



# COMMERCIAL INFILL SITE FOR SALE

Southside of U.S. Highway 441 (E. Main Street), Leesburg, FL 34748

Prominent development opportunity along high-traffic corridor

## PROPERTY HIGHLIGHTS

- Strategic commercial infill site totaling 3.83± acres in three contiguous parcels
- 3.5 miles east of U.S. Hwy 27 (N. 14th Street), 3.0 miles west of College Drive & 7 miles west of FL-19 (S. Duncan Road)
- Potential to Subdivide for Outparcel Users
- Located on the southside of U.S. Hwy 441, adjacent to White's Aluminum & Window
- Permitted Uses include: ALF, Hotel, Daycare, Office, Medical, Restaurant, Dealership and Mini-Storage



### ASKING PRICE

\$2,350,000



### SIZE

3.83± Acres



### TRAFFIC

36,967 AADT on Hwy 441



### ZONING

C-3 – Highway Commercial (Leesburg)  
FLU – General Commercial



**HARBERT**  
REALTY SERVICES

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POPULATION			EMPLOYEES			AVG HH INCOME		
3 Mile	5 Miles	10 Miles	3 Mile	5 Miles	10 Miles	3 Mile	5 Miles	10 Miles
18,400	57,560	210,407	12,207	21,108	53,389	\$74,677	\$76,410	\$89,897

# VACANT LAND FOR SALE

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## Property Photos



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