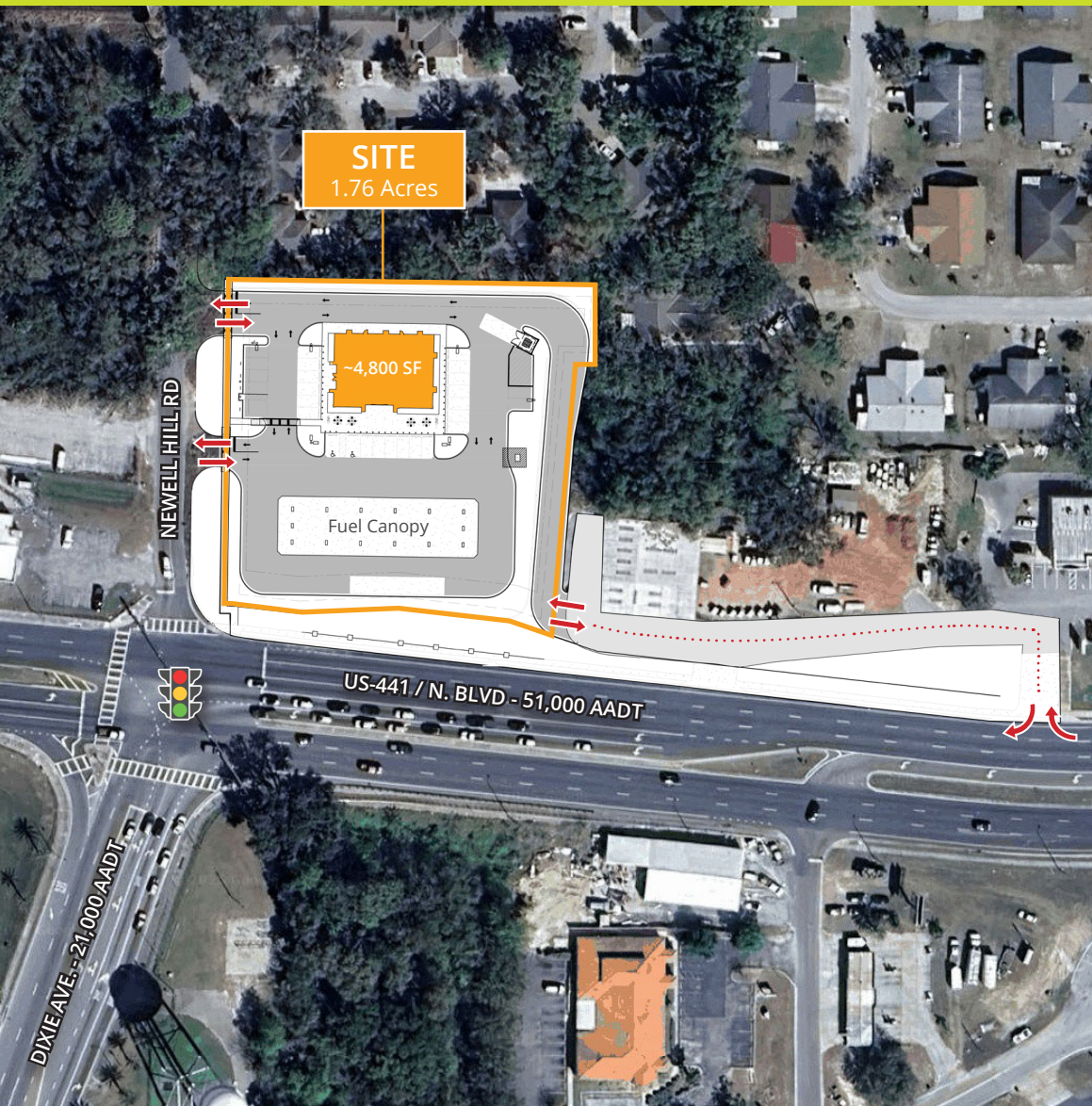


LEESBURG RETAIL DEVELOPMENT SITE

1.76 Acres | US-441 and Newell Hill Road, Leesburg, FL 34748

FOR PURCHASE OR GROUND LEASE



PROPERTY OVERVIEW

- » Retail development site available for purchase or ground lease: 1.76 acres
- » Approved for convenience store/gas station
- » Positioned at the signalized intersection of US-441 and Newell Hill Rd. with a combined traffic count of 72,000 vehicles per day
- » Excellent visibility from US-441 and multiple points of access from US-441 and Newell Hill Rd.
- » Less than one mile from Venetian Isle, a new mixed-use community with 264 multifamily units, a 200-bed ALF/ILF, a 112-room TownePlace Suites, and medical and retail space
- » 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	4,872	27,379	56,567
Households	2,186	11,586	25,027
Daytime Pop.	5,691	23,129	44,618
Ave. HH Income	\$75,025	\$72,102	\$77,899

