

For Lease - Redevelopment

10941 US Highway 441 • Leesburg, FL 34788

±3.3 Acre Available For Redevelopment

Property highlights

- **New Retail Development Opportunity:** Prime 3.3± acre retail development opportunity in an established corridor, available layout options for lease, build-to-suit, or sale. Ideal for QSRs, Fast Casual Restaurants, Car Washes, Banks, Daycare, Medical and various small shop tenants.
- **Prime Highway Location:** Positioned on US Highway 441 with excellent visibility and access to 36,967± AADT traffic, the site serves an affluent market with a \$79,611 average household income and nearly 6,000 residents within a 1-mile radius.
- **Access:** Property has existing right in/right out access with an left in proposed to FDOT.
- **Zoning:** C-3: Highway commercial. The purpose of this district is to delineate those areas suitable for commercial uses adjacent to major highway facilities in accordance with the growth management plan and to encourage coordinated and attractive commercial development compatible with the adjacent highway.
- **Leesburg, FL:** This area is undergoing significant population growth, with the 2024 population reaching 37,815, a 18.5% increase from 2023 and a nearly 40% increase from 2020. This rapid growth, driven largely by development from The Villages, has positioned Leesburg as the third fastest-growing city in the U.S. by percentage. Projections suggest continued growth, with plans for significant development potentially adding 40,000 new residential units, though the city also faces challenges in managing this expansion.



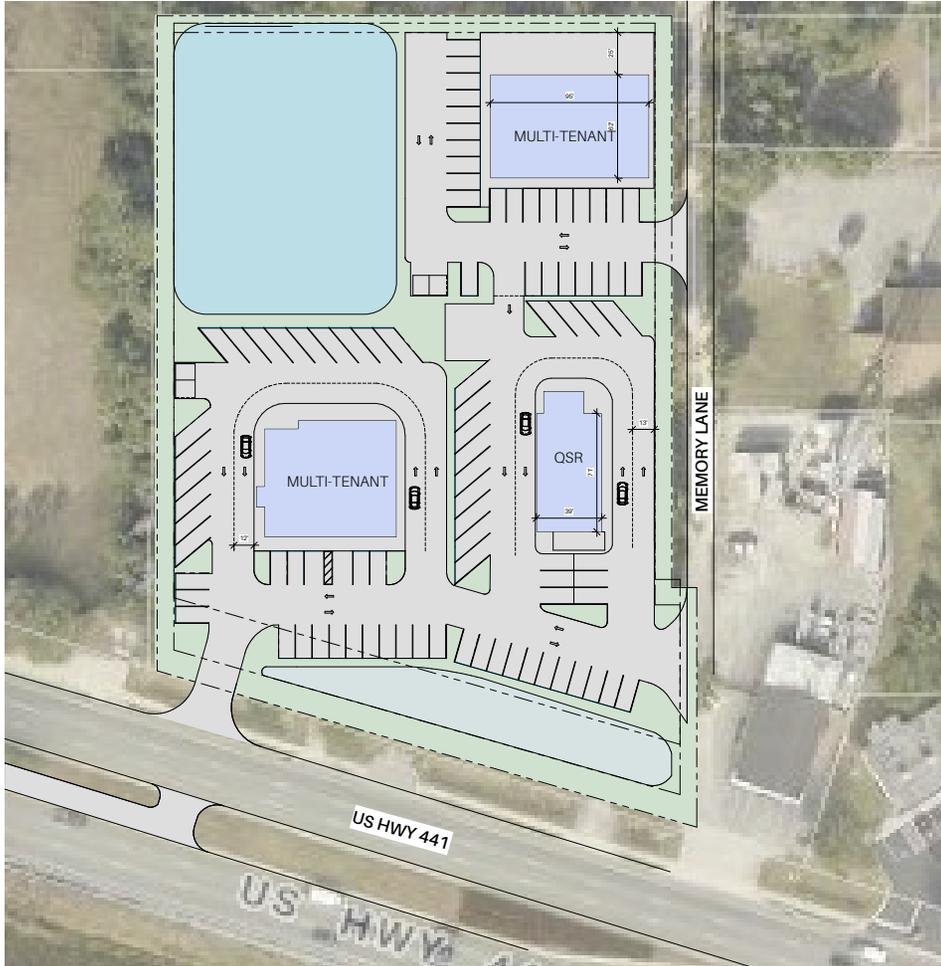
**Turning lane in illustration is for reference only and is not a representation of an existing

Multi-Tenant (end-cap drive-thru) building and QSR

Option 1

Highlights:

- 1,200 - 6,000 SF Multi-Tenant building with end-cap drive thru
- QSR with drive-thru
- 1,200 - 6,000 SF Multi-Tenant building

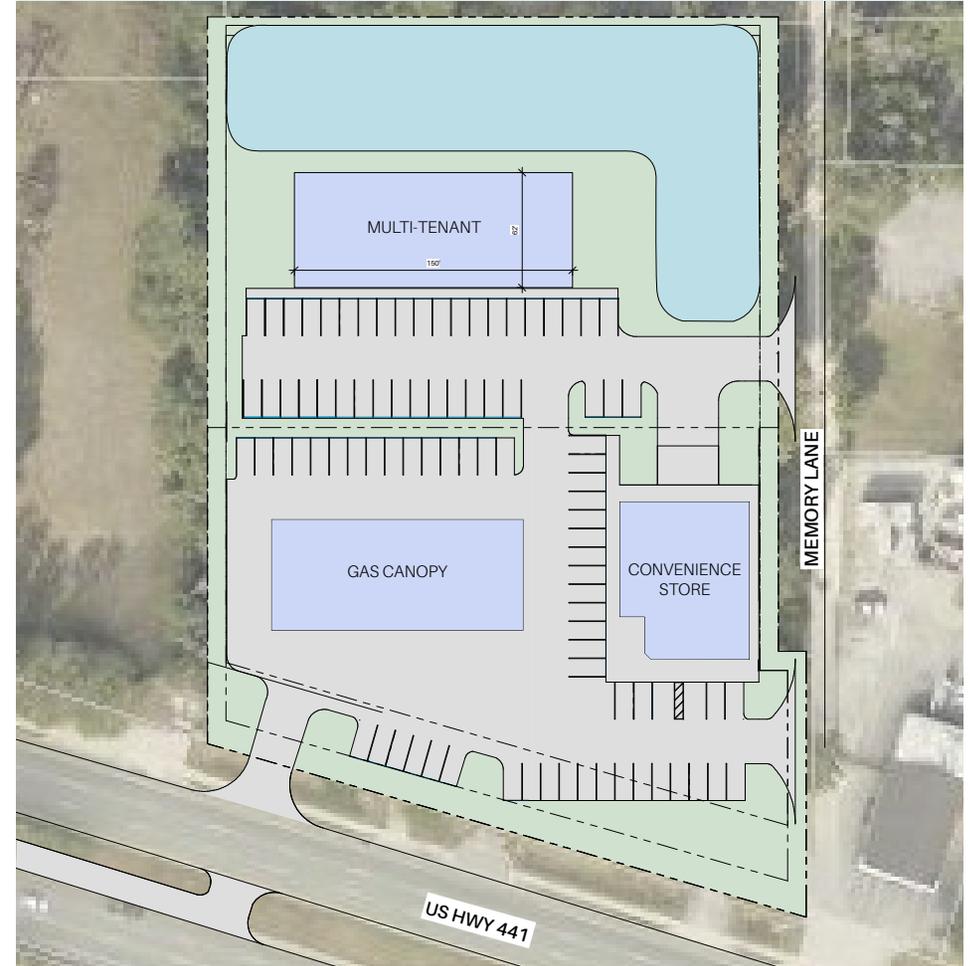


Multi-Tenant Building and Gas User

Option 2

Highlights:

- 4,000 - 6,000 SF Gas user
- 1,200 - 9,300 SF Multi-Tenant building



Demographics

(ESRI 2025)

TOTAL POPULATION			AVERAGE HH INCOME		
	5 MINS.	5,935		5 MINS.	\$79,611
	10 MINS.	29,876		10 MINS.	\$77,809
	15 MINS.	70,737		15 MINS.	\$74,893
TOTAL HOUSEHOLDS			2030 TOTAL POPULATION		
	5 MINS.	2,768		5 MINS.	6,703
	10 MINS.	13,314		10 MINS.	33,465
	15 MINS.	31,545		15 MINS.	79,266

Click to See Site on Google Maps 



Lake Sumter State College
7,201 total students enrolled for Fall 2025, an 18% increase from the previous year

LAKE SQUARE MALL
belk, PET SMART, TRUIST, Wendy's, DUNKIN', ICHIBAN BUFFET, BAMI

SHOPPES OF LAKE VILLAGE
Publix, Arbys, Advance Auto Parts, DOLLAR TREE

Waffle House, Cracker Barrel

OUTBACK Steakhouse, Ruby Tuesday, LOWE'S

Chick-fil-A, SUBWAY, TACO BELL, L-I-HAUL

McDonald's, AspenDental

THE HOME DEPOT, PANDA EXPRESS

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