



**27101 US HIGHWAY 27
LEESBURG, FL 34748**

**FOR SALE
\$2,500,000**



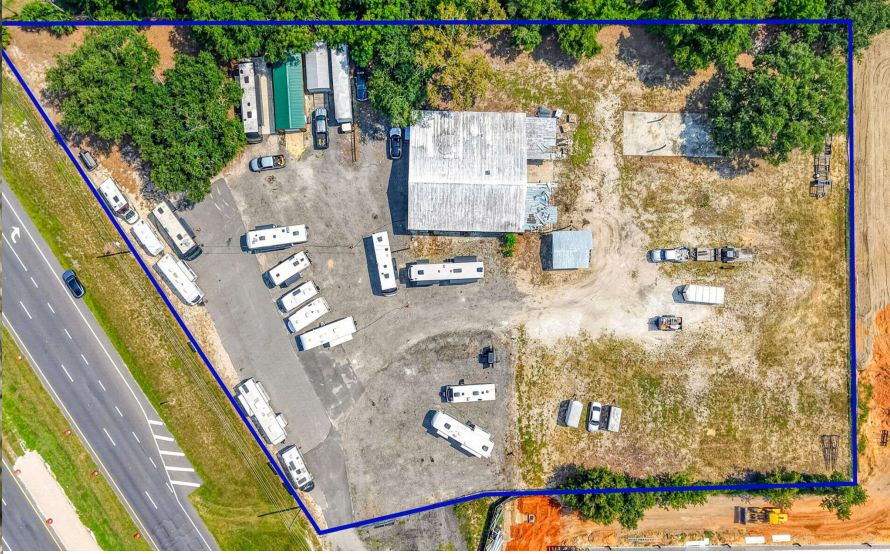
Sophie Halper

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- 2.31 Acres
- C-3 Zoning
- Turnkey property with all DOT work currently performed



Property Overview

- Parcel ID #14-20-24-0004-000-04601
- Acreage: 2.31 Acres
- Zoning: C-3
- Location: 27101 US HIGHWAY 27, LEESBURG, FL 34748
- Highlights:
 - Quick Access to the Florida Turnpike
 - High traffic counts along US Highway 27
 - Minutes from Orlando and The Villages
 - Thriving Commercial & Business Corridor
 - Immediate Development Potential with FDOT Improvements Already in Motion
 - 329 FT of Highway Frontage Offering Maximum Visibility



Property Synopsis

Whether you are an investor seeking a premier commercial land investment or a developer looking for a project with substantial work already completed, this property presents an outstanding opportunity.

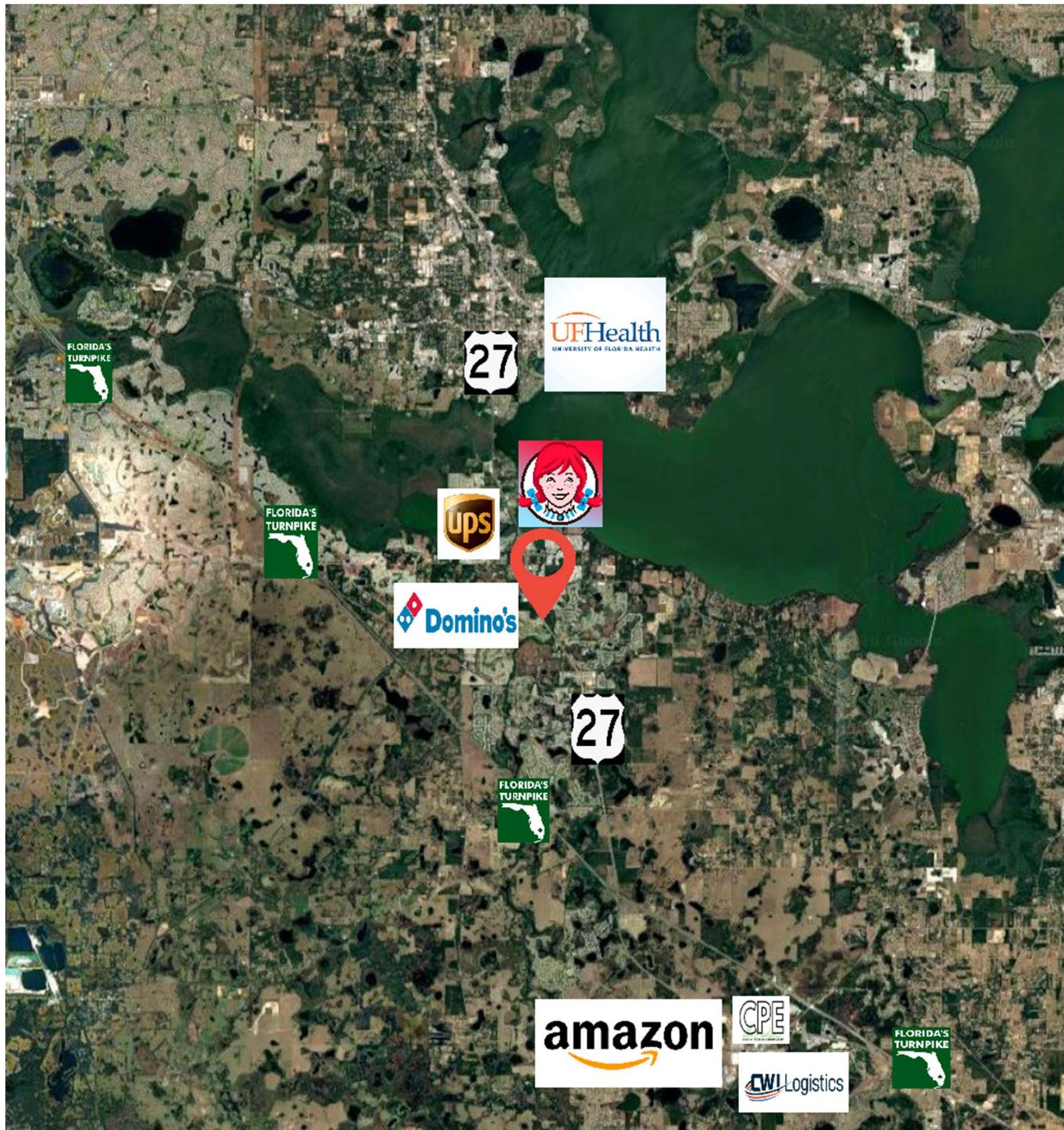
With prime highway frontage, excellent accessibility, C-3 zoning, existing infrastructure, utilities available, and FDOT improvements already underway, the property is uniquely positioned to support a wide variety of successful commercial developments while potentially saving the next owner hundreds of thousands of dollars in pre-development costs.

In addition to its exceptional visibility and development potential, the property offers outstanding accessibility for commercial operations requiring truck traffic and large vehicle access.

Located directly on US Highway 27, one of Central Florida's primary north-south transportation corridors, the site provides convenient ingress and egress for semi-trucks, delivery vehicles, and commercial fleets without the restrictions commonly associated with urban locations. Strategically positioned between Orlando and The Villages, the property benefits from a steady flow of regional traffic, making it an ideal location for businesses that rely on transportation, logistics, distribution, equipment sales, fleet services, RV and truck-related operations, or destination retail. The combination of excellent highway access, strong visibility, and proximity to two of Florida's most dynamic markets makes this a highly desirable location for a wide range of commercial users. **Rarely does a commercial site become available that offers this combination of visibility, infrastructure, entitlement progress, and development readiness.**



Local Area



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



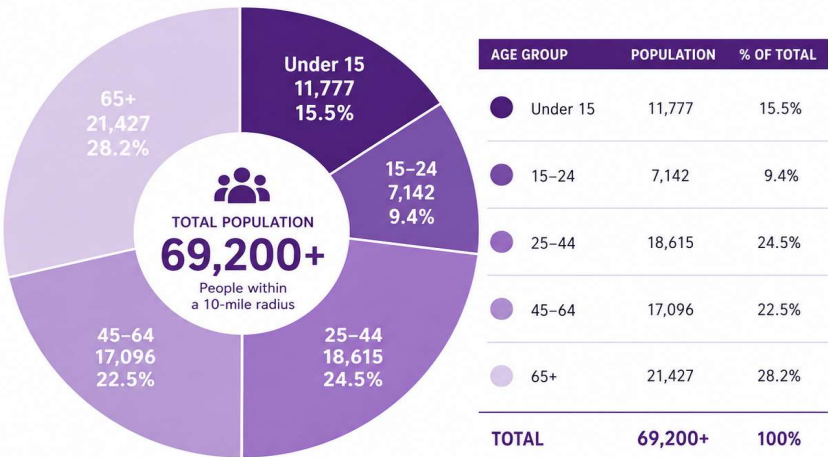
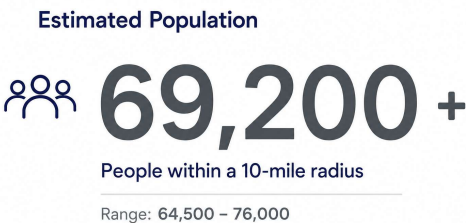
Property Photos



Local Area Demographics (10-Mile Radius)

ESTIMATED POPULATION BY AGE GROUP

10-MILE RADIUS | 27101 US HIGHWAY 27, LEESBURG, FL 34748



The largest age segment is **65 years and older**, representing **28.2%** of the total population.
The combined **45+** population accounts for **50.7%** of the trade area.

Source: ESRI 2024 Demographic Estimates
Note: Population total is approximate within a 10-mile radius.

Population Characteristics

- Growing residential base throughout South Lake County
- Strong retiree and active adult population driven by nearby **The Villages**
- Continued residential development creating increasing demand for commercial services
- Stable workforce supporting retail, healthcare, logistics, and service industries
- Excellent customer base for destination retail and highway-oriented businesses

Demographic

Value

Households

Approximately 31,500 households

Median Age

48–50 Years

Average Household Size

2.4 Persons

Median Household Income

Approximately \$63,600

Average Household Income

Approximately \$58,000–\$60,000

Median Home Value

Approximately \$304,000

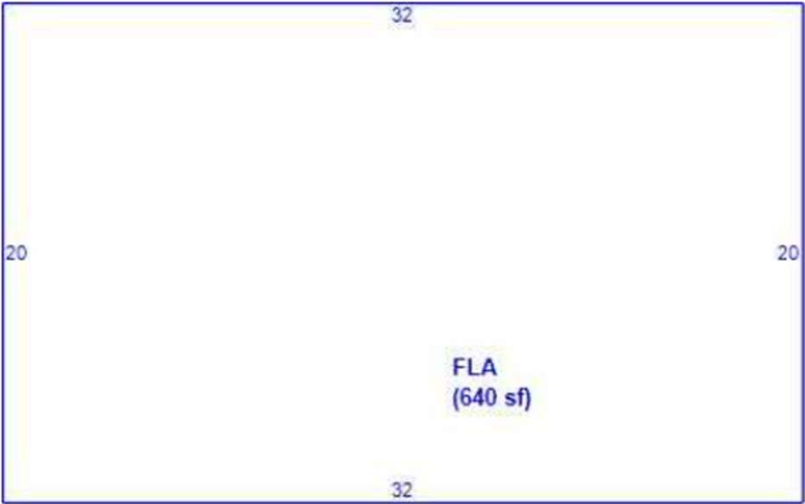
Building 1

Building 1

Commercial	Building Value: \$44,555.00 Building Use: LIGHT MANUFACTURING MIN FINISHED (41D) Structure Type:		
Summary	Section(s)		
Year Built:	1967	Section Type	No. Stories
Total Effective Area:	3240	COMMERCIAL CANOPY (COP)	1.00
Full Bathrooms:	0	FINISHED LIVING AREA (FLA)	1.00
Half Bathrooms:	2		
Elevators:	0		
Elevator Landings:	0		
Residential Units:	0		
Kitchens:	0		
Fireplaces:	0		
		View Larger	
		COP (840 sf)	
		FLA (2,400 sf)	

Building 2

Building 2

Commercial	Building Value: \$19,269.00 Building Use: OFFICE BLDG 1 STORY (17C) Structure Type:		
Summary	Section(s)		
Year Built:	1970	Section Type	No. Stories
Total Effective Area:	640	FINISHED LIVING AREA (FLA)	1.00
Full Bathrooms:	0	Ground Floor Area	
Half Bathrooms:	1	640	
Elevators:	0		
Elevator Landings:	0		
Residential Units:	0		
Kitchens:	0		
Fireplaces:	0		

[View Larger](#)



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