

Outparcel Pads Available

Close proximity to Publix Supermarket and Aldi (coming soon)

US Hwy 27 & CR-48
Leesburg, FL 34748
www.cbre.com/orlando

New Retail Development Opportunity



Property Overview

- + New retail development opportunity
- + Available for ground lease for BTS:
 - Pad 1: 1.10± AC
 - Pad 2: 1.10± AC
 - Pad 3: 1.10± AC
 - Pad 4: 1.10± AC
 - Pad 5: 1.07± AC
 - Pad 6: 1.0± AC
 - Pad 7: 1.90± AC
- + Excellent opportunity for QSR, gas station, bank, medical, daycare
- + Close proximity to Publix Supermarket and Aldi (coming soon)
- + Excellent visibility along US Hwy 24
- + Multiple ingress and egress with full access at a proposed signal and cross access to future Aldi connecting to County Rd 48
- + Situated in strong housing growth market with a 2.48% population growth rate within 20 minute drive time
- + Traffic Counts:
 - US Hwy 27: 30,500 AADT
 - County Rd 48: 11,100 AADT

20 Minute Drive Time



143,762

Population



2.48%

Population Growth



140,845

Daytime Population



\$86,631

Average Household Income

Site Plan | Conceptual



Aerial | Trade Area



Aerial | Housing Growth



2024 Estimated Demographics

3 Mile Radius



20,765
Population



1.39%
Population Growth



19,733
Daytime Population



\$79,069
Average Household Income

5 Mile Radius



34,685
Population



1.08%
Population Growth



38,415
Daytime Population



\$77,698
Average Household Income

7 Mile Radius



150,141
Population



1.82%
Population Growth



144,949
Daytime Population



\$89,495
Average Household Income

10 Minute Drive Time



31,740
Population



1.16%
Population Growth



36,175
Daytime Population



\$77,304
Average Household Income

15 Minute Drive Time



64,506
Population



1.87%
Population Growth



70,691
Daytime Population



\$76,826
Average Household Income

20 Minute Drive Time



143,762
Population



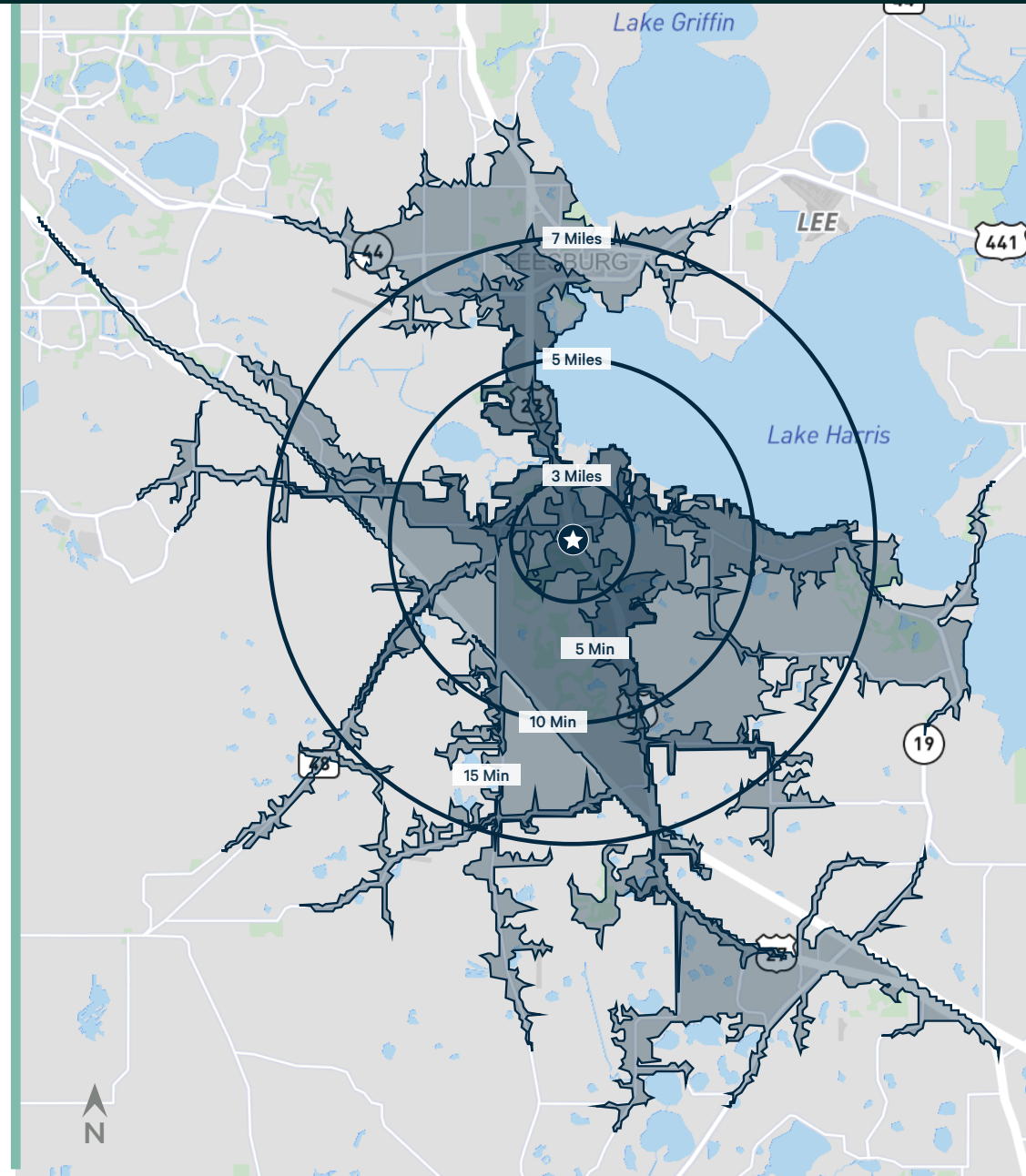
2.48%
Population Growth



140,845
Daytime Population



\$86,631
Average Household Income



For leasing information please contact:

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