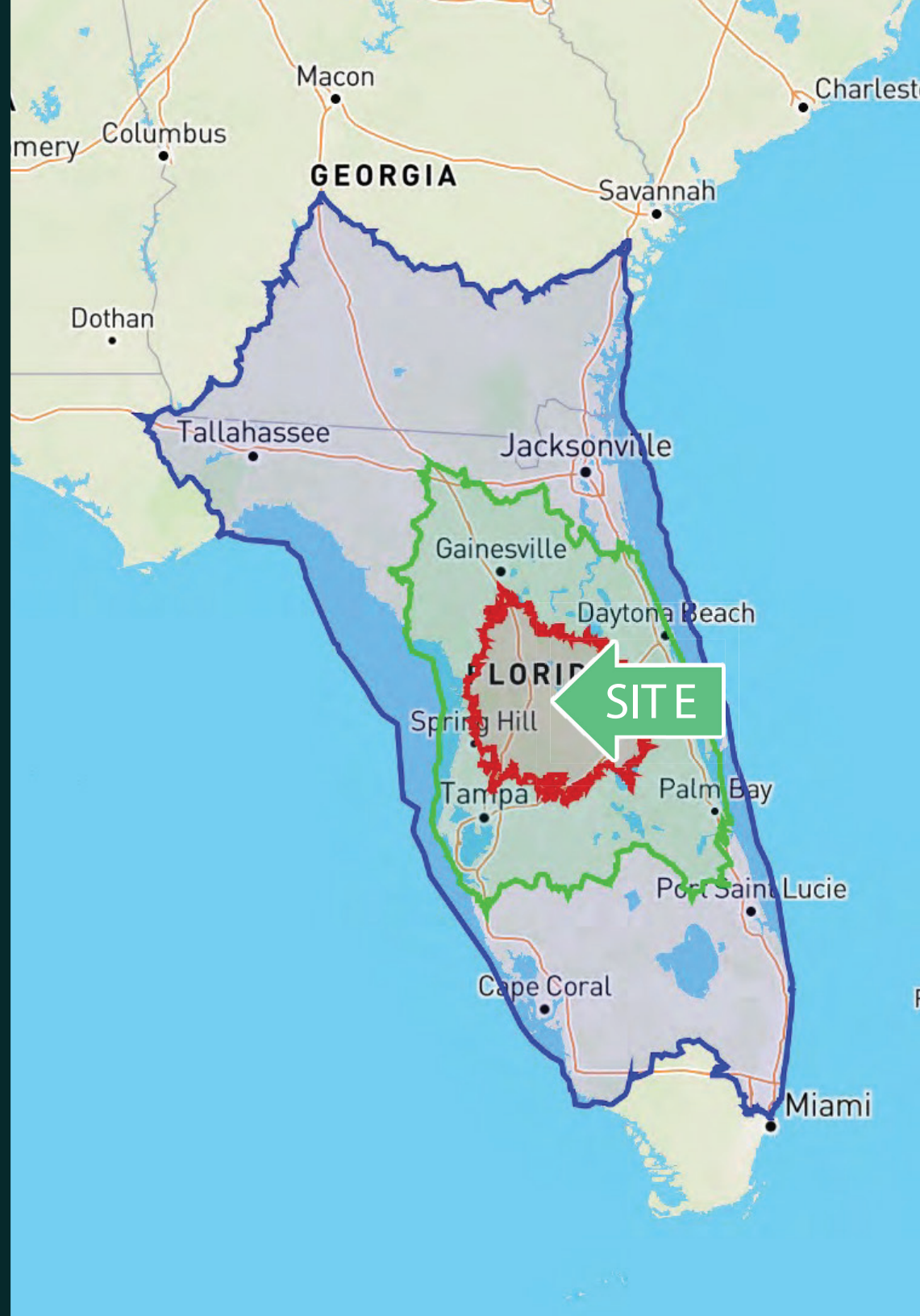
Employees

\$92,487

Median HH Income

41.3

Median Age



Contact Us

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