

28,500  
cars/day

Highway 27

Winn-Dixie

AVAILABLE

UNDER CONTRACT

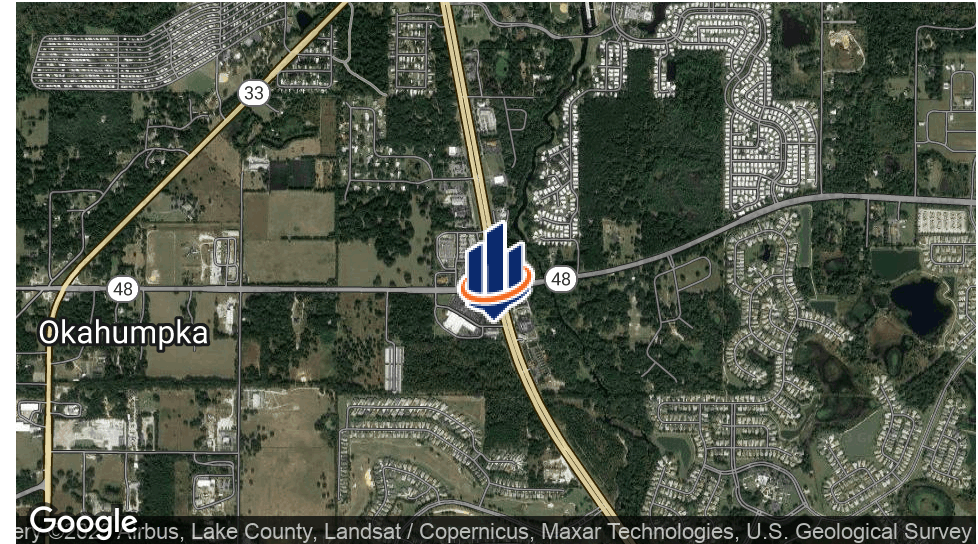
# HIGHWAY 27 SOUTH AT STATE ROAD 48 43 ACRES

HWY 27 S. AT SR 48  
LEESBURG, FL 34748

Marvin Puryear  
352.267.5900  
mpuryear@svn.com

State Road 48

# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$8,000,000</b>
<b>Lot Size:</b>	<b>43 Acres</b>
Price / Acre:	\$186,047
Zoning:	Highway Commercial [C-3], Industrial [M-1], High Density Residential [R-3] [City of Leesburg]
APN:	142024000300007900, 142024000300008100, 142024000400007800, 142024000400008000
Video:	<a href="#">View Here</a>

## PROPERTY OVERVIEW

Located directly on Hwy 27 and SR 48, this property adjoins Lake Harris Square shopping center (Winn Dixie as the anchor tenant), the property wraps the center, with 900 +/- ft of road frontage on Hwy 27, and 665 +/- fronting SR 48 and a daily traffic count of 29,500. The existing shopping center entrance provides additional legal access to the property on SR48. The Market Area includes businesses such as Publix, Walgreens, Dollar General Lowes, and Home Depot among other major retailers with the highest and best use being Retail, Office, Residential and Multifamily. Utilities are at the site; Leesburg provides water and sewer. Existing zoning is mixed so rezoning the property will be required. The city wants retail out-parcels on SR27.

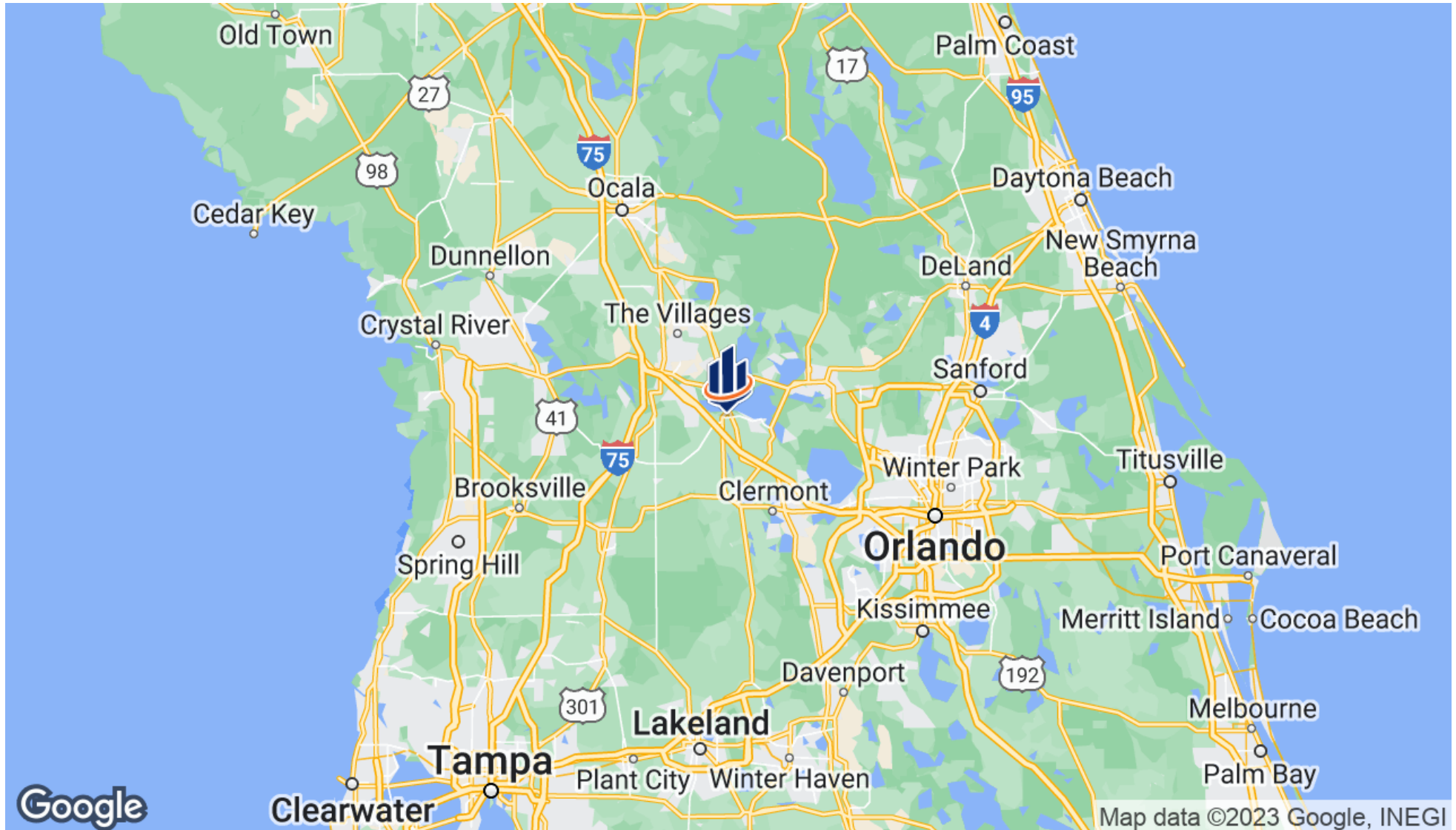
## PROPERTY HIGHLIGHTS

- 900 ± FT Frontage on Hwy 27
- 665 ± FT Frontage on SR 48
- 29,500 DTC

# Additional Photos



# Regional Map



# Site Map



# Retailer Map



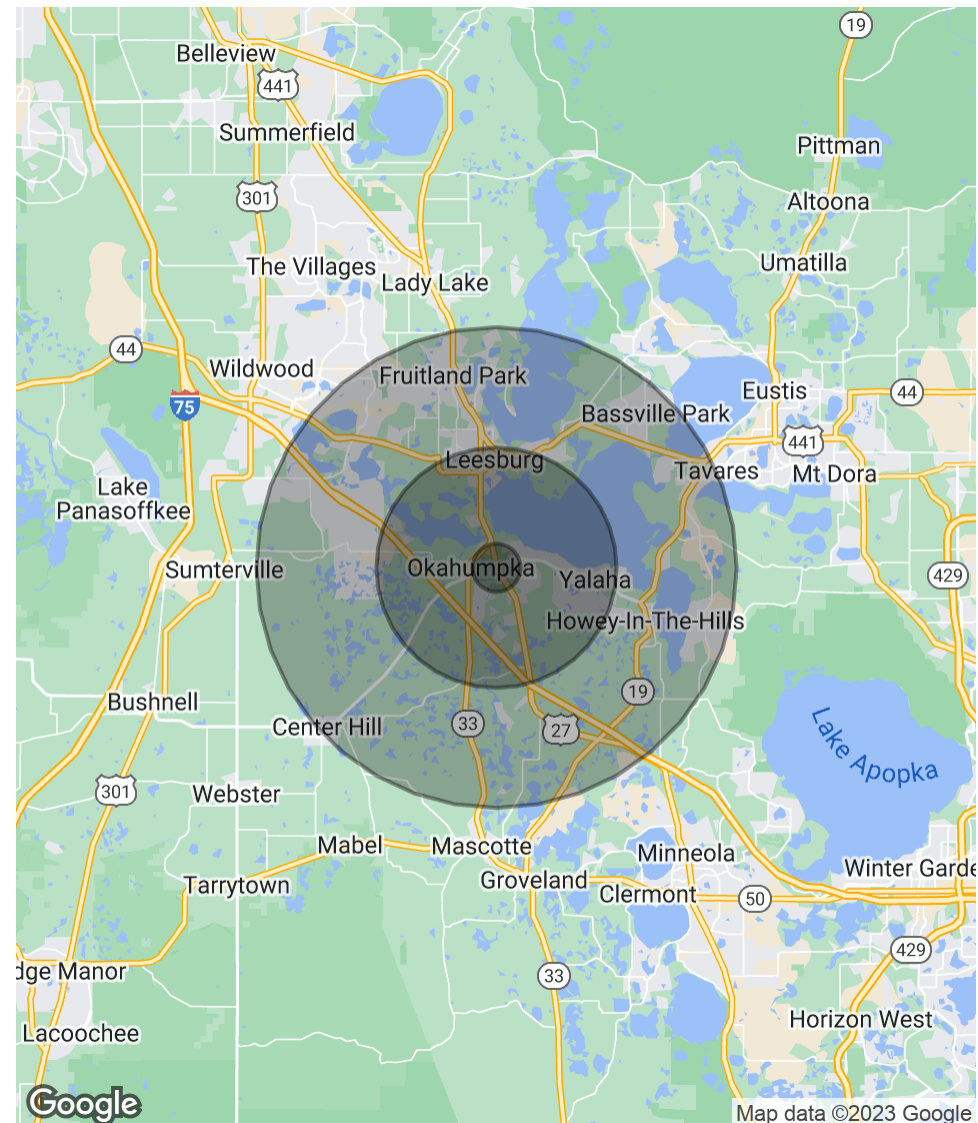
# Demographics Map & Report

	1 MILE	5 MILES	10 MILES
<b>POPULATION</b>			
Total Population	728	24,423	97,414
Average Age	67.5	56.4	50.7
Average Age (Male)	67.9	55.2	50.0
Average Age (Female)	67.5	57.6	51.5
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	375	11,689	40,190
# of Persons per HH	1.9	2.1	2.4
Average HH Income	\$59,370	\$55,317	\$55,455
Average House Value	\$207,645	\$206,329	\$193,326

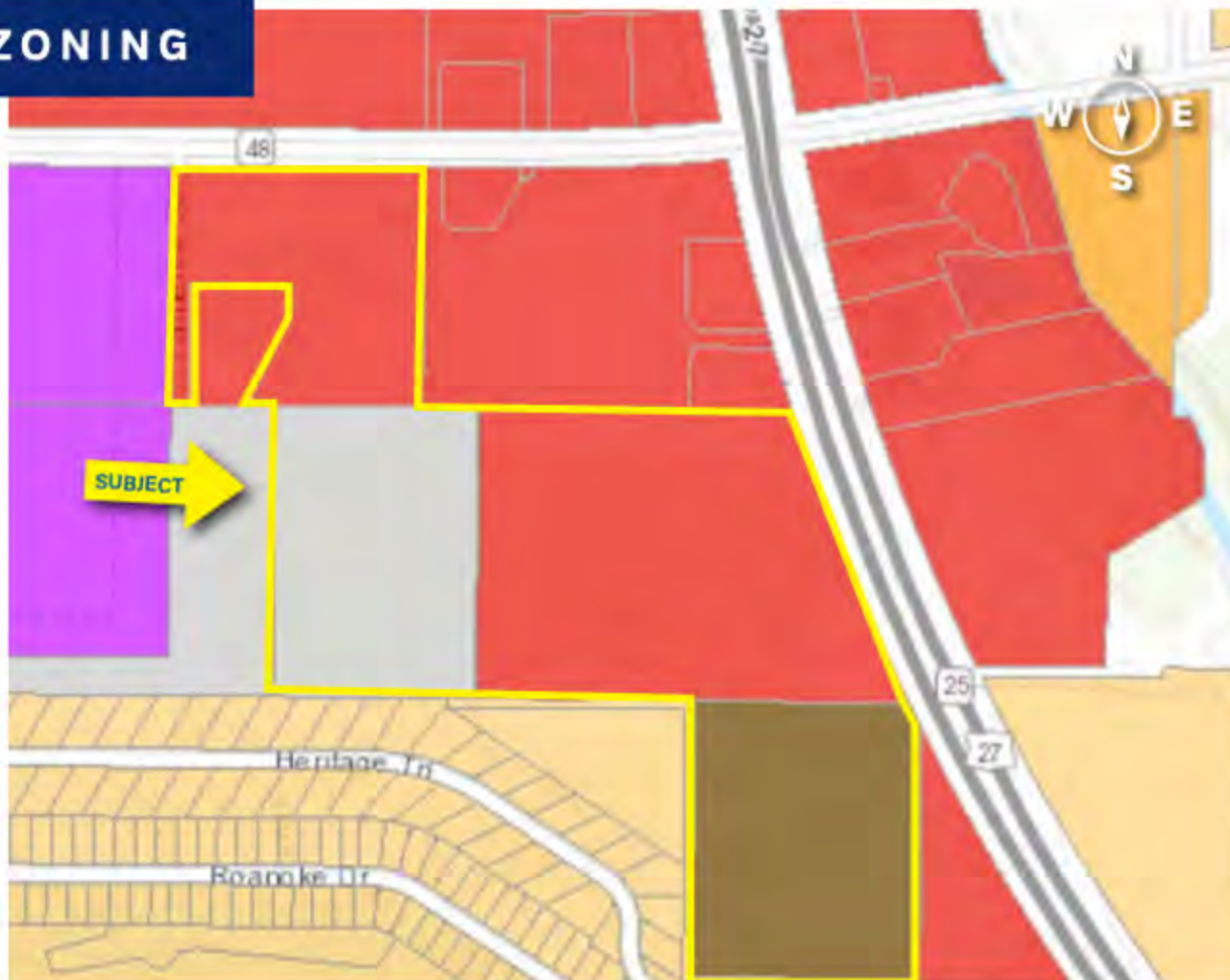
## TRAFFIC COUNTS

26,500 /day

*\* Demographic data derived from 2020 ACS - US Census*



# ZONING



## Highway Commercial [C-3]

The purpose of this district is to delineate those areas suitable for commercial uses adjacent to major highway facilities in accordance with the growth management plan and to encourage coordinated and attractive commercial development compatible with the adjacent highway.

## Industrial [M-1]

The purpose of this district is to delineate those areas suitable for manufacturing and industrial activities in accordance with the growth management plan.

## High Density Residential [R-3]

The purpose of this district is to delineate areas for high-density development, which allows for a variety of housing types in accordance with the growth management plan.

R-1-A

R-1

R-2

R-3

PUD

C-1

C-2

C-3

CIP

M-1

M-2





## LAKE COUNTY FLORIDA

Founded	1887	Density	385.2 [2019]
County Seat	Tavares	Population	410,139 [2022]
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. The county was created in 1887 from portions of Sumter and Orange counties and was named for the many lakes contained within its borders. During the 1800s, growing cotton and breeding cattle were the two main industries driving the economy. In the latter part of the 19th century, citrus tree cultivation gained momentum and eventually became the region's leading industry during the 1940s and 50s.

Lake County is the 18th largest county in Florida today, as the area has tripled in size over the past 15 years. With its Central Florida positioning, Lake County boasts great access to US Hwy 27, I-75, the Florida Turnpike, and the



## MARVIN PURYEAR

Senior Advisor

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### PROFESSIONAL BACKGROUND

Marvin Puryear is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida. Marvin's specialty is the sale of development land for large residential, commercial / retail, and industrial developments throughout Central Florida and the entire state. Marvin works regularly with most of the national and regional homebuilders, retail and industrial developers, representing land owners in the sale of their development property.

Marvin is a native of Central Florida who, starting in Clermont, has been in the real estate industry in since 1995. For 20 years, his real estate career included being a broker for 80 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, Marvin was consistently one of the top selling 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. This included 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 has been recognized by SVN for exemplary sales, including the Presidents Circle Award. He is also a three-time award winner in commercial real estate from the Central Florida Commercial Association of Realtors. Additionally, Marvin has won numerous sales and management awards and distinctions, including Lake County's Top Commercial Real Estate Agent award. He is a regular contributor to the Orlando Business Journal regarding market information and recent transactions.

Before his real estate career, Marvin spent 10 years in corporate management in Chicago, IL, managing the region for the world's largest photography company and with CompUSA.

Throughout his education, Marvin attended Lake Sumter Community College and Wake Forest University, where he majored in psychology. He is a member of National Association of Realtors (NAR), International Council of Shopping Centers (ICSC), and the Realtor Association of Lake and Sumter Counties. Marvin has also served in many industry leadership positions including president for the Greater Lake County Association of Realtors and director for the MFRMLS.

Marvin specializes in:

- Development Land Sales
- Property Disposition/Sales
- Land Use
- International Targeted Marketing
- Negotiation
- Property Valuation
- Seller Representation
- Leasing

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