

LEESBURG PAD AVAILABLE

US HWY 441 & COLLEGE DR, LEESBURG FL 34749

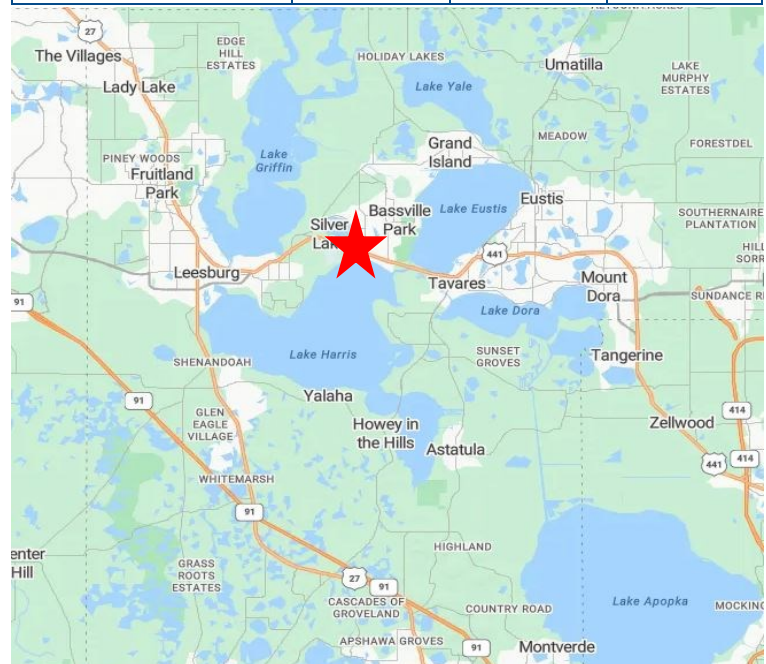


PROPERTY HIGHLIGHTS

- One pad left for Ground Lease, Build to Suit or sale
- Have the option 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
- Join Culver's, National Gas user, and self storage
- 3.5% Annual population growth
- Traffic Counts:

36,967 ± 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



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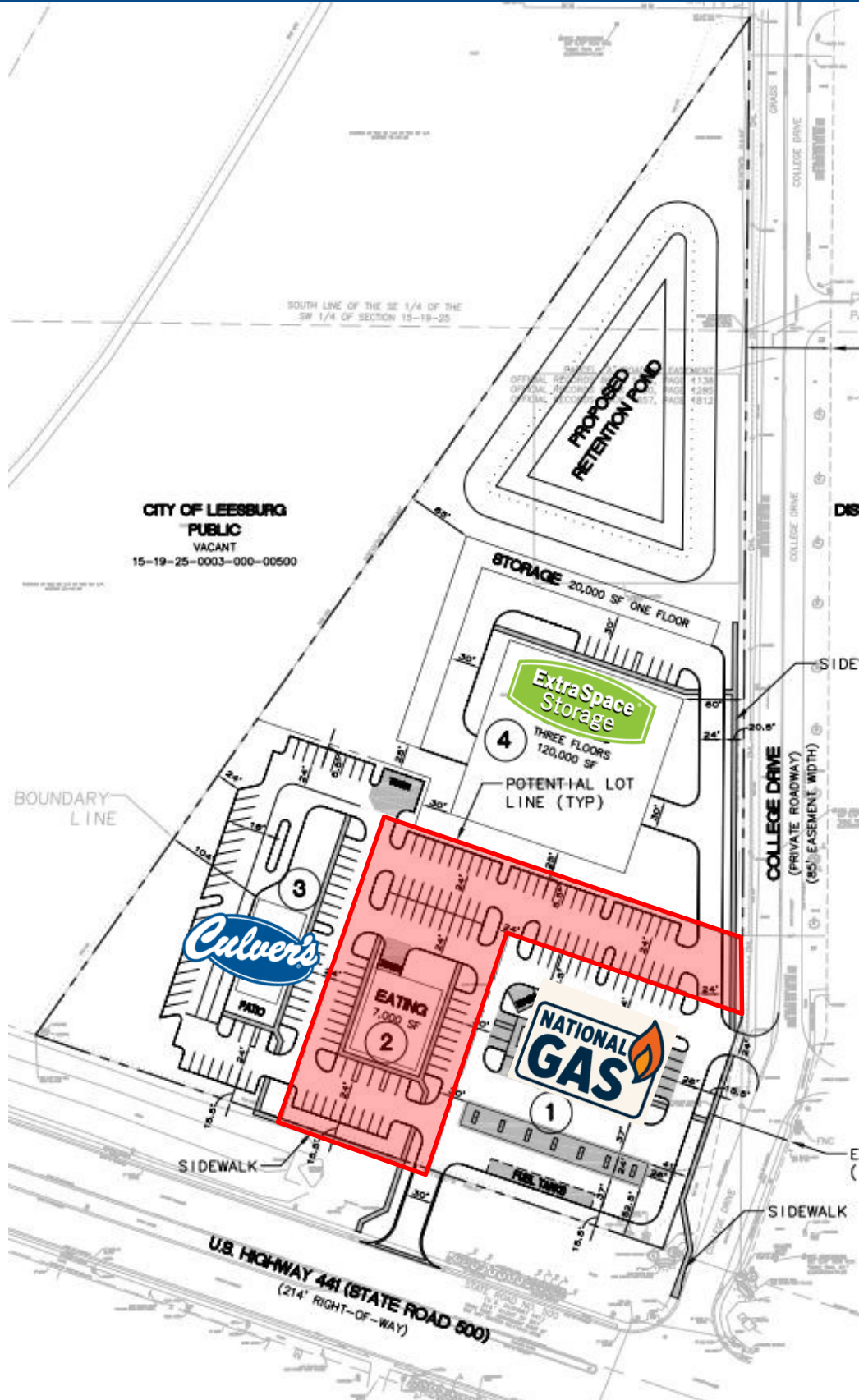
3408 S. Orange Ave.
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CONCEPTUAL SITE PLAN- SIT DOWN RESTAURANT

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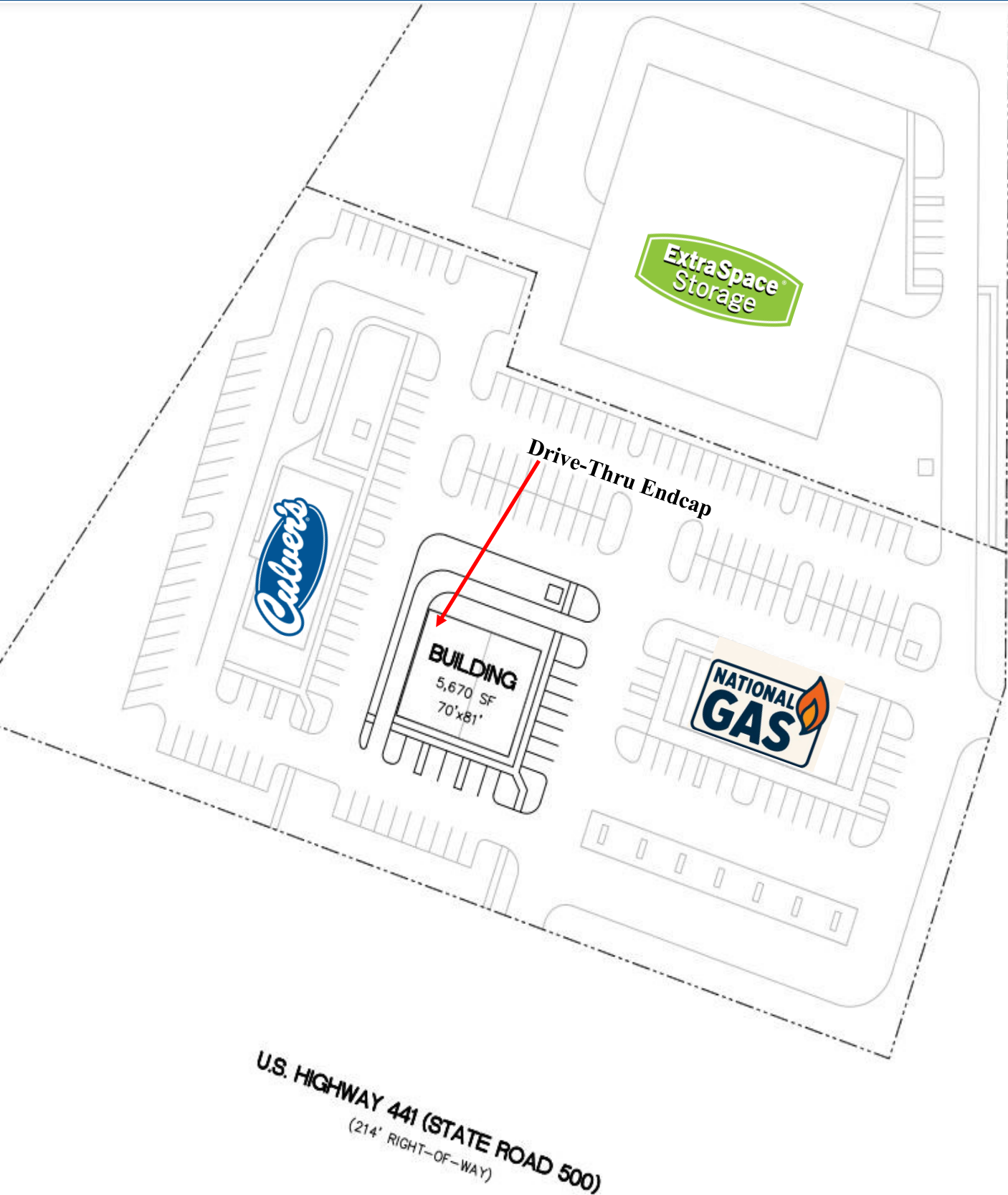
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CONCEPTUAL SITE PLAN- RETAIL OR DRIVE-THRU ENDCAP

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)

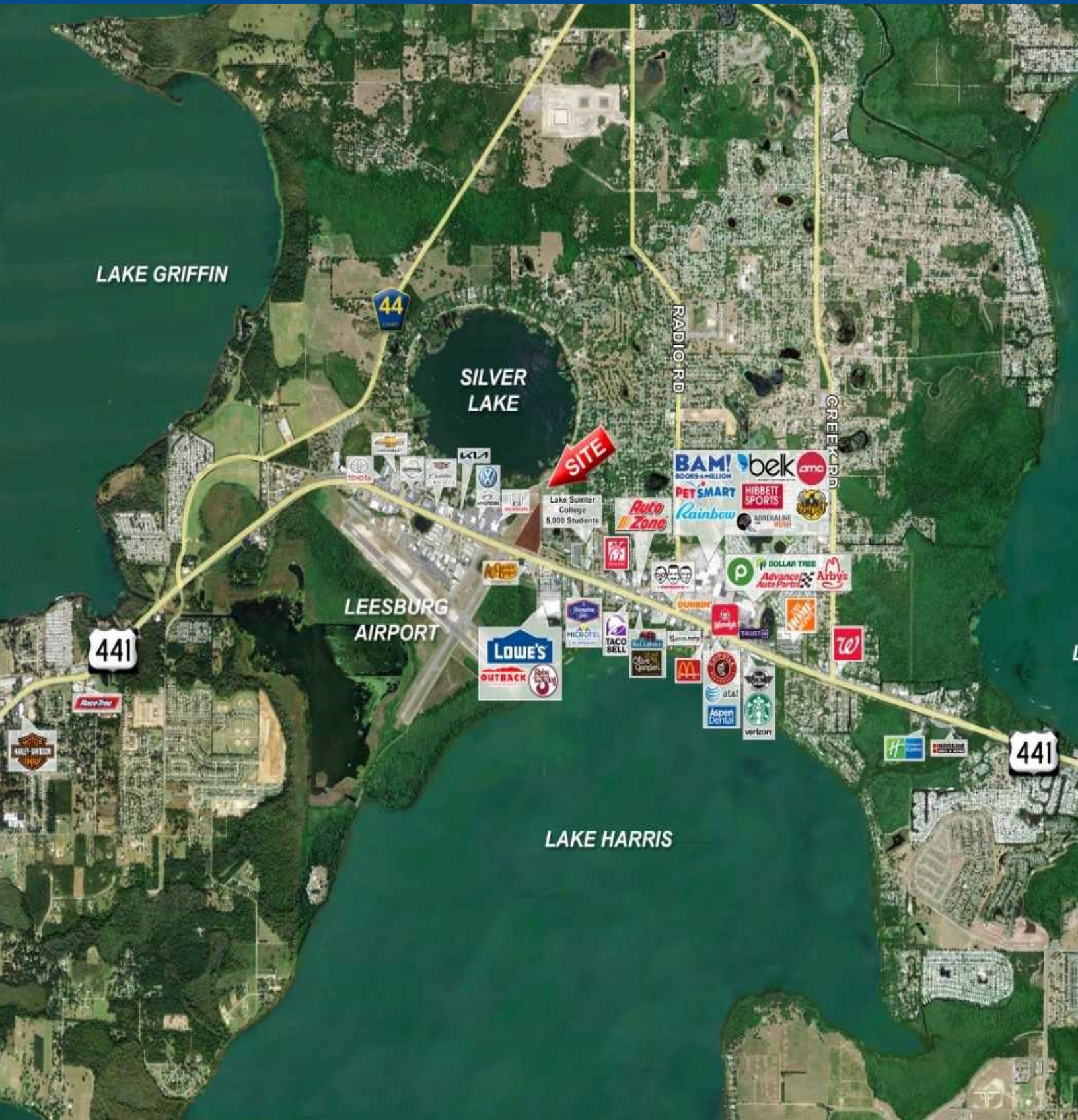


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AERIAL

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