

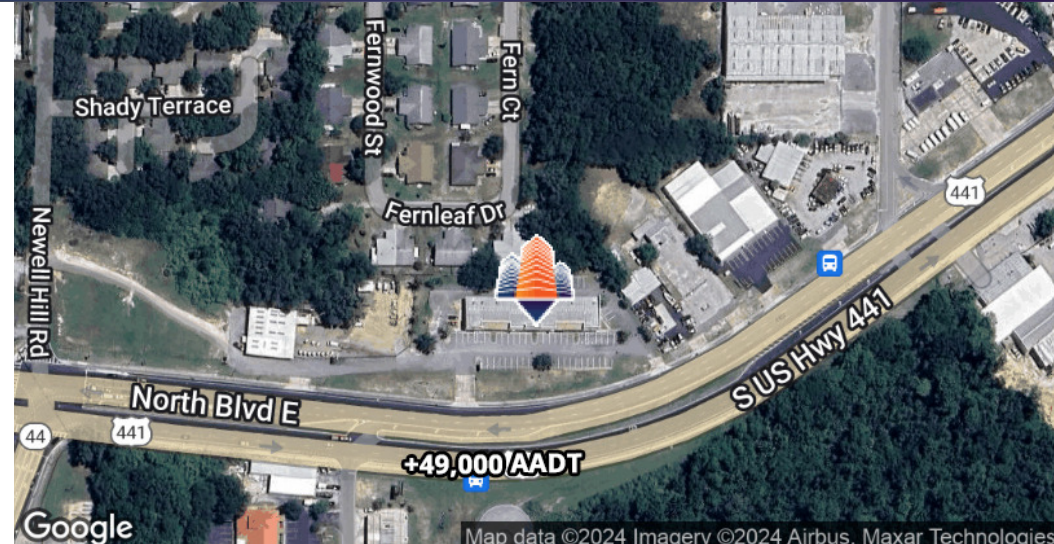
Leesburg Town Center

1450 North Boulevard East, Leesburg, FL 34748



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1,125 SF, 2,250 SF, 3,375 SF available (up to 4,500 SF contiguous)
- Seeking medical and retail users
- Co-tenants include: Legaci Financial, Baycare Medical & Studio Styles
- Monument signage available
- Rear access available for small deliveries
- Heavy traffic corridor
- Parking ratio: 4.9/1,000
- Direct frontage to HWY 441 / +49,000 AADT

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,125 - 4,500 SF
Building Size:	10,125 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,889	9,147	22,729
Total Population	4,132	22,395	52,015
Average HH Income	\$68,154	\$68,737	\$67,793

Casey Dorner
407.404.4017
CDorner@eisre.com



7575 Dr. Phillips Blvd, Ste 390
Orlando, FL 32819
www.eisre.com

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PROPERTY PHOTOS



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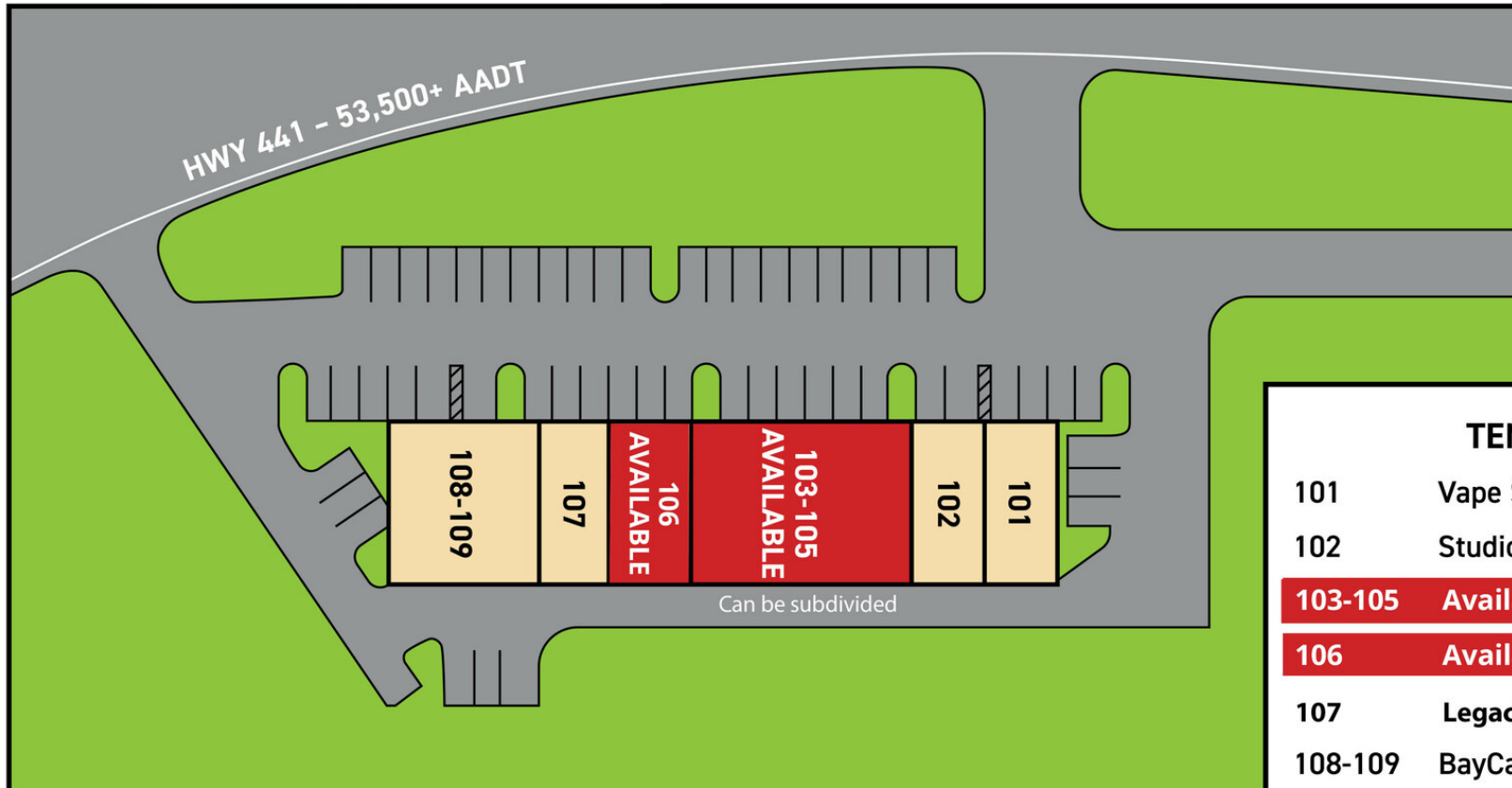
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SITE PLAN



TENANT ROSTER

101	Vape Shop	1,125 SF
102	Studio Styles	1,125 SF
103-105	Available	1,125 / 2,250 / 3,375 SF
106	Available	1,125 SF
107	Legaci Financial	1,125 SF
108-109	BayCare Home Care	2,250 SF

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RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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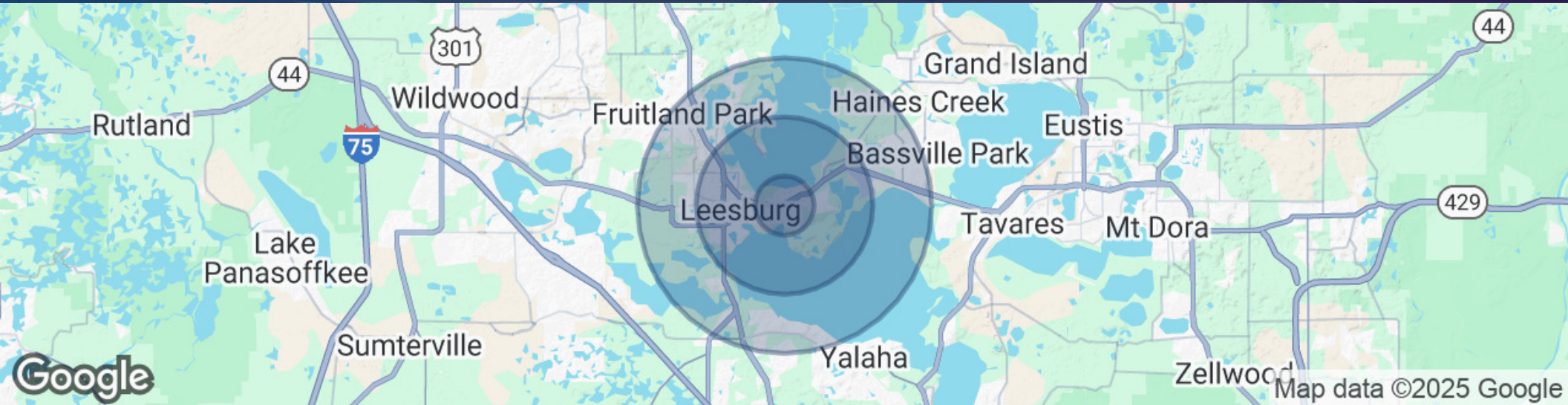
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,132	22,395	52,015
Average Age	45.9	44.2	48.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,889	9,147	22,729
# of Persons per HH	2.08	2.38	2.26
Average HH Income	\$68,154	\$68,737	\$67,793
Average House Value	\$279,496	\$265,092	\$230,328