

LEESBURG PAD AVAILABLE

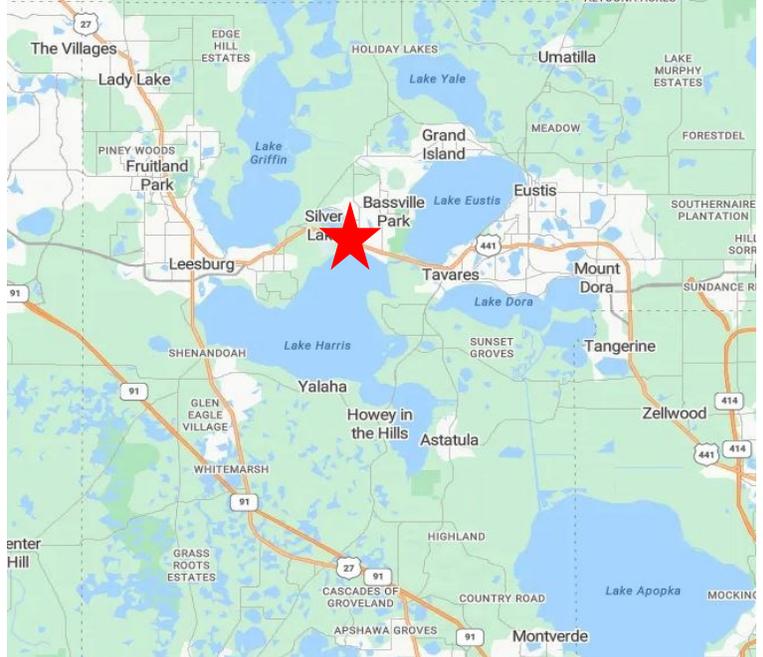
US HWY 441 & COLLEGE DR, LEESBURG FL 34749



PROPERTY HIGHLIGHTS

- **ONE PAD LEFT** for Ground Lease or Build to Suit
- **Have availability for a drive-thru endcap**
- Can Accommodate up to 1.6 acres or 7,000 SF
- Project has 710 Feet of Frontage on US HWY 441 & 1,270 Feet on College Dr
- Signalized Intersection
- Located at the entrance to Lake Sumter college with approximately 5,000 students
- Close proximity to Leesburg International Airport, Lowe's, shopping, hotels, restaurants, entertainment, and golf
- 3.5% Annual population growth
- Traffic Counts:
 - 35,606 ± AADT on US HIGHWAY 441

Demographics	1-Mile	3-Mile	5-Mile
Population	2,407	23,445	56,122
Average HH Income	\$94,402	\$72,367	\$73,442
Median Age	41.9	51.5	51.1

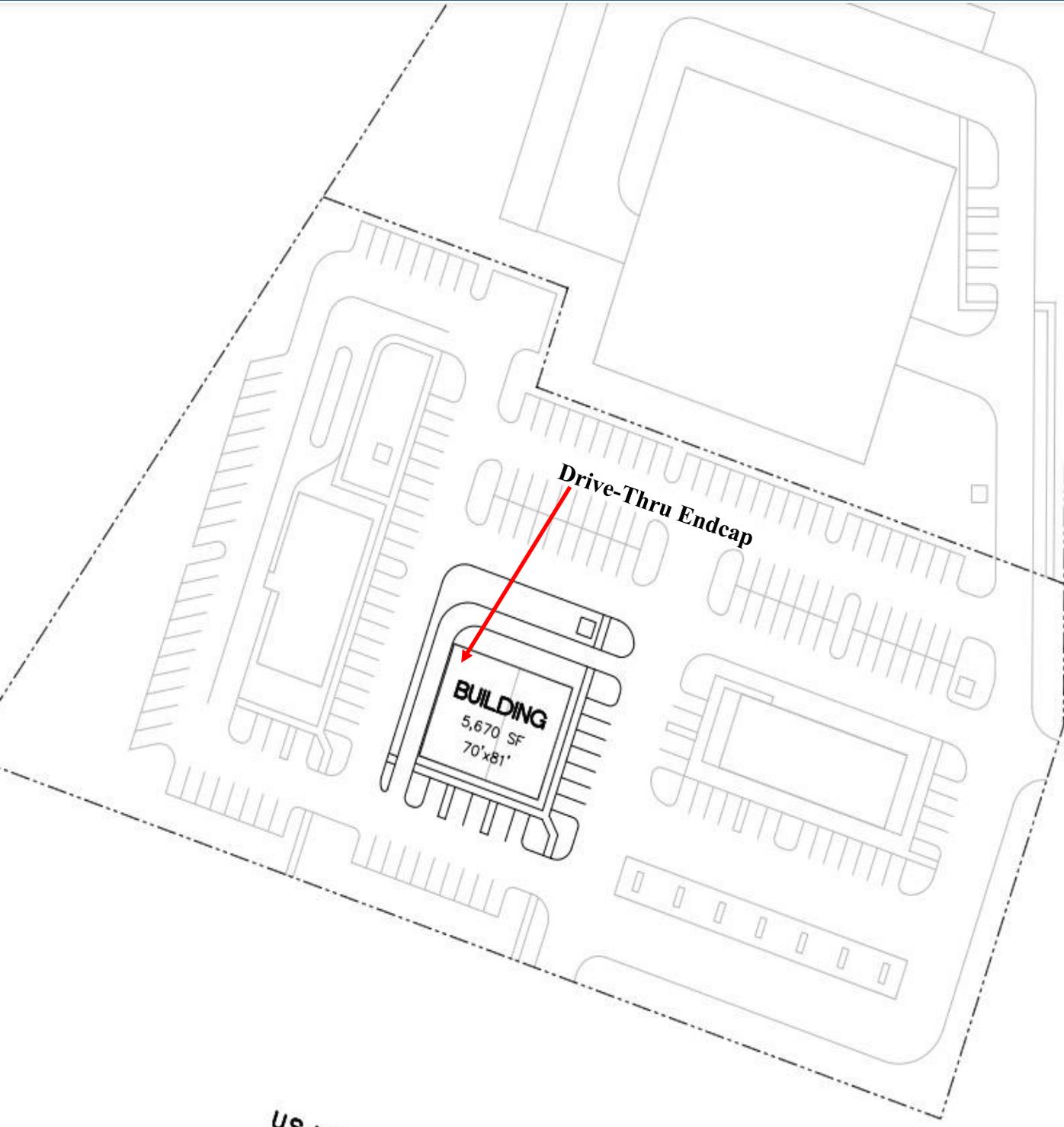


Drew Shofner
 321-295-3998
 Drew@blurockcommercial.com

3408 S. Orange Ave.
 Suite B
 Orlando, FL 32806
 www.blurockcommercial.com

CONCEPTUAL SITE PLAN- RETAIL OR DRIVE-THRU ENDCAP

US HWY 441 & COLLEGE DR, LEESBURG FL 34749



COLLEGE DRIVE
(PRIVATE ROADWAY)
(85' EASEMENT WIDTH)

U.S. HIGHWAY 441 (STATE ROAD 500)
(214' RIGHT-OF-WAY)

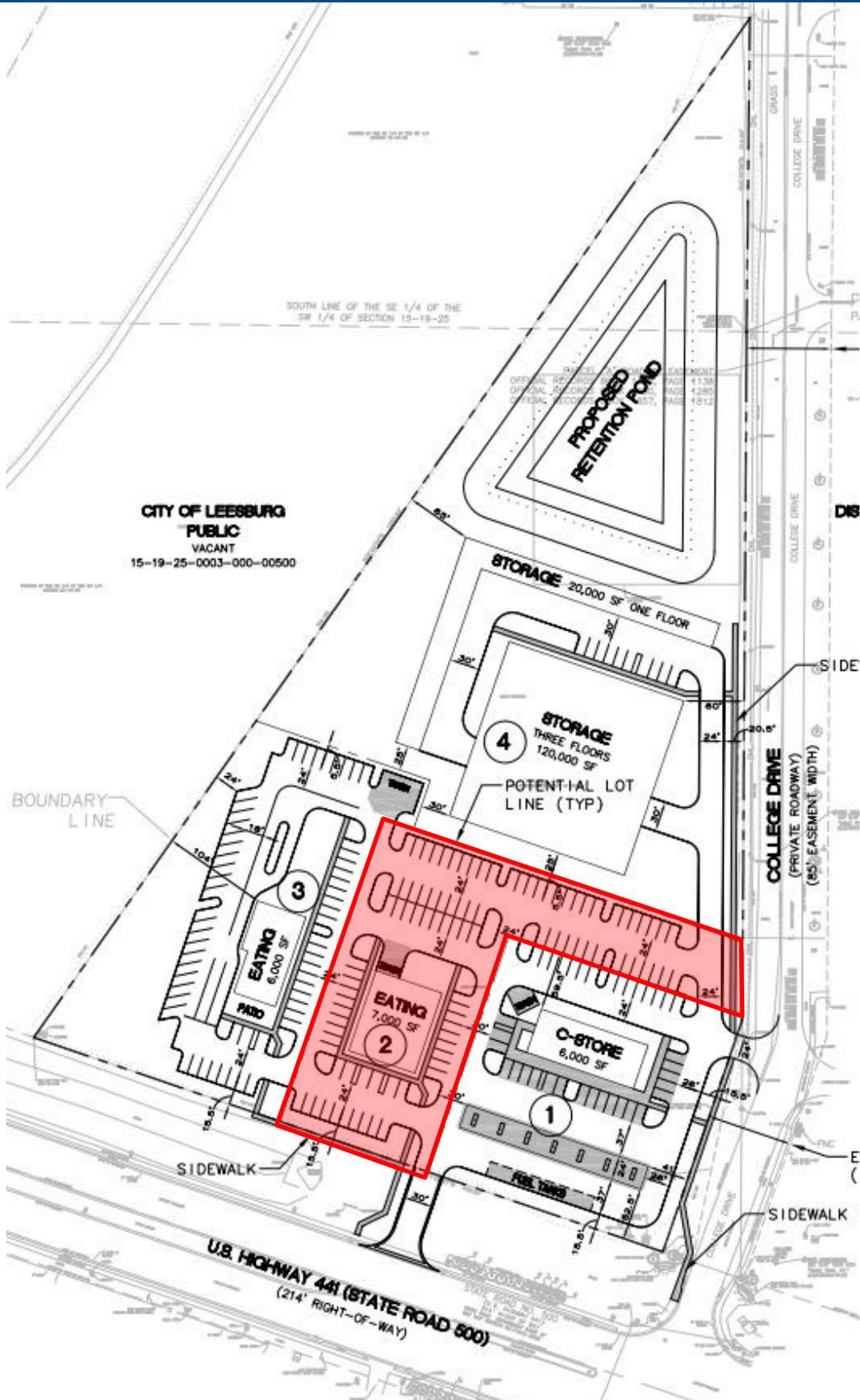


Drew Shofner
321-295-3998
Drew@blurockcommercial.com

3408 S. Orange Ave.
Suite B
Orlando, FL 32806
www.blurockcommercial.com

CONCEPTUAL SITE PLAN- SIT DOWN RESTAURANT

US HWY 441 & COLLEGE DR, LEESBURG FL 34749



Drew Shofner
321-295-3998
Drew@blurockcommercial.com

3408 S. Orange Ave.
Suite B
Orlando, FL 32806
www.blurockcommercial.com

