

# 1.21-ACRE RETAIL PAD

High-Visibility Corner | 1810 U.S. Hwy 441/Citrus Blvd., Leesburg, FL 34748

SALE, GROUND LEASE, OR BUILD-TO-SUIT



## PROPERTY OVERVIEW

- » Retail pad available for sale, ground lease, or build-to-suit
- » High-visibility corner site at the signalized intersection of U.S. Hwy 441/Citrus Blvd. and Picciola Rd. in Leesburg, Florida
- » Direct access from U.S. Hwy 441/Citrus Blvd. with a combined daily traffic count of 50,200 vehicles
- » Strategically positioned less than one mile from a Walmart Supercenter with approximately 2.4 million annual visits
- » Near UF Health Leesburg Hospital, a 330-bed facility with over 1,600 employees
- » Leesburg ranks as the third fastest-growing city in the U.S., with an 18% population increase from 2023 to 2024

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,807	32,683	61,997
Households	2,484	14,258	28,131
Daytime Pop.	5,237	28,592	49,207
Ave. HH Income	\$51,150	\$72,303	\$85,580

