PALM PLAZA

715 N. 14th Street Leesburg, FL 34748





PROPERTY HIGHLIGHTS

- Centrally located in the heart of Leesburg, FL along US 27 between US 441 and SR 44
- Anchored by a high-performing Publix with strong national co-tenancy including Planet Fitness, T-Mobile, Quest Diagnostics, Firehouse Subs, and UPS
- Regional draw from The Villages, Florida's fastest-growing, top-selling master-planned retirement community
- Exceptional traffic exposure with 22,500 AADT on US 27, 42,500 AADT on US 441, and 30,500 AADT on SR 44
- Proximate to UF Health, recently expanded to 350 beds and 1,500 employees
- Ideal for smoothie/juice concepts, hair salon or barbershop, hardware, pet supplies, eye care, specialty medical, and urgent care

DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

Total Households	12,778	26,675	58,042
Total Population	30,122	59,224	118,757
Average HH Income	\$67,457	\$80,389	\$91,426

Penn St Hill St William St Villam St

The Sembler Company | 800.940.6000 | https://www.sembler.com

SERINA MORISON

727.344.8190

serina.morison@sembler.com

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SITE PLAN & AVAILABILITY

1 Cora Health

2 Quest Diagnostics

3 Rent A Center

4 Affordable Dentures

5 Read's Uniform

6 Advance America

7 Firehouse Subs

8 China Garden Restaurant

9 TruEar

10 OneMain Financial Group

11 T-Mobile

12 Publix

13 Linda's Nails and Spa

14 AVAILABLE

15 AVAILABLE

16 Bob's Liquors

17 Sheriffs Ranches Thrift

18 Available

900 SF

19 Available

830 SF

20 Planet Fitness

OP1 Popeyes

OP4 UPS Store

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2,250 SF

3.417 SF