



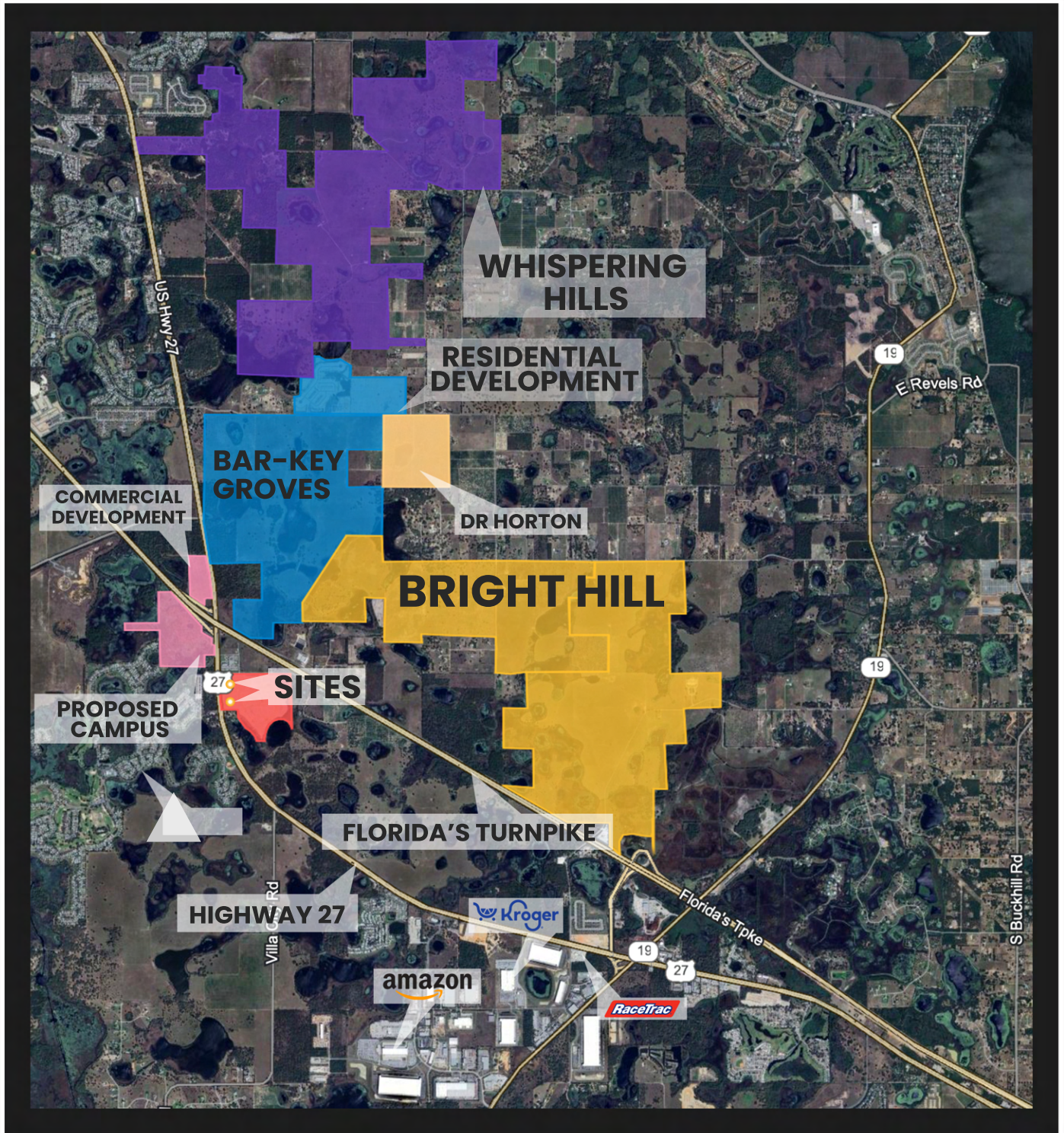
**RETAIL SITES FOR SALE TOTALING 9.67 ACRES
WILL DIVIDE TO 1.00 – 6.21 ACRE SITES**

- ✓ North parcel 3.46 acres
- ✓ South parcel 6.21 acres
- ✓ Will divide to 1.0 – 6.21 acres
- ✓ At signalized entrance to new Cedar Landings
- ✓ US27 31,500 AADT
- ✓ Cedar Landings is under construction to 307 SF homes by NVR/Ryan Homes; the 4th largest builder in the country
- ✓ First homes under construction by end of 2025
- ✓ Numerous nearby developments underway and in planning stages
- ✓ 7,000+ residential units to be delivered in the immediate area over the next several years

Property Summary	
Address	US Hwy 27, Leesburg, FL 32748
County	Lake County
Municipality	Leesburg
Parcel ID	07-21-25-0003-000-03000 07-21-25-0003-000-02200
Flood Zone	X, not in 100-Yr Flood Zone
Site Size	North Parcel 1.00 – 3.46 acres South Parcel 1.00-6.21-acres
Frontage	1,175+ feet on US Hwy 27
Zoning	PD

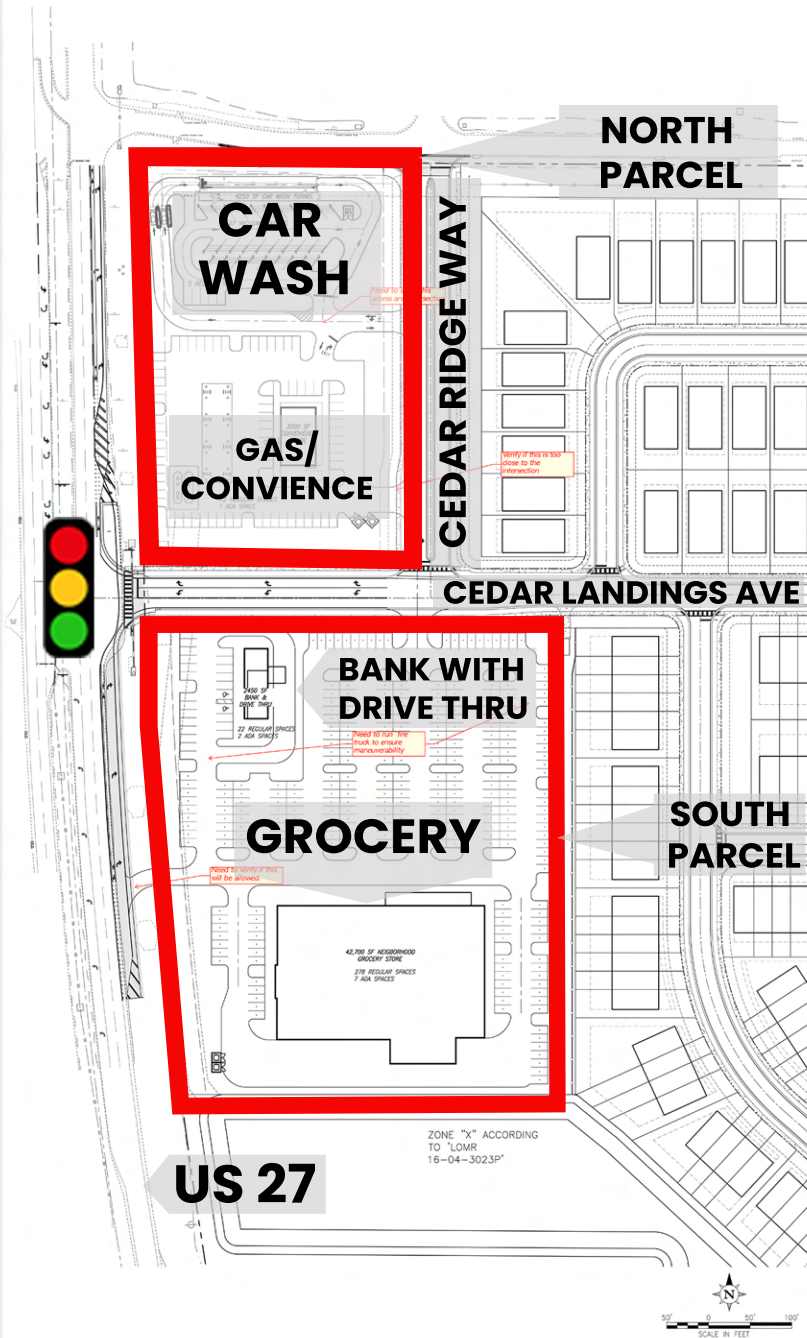
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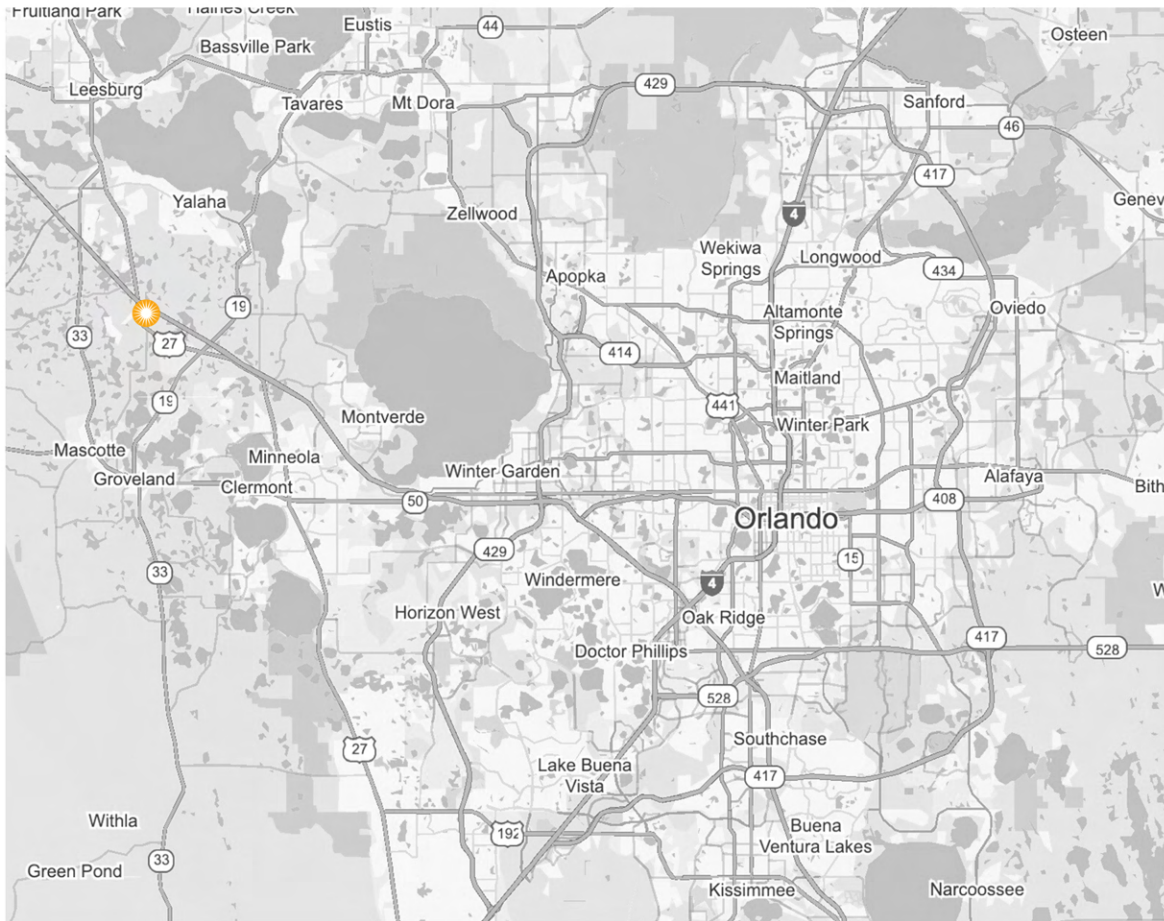
CONCEPTUAL LAYOUT ONLY

- ✓ North parcel 3.46 acres
- ✓ South parcel 6.21 acres
- ✓ Will divide to 1.0 – 6.21 acres
- ✓ Off-site retention
- ✓ Utilities at sites
- ✓ Signalized Entrance
- ✓ PD Zoning, allowing up to 300,000 SF of office, commercial, and institutional
- ✓ Underlying zoning C-3, Leesburg
- ✓ Max height 5 stories/50 feet
- ✓ Max ISR 80%
- ✓ Suggested Uses;

Great sites for grocery, banks, gas/convenience, car wash, restaurants (drive-thru allowable), professional/medical office, day care, self-storage, schools, houses of worship, auto parts, other general retail.

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