



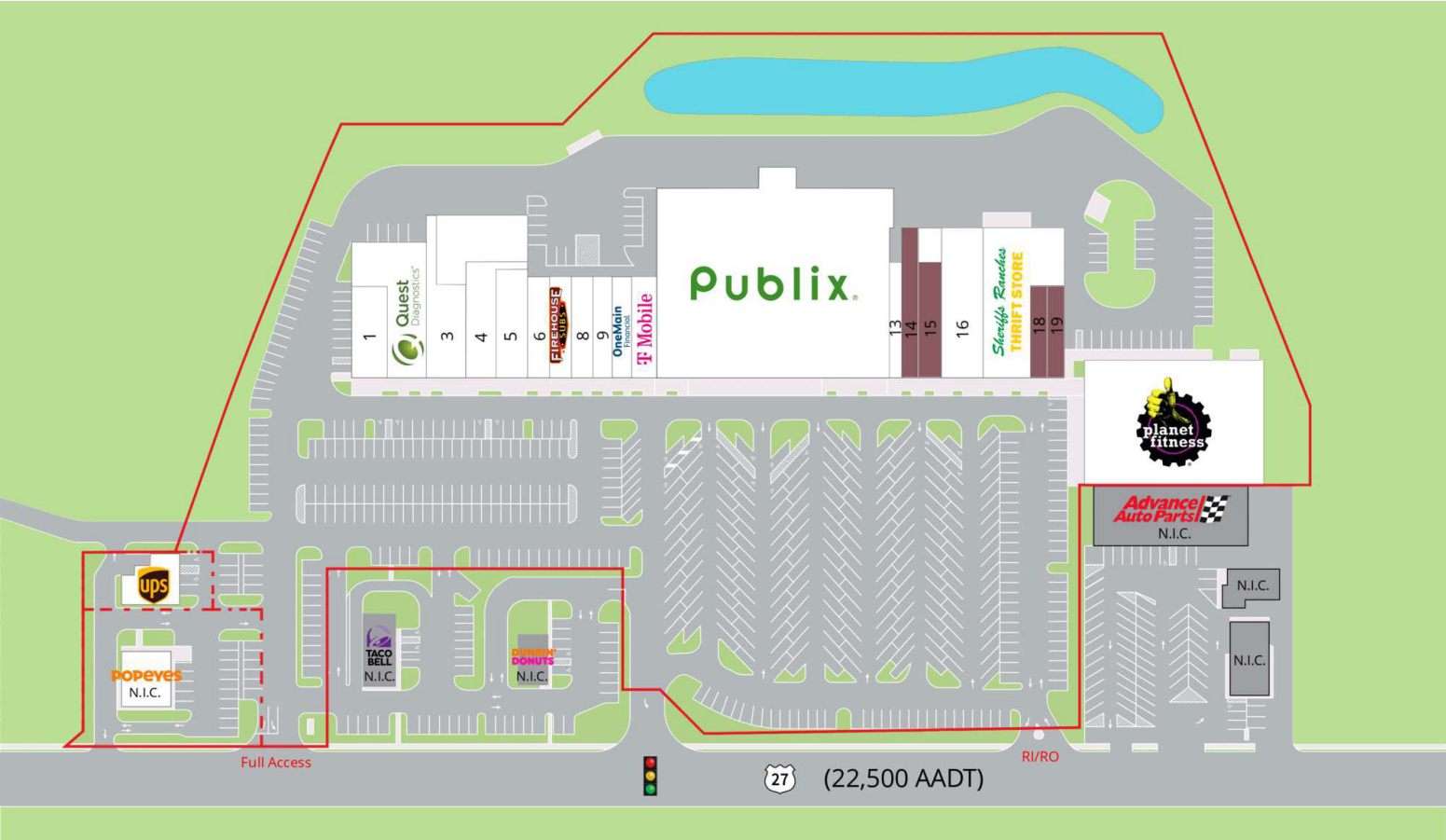
PROPERTY HIGHLIGHTS

- 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





SITE PLAN & AVAILABILITY

1 Cora Health	9 TruEar	16 Bob's Liquors
2 Quest Diagnostics	10 OneMain Financial Group	17 Sheriffs Ranches Thrift
3 Rent A Center	11 T-Mobile	18 Available900 SF
4 Affordable Dentures	12 Publix	19 Available830 SF
5 Read's Uniform	13 Linda's Nails and Spa	20 Planet Fitness
6 Advance America	14 AVAILABLE2,250 SF	OP1 Popeyes
7 Firehouse Subs	15 AVAILABLE3,417 SF	OP4 UPS Store
8 China Garden Restaurant		