

# LEESBURG PAD AVAILABLE

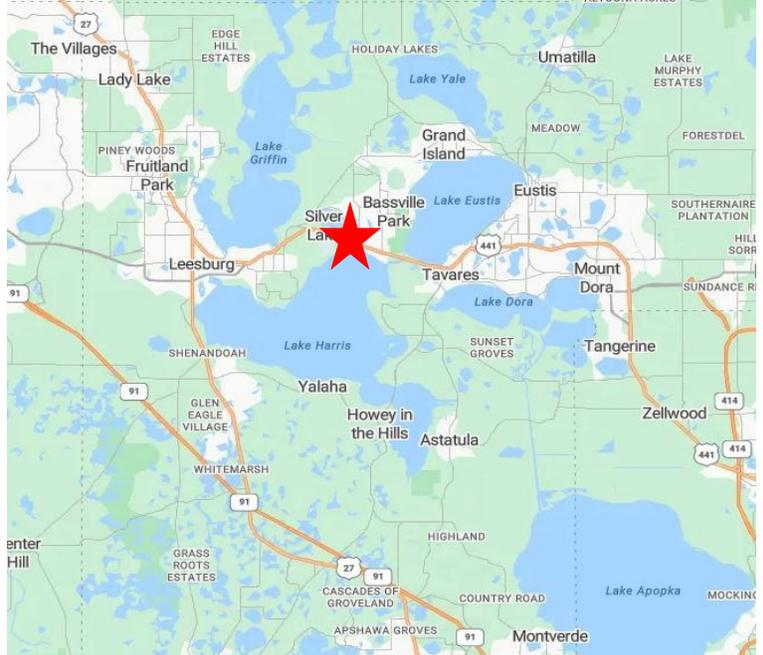
US HWY 441 & COLLEGE DR, LEESBURG FL 34749



## 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, Circle K, 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

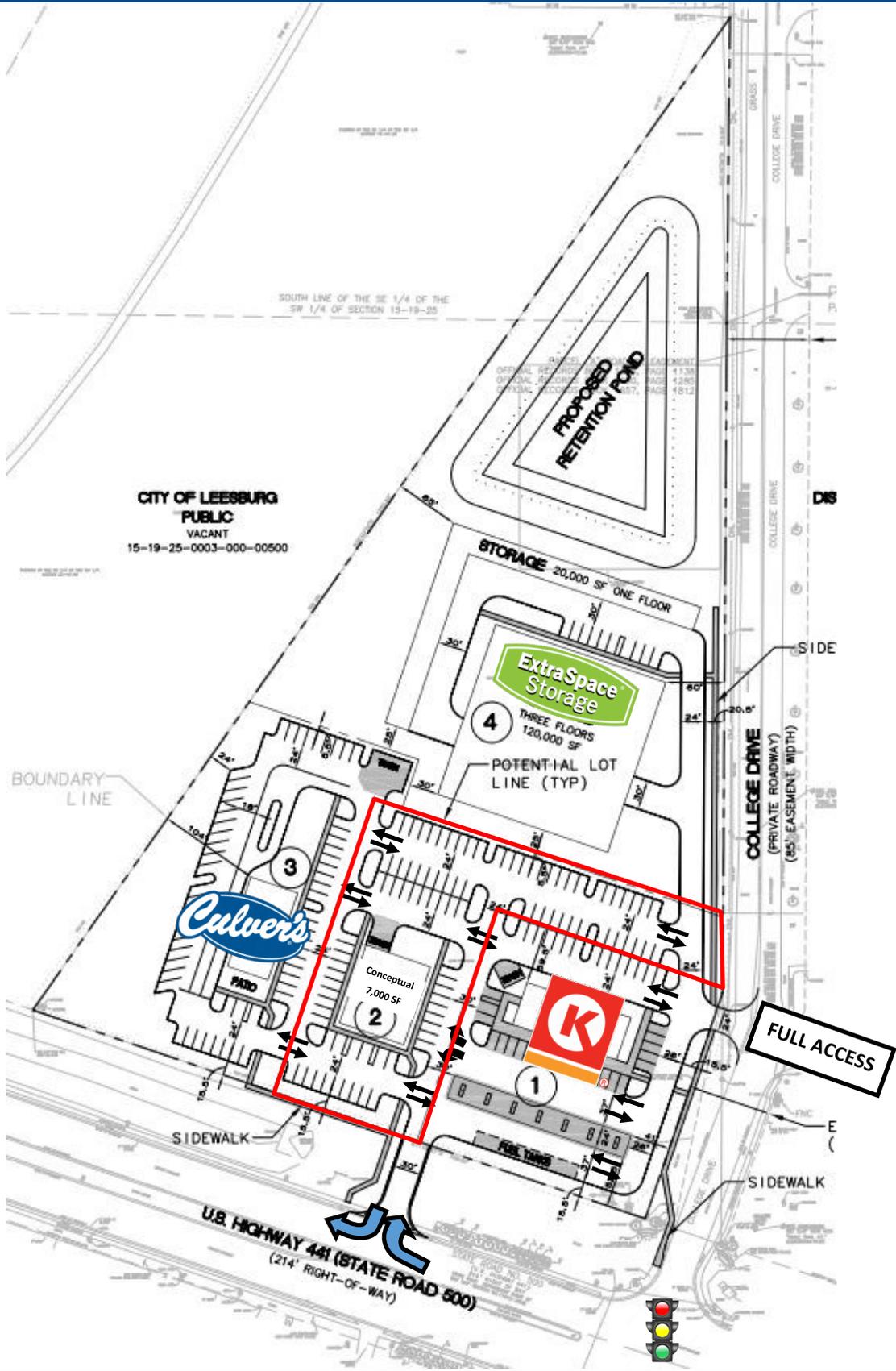


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# CONCEPTUAL SITE PLAN- SIT DOWN RESTAURANT

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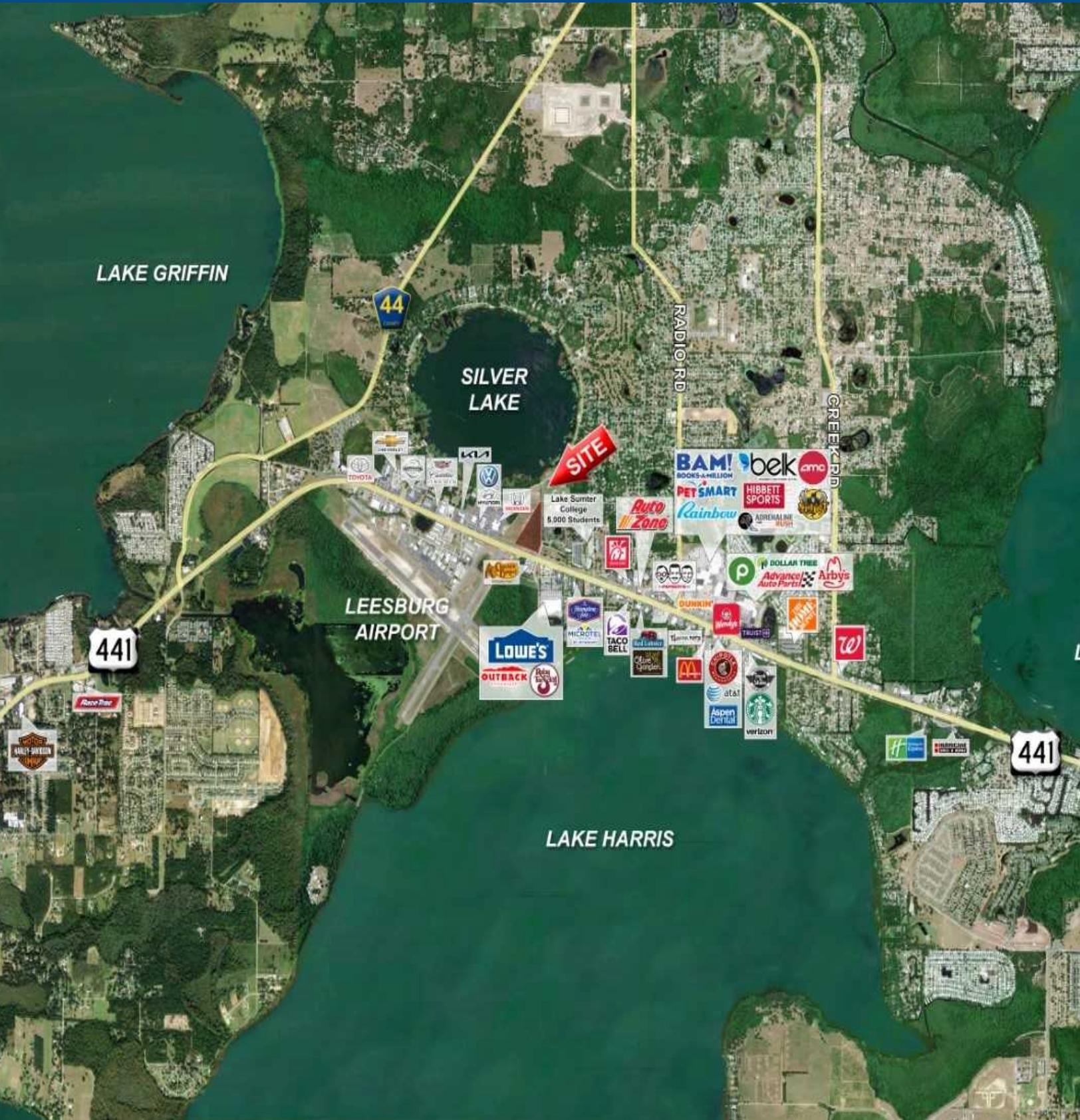


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# AERIAL

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