



# COMMERCIAL DEVELOPMENT LOT - DOWNTOWN LEESBURG

401 NORTH CANAL STREET  
LEESBURG, FL 34748

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**Jeremiah Thompson**

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**Marvin Puryear**

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# Property Overview



Sale Price **\$1,197,300**

## OFFERING SUMMARY

Acreage: 1.94 Acres  
Price / Acre: \$617,165  
County: Lake  
Property Type: Commercial Development  
Zoning: C-3  
Future Land Use: General Commercial

## PROPERTY OVERVIEW

This historic 1.94 ± acre lot is a prime commercial/multi-family development opportunity located just two blocks from historic downtown Leesburg and US 441. It has been in the same ownership for nearly 50-years since the days when railcars full of oranges passed by daily headed for the juicing plant down the block. The property has a C-3 Zoning and a Future Land Use of General Commercial, which allows a variety of retail, office, convenience, entertainment, personal, business, and other professional services along with multi-family townhomes and churches.

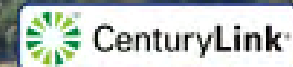
There are various structures on the site, including a 2,448 square foot office building and a 4,880 square foot warehouse. The lot is spacious and features a beautiful oak hammock that runs along the eastern boundary and a massive oak overlooking the historic train depot across the bordering trail. The bordering Fountain Lake Trail is a rails-to-trails project that converted railroads in Florida to public use recreation trails that offer walking, biking, and other recreational activities. Nearby properties include Beacon College Village Apartments, Advance Auto Parts, Skate World, Nobles Marine Boat Dealer, Leesburg Public Library, Venetian Gardens, Leesburg Boat Club, and public boat ramps on Lake Griffin and Lake Harris.

Leesburg hosts numerous large events annually, such as Bike Fest and Bassmaster Fishing Tournaments that bring thousands to the downtown area. Nearby US 441 brings 32,000 cars daily, which has contributed to growth in this area and has attracted new businesses as traffic flows from Tavares, Mt. Dora, The Villages, and the Orlando Metro area.



Leesburg City Hall

Leesburg Purchasing Department

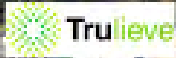


Pedestrian Walkway

N Palmetto St

N Canal St

LAKE GRIFFIN





# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"><li>• Land Investment</li><li>• Commercial</li></ul>
Uplands / Wetlands:	100 % Uplands
Soil Types:	Candler
Taxes & Tax Year:	\$4,299.30 for 2021
Zoning / FLU:	Zoning: C-3 / FLU: General Commercial
Water Source & Utilities:	City of Leesburg Water and Sewer
Road Frontage:	255 ± FT on Canal St and 98 ± FT on Palmetto St
Fencing:	Completely Fenced
Current Use:	Commercial Lot
Structures & Year Built:	Office Building and Warehouse Type Structures 1925 - 1650 Sq Ft 1960 - 1440 Sq Ft 1981 - 2448 Sq Ft 1983 - 4880 Sq Ft



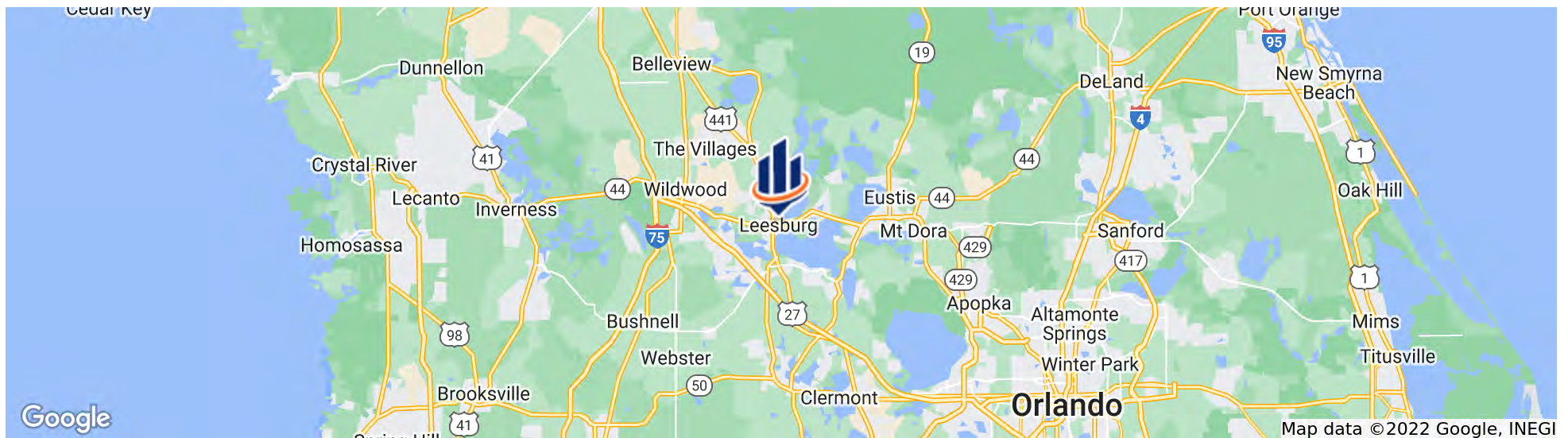
## LOCATION & DRIVING DIRECTIONS

Parcel: Multiple in Lake County

GPS: 28.8136425, -81.8735784

Driving Directions: From US 441 travel South on Canal St for 500 ± FT and property will be on your right

Showing Instructions: Contact Jeremiah Thompson or Marvin Puryear



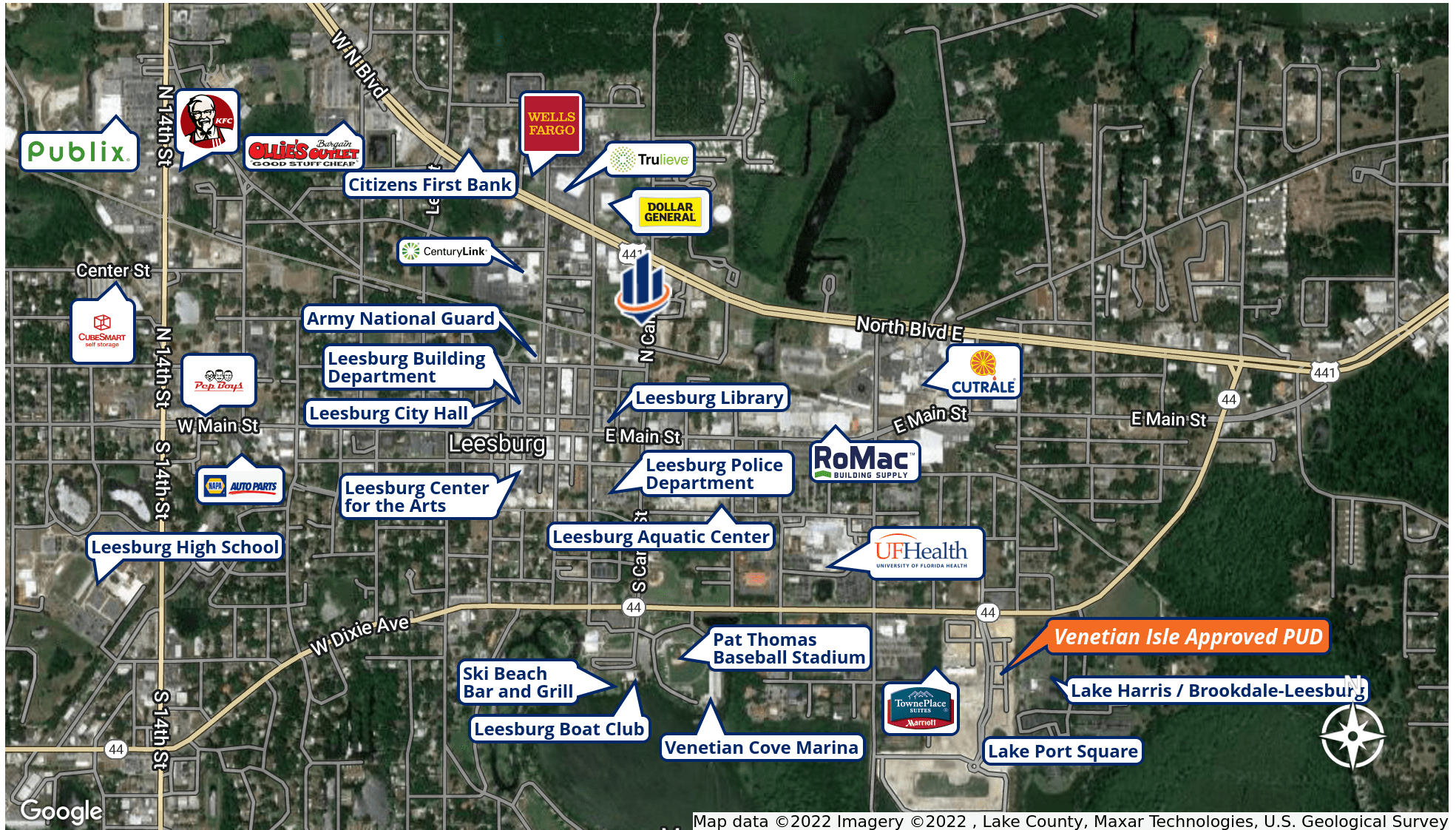


# Market Are Map





# Trade Area Map



Map data ©2022 Imagery ©2022 , Lake County, Maxar Technologies, U.S. Geological Survey



# Site Aerial





# Future Land Use (FLU)



*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.*



# Additional Photos





# Additional Photos





# Additional Photos





# Additional Photos





# Surrounding Area





# Surrounding Area



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# Surrounding Area







## LAKE COUNTY FLORIDA

Founded	1887	Density	385.2 [2019]
County Seat	Tavares	Population	367,118 [2019]
Area	953 sq mi	Website	lakecountyfl.gov

Lake County is part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area and its largest city is Clermont. It was created in 1887 from portions of Sumter and Orange counties and named for the many lakes contained within its borders. In the 1800s, the two main industries in the area were growing cotton and breeding cattle. In the latter part of the 19th century, people started to grow citrus trees. Throughout the 1940s and 50s, citrus production increased and grew into the area's leading industry. Today, Lake County is the 18th largest county in Florida, tripling in size in the past 15 years. It is centrally positioned with access to US Hwy 27, I-75, Florida Turnpike, and the new Florida 429 Beltway, an ideal location for industrial distribution, warehousing, and manufacturing. The Wellness Way area [7 miles south of Clermont], is also an area of significant economic growth





## JEREMIAH THOMPSON

Senior Advisor

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## PROFESSIONAL BACKGROUND

Jeremiah specializes in Florida land and conservation easements. He is a lifelong enthusiast of wildlife and natural resources and enjoys helping landowners achieve their goals. Jeremiah believes in putting his clients' needs above all else and providing first-class customer service.

He comes from a fourth-generation Florida agricultural family and earned a bachelor's degree in Political Science and Geography from Florida State University where he also played football for the Seminoles.

Working several years as a Senior Acquisition Agent at the Florida Division of State Lands, Jeremiah has negotiated many deals that placed thousands of acres of land in conservation for the state of Florida. His experience includes small residential tracts to large acreage properties and conservation easements.

Jeremiah has been practicing Real Estate for nearly a decade and holds a Florida Real Estate Broker's License. He also participates in many conservation groups throughout the state that are focused on protecting Florida's natural resources

## DISCIPLINES

- Agricultural Land
- Ranchland, Recreational Land, Pastureland
- Waterfront Properties
- Timberland
- Conservation Easements





## MARVIN PURYEAR

Senior Advisor

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Direct: 863.648.1528 | Cell: 352.267.5900

## PROFESSIONAL BACKGROUND

Marvin Puryear is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

He is a native of Central Florida and has been in the real estate industry in Clermont since 1995. For 20 years, his real estate career included broker for 60 agents in two international franchised brokerages in the Central Florida area; a top 50 ERA residential brokerage, and a Coldwell Banker Commercial brokerage. During this time, he was consistently one of the top three brokers in volume and quickly became known as one of the top real estate leaders in the market, both as a company broker and as an expert in developments and large commercial transactions; including the sale and leasing of office, retail, industrial, and development properties. He produced detailed market analysis and trends in residential and commercial real estate that were utilized by end-users and the real estate industry.

Marvin is a three-time award winner in commercial real estate from the Central Florida Commercial Association of Realtors. He has won numerous sales and management awards and distinctions, including Lake County's Top Commercial Real Estate Agent award.

## DISCIPLINES

- Property Disposition/Sales
- Leasing
- International Marketing
- Deal-making
- Negotiation
- Networking
- Land Use
- Property Valuation





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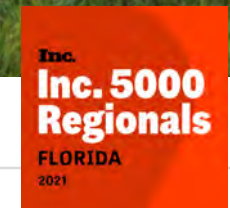
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Real Estate Brokers  
in Tampa Bay



Ranked 210 on Inc.  
5000 Regional List





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# ADVISOR & OFFICE LOCATIONS

saunders Ralston Dantzler Real Estate

SYN

## HEADQUARTERS

LAKELAND OFFICE  
1723 Bartow Rd  
Lakeland, Florida 33801

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Lake City, Florida 32055

## GEORGIA

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