



2.57 Acres  
Hwy 27  
Frontage

Offering Memorandum  
410 N 14th St, Leesburg, FL 34748

**PRB** | PREFERRED  
REAL ESTATE  
BROKERS

EXCLUSIVELY LISTED BY

## Mark Williams

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BOR: Jose Fleming Lic # BK3398881

2.57 Acres

253 ft of Frontage on US Hwy 27



29,500 AADT



410 N 14<sup>th</sup> St  
Leesburg, FL 34748



2.57 Acre  
Development Site

# Investment Highlights

- 2.57 Acre Development Site in Prime Location
- Oversized Retail Parcel with Hwy 27 Frontage
- Access from North and South Bound US Hwy 27
- Four-Way Traffic Light at Hwy 27 and Center St
- South Entrance from Center St for Parking / Trucks
- Few Remaining Development Sites on Hwy 27
- 1,100ft South of Publix Super Market at Palm Plaza
- Major Retailers & Quick Serve Restaurants in Proximity
- 12 Miles from The Villages | Largest 55+ Community
- Leesburg Population has Increased 15.28% Since 2020
- Florida is Income Tax-Free & Business Friendly State



Price  
**\$1,350,000**

Acres  
**2.57**

Price/Acre  
**\$525,292**

Zoning  
**Hwy Comm**

410 N 14<sup>th</sup> St  
**Leesburg, FL**  
**34748**

## Overview

Address	410 N 14 <sup>th</sup> St Leesburg, FL 34748
Price	\$1,350,000
Price / Acre	\$525,292
Lot Size	2.57 Acres
Lot SF	111,949 SF
Zoning	Hwy Commercial
Frontage	US Hwy 27
Access	Hwy 27 and Center St
Type	Retail Development



2.57 Acres



POPEYES



TACO BELL



Publix.



29,500 AADT



Publix-anchored Palm Plaza  
sells for \$17.8 million

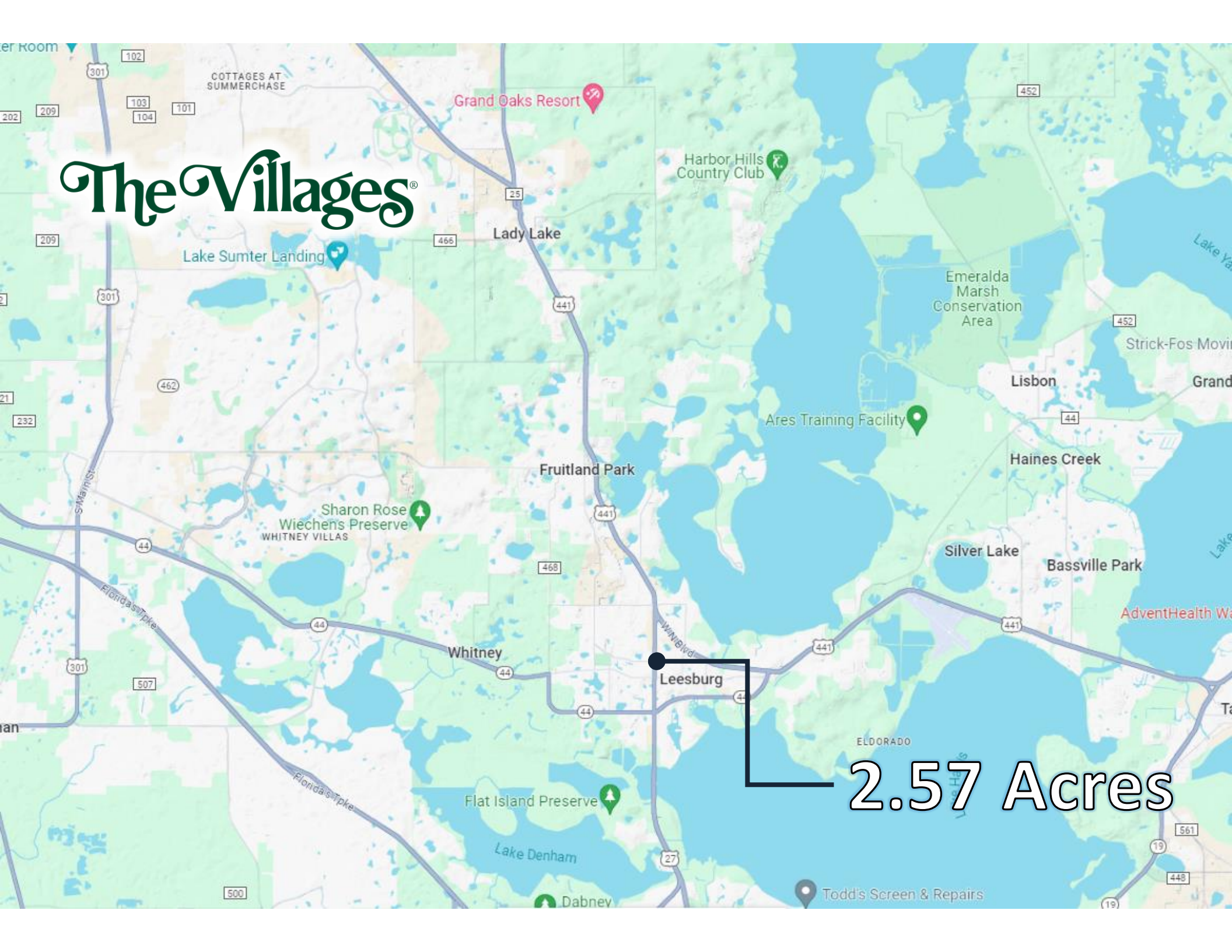
True Value.

Leesburg, FL Feb. 2024

A 133,419-square ft, 92%-occupied, high-performing Publix-anchored shopping center, sold for \$17.8 million. This prominent retail destination is located at 715 N. 14th St. in Leesburg, Fla., near The Villages, along U.S. Highway 27, which averages a daily traffic count of 29,500 cars.

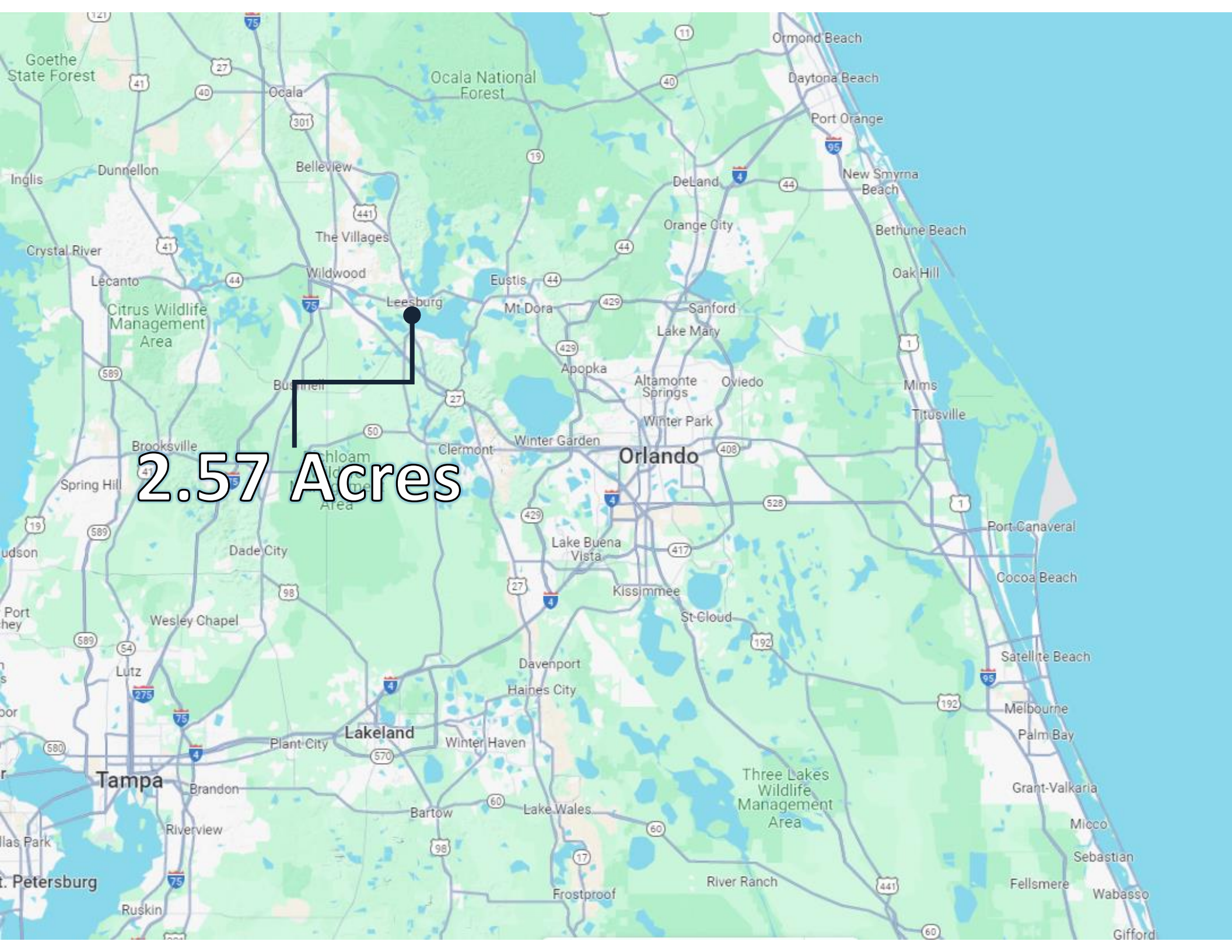


# The Villages®



2.57 Acres





2.57 Acres

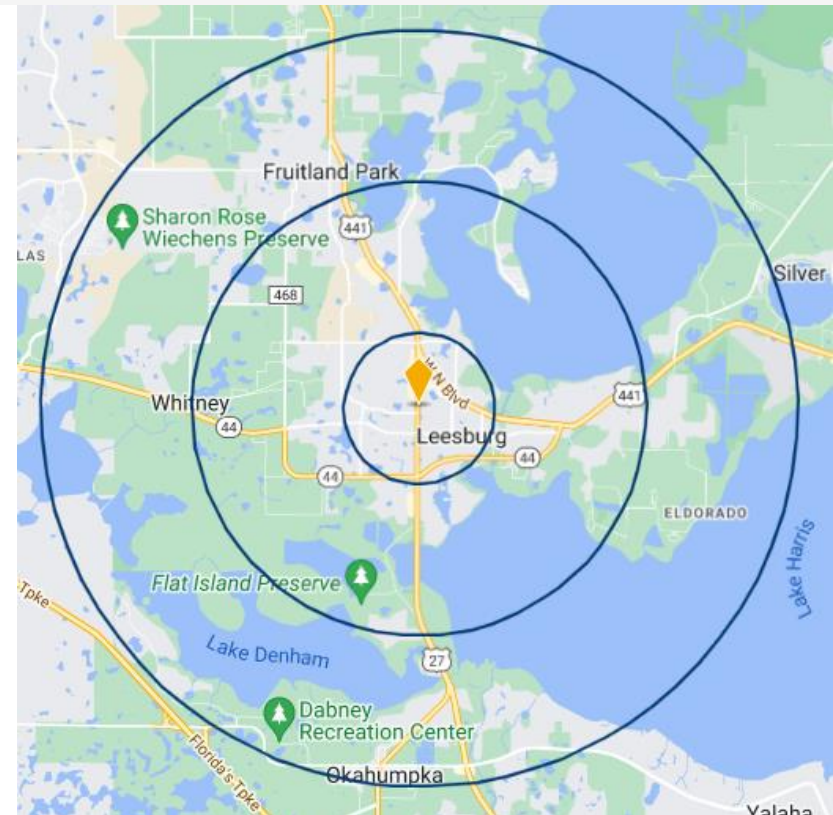


## Population

	1 mile	3 mile	5 mile
2010 Population	6,237	22,390	40,318
2023 Population	6,770	28,700	55,575
2028 Population Projection	7,233	31,228	60,670
Annual Growth 2010-2023	0.7%	2.2%	2.9%
Annual Growth 2023-2028	1.4%	1.8%	1.8%
Median Age	39	45	50.6
Bachelor's Degree or Higher	12%	16%	21%
U.S. Armed Forces	11	56	63

## Income

	1 mile	3 mile	5 mile
Avg Household Income	\$56,828	\$56,359	\$65,410
Median Household Income	\$36,660	\$42,706	\$48,616
< \$25,000	747	3,281	5,348
\$25,000 - 50,000	830	3,700	7,095
\$50,000 - 75,000	465	2,780	4,894
\$75,000 - 100,000	270	937	2,447
\$100,000 - 125,000	102	601	1,470
\$125,000 - 150,000	41	305	933
\$150,000 - 200,000	95	462	1,347
\$200,000+	79	231	673



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