

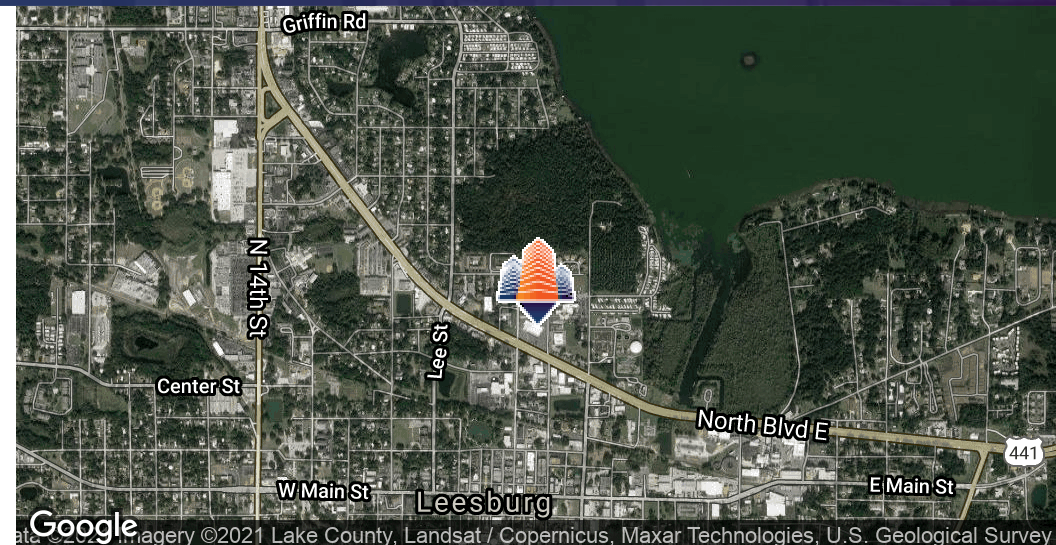
Villages at Leesburg

106 W North Blvd, Leesburg, FL 34748



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 2,500 SF up to 9,952 SF Available
- Brand New Interior & Exterior Renovations
- Plentiful Parking
- 33,000+ Vehicles Per Day
- Located at the Signalized Corner of US Hwy 441 & N 3rd Street
- Close to The Villages and the US Hwy 441 & US Hwy 27 Interchange

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,500 - 9,952 SF
Building Size:	35,116 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,628	8,037	16,989
Total Population	3,717	18,548	39,049
Average HH Income	\$43,857	\$51,410	\$52,065

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7575 Dr. Phillips Blvd, Ste 390

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PROPERTY PHOTO



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AREA MAP



Map data ©2021 Imagery ©2021, Lake County, Maxar Technologies, U.S. Geological Survey

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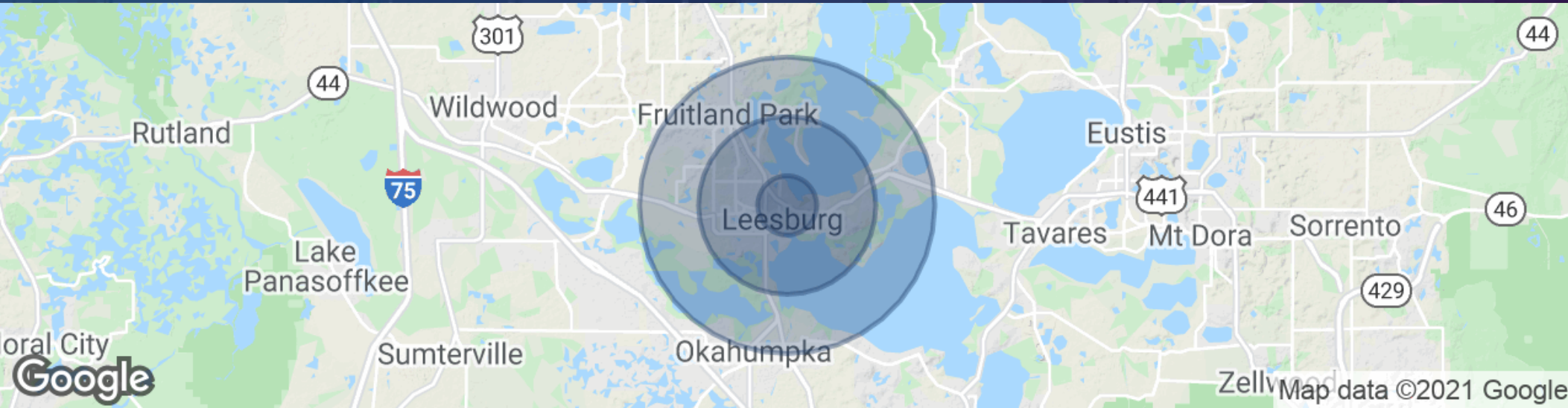
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,717	18,548	39,049
Average age	45.1	46.8	47.2
Average age (Male)	42.7	44.7	46.1
Average age (Female)	44.0	47.3	47.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,628	8,037	16,989
# of persons per HH	2.3	2.3	2.3
Average HH income	\$43,857	\$51,410	\$52,065
Average house value	\$157,782	\$184,975	\$185,239

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