

# *Vacant Land Near The Villages*

605-625 SR 44, Leesburg, FL 34748

*Offered at: \$950,000*



*Exclusively Listed By:*

**FRAN DANN-AKIN, SIOR**

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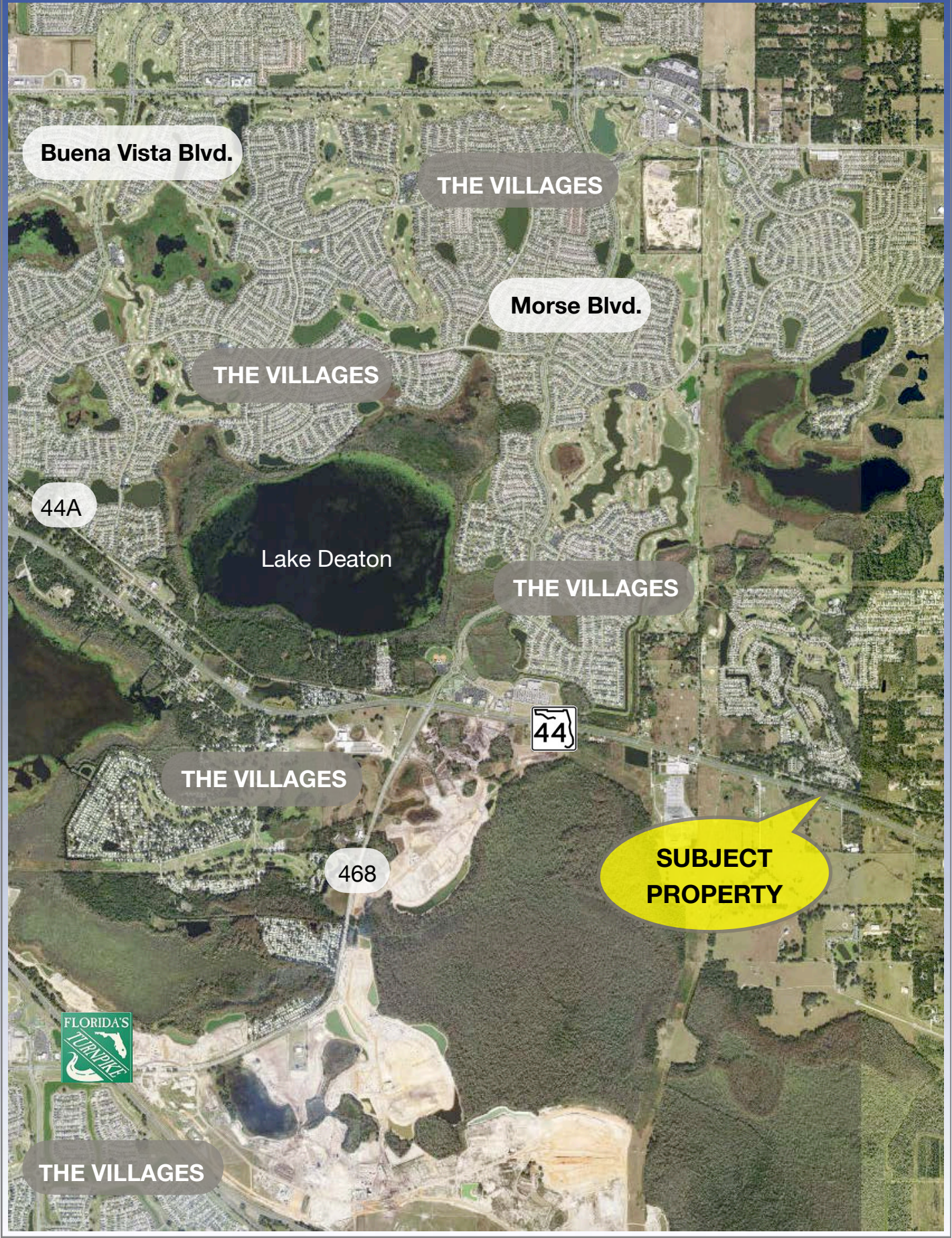
# Executive Summary

- 3.11 +/- acres per 2008 survey
- Price per acre: \$305,466
- Commercial Zoning
- 870' frontage
- Lake County Alt Keys: 1699991, 1171954, 1171938

3.11 +/- acres per 2008 survey with 870' frontage on SR 44. Excellent visibility, less than a mile to The Villages. Located east of CR 468, Morse Blvd. and The Villages BOOMING expansion area. Lake Deaton Plaza is 1.5 miles west of this location with Publix, Campus USA Credit Union, Walgreens, Chase Bank, Piesanos Stone Fired Pizza, Circle K and more. Property is an out parcel to entrance of Pennbrooke Fairways, with 1,200 homes on 538 acres, a 55+ community. City utilities nearby and community water possibility. FLU Codes: Rural Transition, Zoning: CP Planned Commercial. AADT 22,500 cars per day (FDOT).







Buena Vista Blvd.

THE VILLAGES

Morse Blvd.

THE VILLAGES

44A

Lake Deaton

THE VILLAGES

THE VILLAGES

468

44

SUBJECT PROPERTY



THE VILLAGES



# Aerial with nearby Amenities









# Demographic and Income Profile

605 State Road 44, Leesburg, Florida, 34748 2  
 605 State Road 44, Leesburg, Florida, 34748  
 Ring: 5 mile radius

Prepared by Esri  
 Latitude: 28.81822  
 Longitude: -81.94359

Summary	Census 2010	Census 2020	2023	2028
Population	38,276	68,643	80,179	84,052
Households	17,297	33,749	40,151	42,811
Families	11,386	22,512	25,861	27,085
Average Household Size	2.19	2.02	1.98	1.95
Owner Occupied Housing Units	13,084	27,365	33,506	36,151
Renter Occupied Housing Units	4,214	6,384	6,645	6,660
Median Age	56.3	66.3	55.8	58.2

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.95%	0.63%	0.30%
Households	1.29%	0.77%	0.49%
Families	0.93%	0.74%	0.44%
Owner HHs	1.53%	0.93%	0.66%
Median Household Income	2.75%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,815	9.5%	3,509	8.2%
\$15,000 - \$24,999	3,343	8.3%	2,814	6.6%
\$25,000 - \$34,999	3,240	8.1%	2,864	6.7%
\$35,000 - \$49,999	5,109	12.7%	4,579	10.7%
\$50,000 - \$74,999	7,815	19.5%	8,573	20.0%
\$75,000 - \$99,999	6,300	15.7%	7,066	16.5%
\$100,000 - \$149,999	5,163	12.9%	6,194	14.5%
\$150,000 - \$199,999	2,878	7.2%	4,058	9.5%
\$200,000+	2,489	6.2%	3,154	7.4%

Median Household Income	\$62,178	\$71,222
Average Household Income	\$89,629	\$103,096
Per Capita Income	\$44,914	\$52,520

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,930	5.0%	1,917	2.8%	3,742	4.7%	3,792	4.5%
5 - 9	1,661	4.3%	2,026	3.0%	3,755	4.7%	3,728	4.4%
10 - 14	1,569	4.1%	1,928	2.8%	3,605	4.5%	3,776	4.5%
15 - 19	1,711	4.5%	1,816	2.6%	3,312	4.1%	3,409	4.1%
20 - 24	1,583	4.1%	1,724	2.5%	3,327	4.1%	3,299	3.9%
25 - 34	3,126	8.2%	3,771	5.5%	7,853	9.8%	7,371	8.8%
35 - 44	3,058	8.0%	3,597	5.2%	7,109	8.9%	7,365	8.8%
45 - 54	3,784	9.9%	4,275	6.2%	6,699	8.4%	6,729	8.0%
55 - 64	7,081	18.5%	10,448	15.2%	10,186	12.7%	9,175	10.9%
65 - 74	7,882	20.6%	23,339	34.0%	16,867	21.0%	16,768	19.9%
75 - 84	3,614	9.4%	11,659	17.0%	10,338	12.9%	14,320	17.0%
85+	1,277	3.3%	2,144	3.1%	3,385	4.2%	4,321	5.1%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	30,481	79.6%	55,147	80.3%	64,375	80.3%	67,303	80.1%
Black Alone	5,848	15.3%	6,943	10.1%	7,879	9.8%	8,174	9.7%
American Indian Alone	109	0.3%	161	0.2%	194	0.2%	203	0.2%
Asian Alone	390	1.0%	741	1.1%	865	1.1%	864	1.0%
Pacific Islander Alone	50	0.1%	109	0.2%	122	0.2%	132	0.2%
Some Other Race Alone	739	1.9%	1,727	2.5%	2,106	2.6%	2,313	2.8%
Two or More Races	657	1.7%	3,815	5.6%	4,638	5.8%	5,063	6.0%

Hispanic Origin (Any Race)	2,188	5.7%	5,136	7.5%	6,490	8.1%	7,203	8.6%
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**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

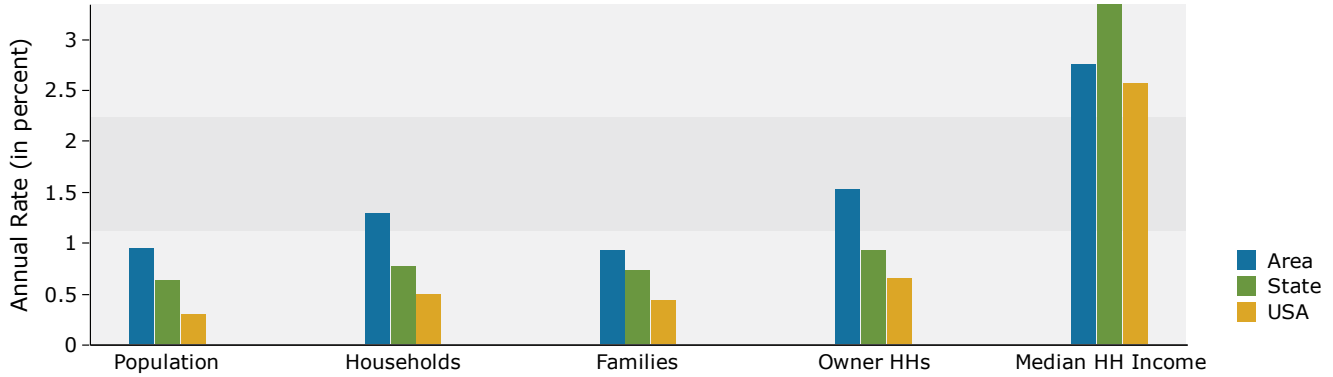


# Demographic and Income Profile

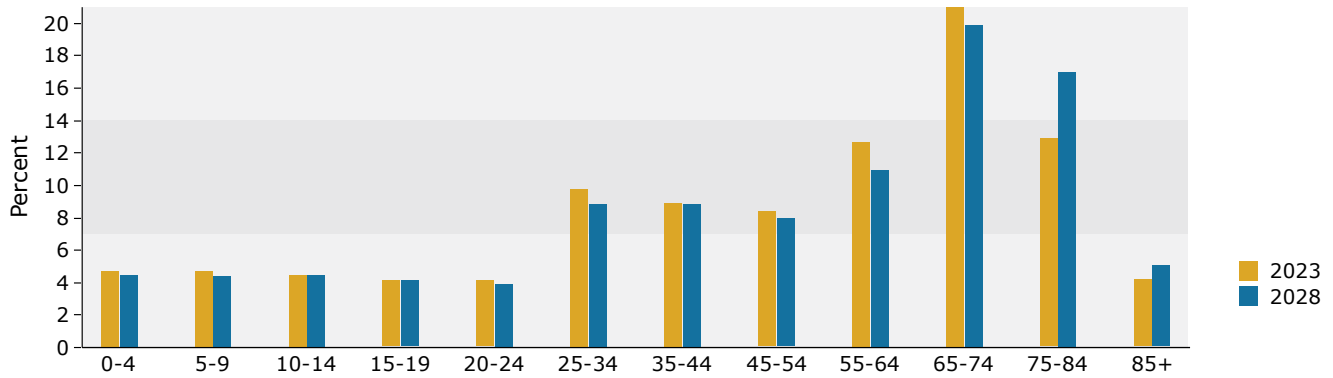
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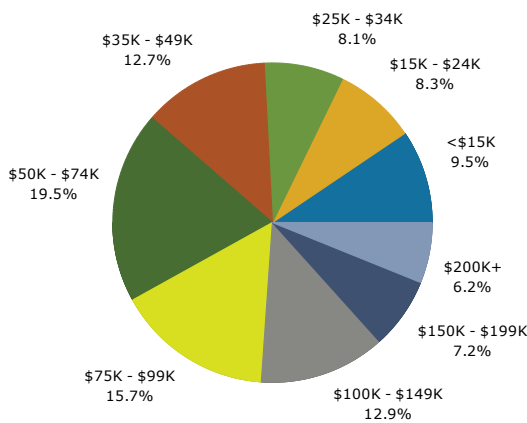
## Trends 2023-2028



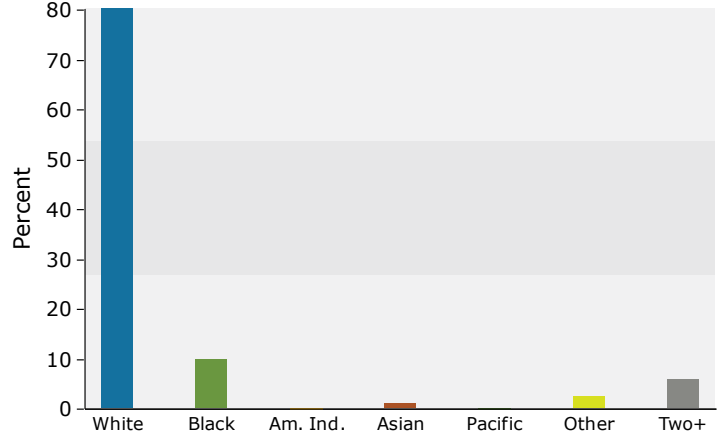
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 8.1%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



## Retail Goods and Services Expenditures

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Top Tapestry Segments	Percent	Demographic Summary	2023	2028
The Elders (9C)	34.6%	Population	80,179	84,052
Traditional Living (12B)	29.2%	Households	40,151	42,811
Senior Escapes (9D)	11.7%	Families	25,861	27,085
Down the Road (10D)	8.6%	Median Age	55.8	58.2
Small Town Sincerity (12C)	4.5%	Median Household Income	\$62,178	\$71,222
		Spending Potential Index	Average Amount Spent	Total
<b>Apparel and Services</b>				
Men's		82	\$1,799.64	\$72,257,314
Women's		86	\$353.73	\$14,202,434
Children's		85	\$635.89	\$25,531,703
Footwear		75	\$249.43	\$10,014,701
Watches & Jewelry		79	\$395.54	\$15,881,135
Apparel Products and Services (1)		75	\$126.31	\$5,071,457
		87	\$38.75	\$1,555,883
<b>Computer</b>				
Computers and Hardware for Home Use		81	\$208.37	\$8,366,408
Portable Memory		83	\$3.82	\$153,348
Computer Software		82	\$11.80	\$473,711
Computer Accessories		90	\$22.50	\$903,594
<b>Entertainment &amp; Recreation</b>				
Fees and Admissions		87	\$3,290.65	\$132,122,715
Membership Fees for Clubs (2)		81	\$576.23	\$23,136,166
Fees for Participant Sports, excl. Trips		83	\$229.94	\$9,232,412
Tickets to Theatre/Operas/Concerts		94	\$113.05	\$4,538,955
Tickets to Movies		86	\$47.03	\$1,888,267
Tickets to Parks or Museums		81	\$22.33	\$896,616
Admission to Sporting Events, excl. Trips		81	\$22.50	\$903,340
Fees for Recreational Lessons		79	\$46.05	\$1,848,932
Dating Services		65	\$94.55	\$3,796,169
TV/Video/Audio		73	\$0.78	\$31,475
Cable and Satellite Television Services		91	\$1,238.41	\$49,723,370
Televisions		95	\$819.64	\$32,909,426
Satellite Dishes		88	\$128.05	\$5,141,148
VCRs, Video Cameras, and DVD Players		80	\$1.36	\$54,773
Miscellaneous Video Equipment		85	\$4.10	\$164,492
Video Cassettes and DVDs		85	\$10.69	\$429,341
Video Game Hardware/Accessories		91	\$5.91	\$237,309
Video Game Software		81	\$32.47	\$1,303,686
Rental/Streaming/Downloaded Video		81	\$15.72	\$631,307
Installation of Televisions		84	\$103.37	\$4,150,603
Audio (3)		83	\$1.33	\$53,232
Rental and Repair of TV/Radio/Sound Equipment		84	\$113.09	\$4,540,691
Pets		96	\$2.67	\$107,363
Toys/Games/Crafts/Hobbies (4)		89	\$821.69	\$32,991,637
Recreational Vehicles and Fees (5)		85	\$134.25	\$5,390,101
Sports/Recreation/Exercise Equipment (6)		81	\$120.99	\$4,857,722
Photo Equipment and Supplies (7)		81	\$227.11	\$9,118,764
Reading (8)		79	\$37.10	\$1,489,624
Catered Affairs (9)		91	\$115.43	\$4,634,475
Food		64	\$19.45	\$780,857
Food at Home		85	\$8,981.08	\$360,599,499
Bakery and Cereal Products		87	\$5,888.11	\$236,413,410
Meats, Poultry, Fish, and Eggs		86	\$760.64	\$30,540,467
Dairy Products		86	\$1,271.47	\$51,050,609
Fruits and Vegetables		87	\$571.51	\$22,946,731
Snacks and Other Food at Home (10)		86	\$1,152.58	\$46,277,281
Food Away from Home		87	\$2,131.91	\$85,598,322
Alcoholic Beverages		83	\$3,092.98	\$124,186,089
		86	\$582.32	\$23,380,794

**Data Note:** The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

**Source:** Esri forecasts for 2023 and 2028; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.





# Retail Goods and Services Expenditures

605 State Road 44, Leesburg, Florida, 34748 2  
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Ring: 5 mile radius

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	Spending Potential Index	Average Amount Spent	Total
<b>Financial</b>			
Value of Stocks/Bonds/Mutual Funds	85	\$33,291.81	\$1,336,699,411
Value of Retirement Plans	87	\$122,476.47	\$4,917,552,597
Value of Other Financial Assets	89	\$7,628.29	\$306,283,660
Vehicle Loan Amount excluding Interest	86	\$3,131.18	\$125,719,878
Value of Credit Card Debt	85	\$2,677.19	\$107,491,930
<b>Health</b>			
Nonprescription Drugs	96	\$163.80	\$6,576,588
Prescription Drugs	101	\$370.26	\$14,866,456
Eyeglasses and Contact Lenses	88	\$98.07	\$3,937,562
<b>Home</b>			
Mortgage Payment and Basics (11)	84	\$10,818.03	\$434,354,756
Maintenance and Remodeling Services	90	\$3,434.72	\$137,907,519
Maintenance and Remodeling Materials (12)	92	\$724.35	\$29,083,219
Utilities, Fuel, and Public Services	90	\$5,208.00	\$209,106,419
<b>Household Furnishings and Equipment</b>			
Household Textiles (13)	85	\$104.44	\$4,193,171
Furniture	86	\$713.16	\$28,634,235
Rugs	85	\$35.35	\$1,419,300
Major Appliances (14)	89	\$472.57	\$18,974,043
Housewares (15)	87	\$93.68	\$3,761,415
Small Appliances	84	\$60.86	\$2,443,703
Luggage	83	\$11.88	\$477,022
Telephones and Accessories	85	\$91.91	\$3,690,232
<b>Household Operations</b>			
Child Care	68	\$349.41	\$14,029,093
Lawn and Garden (16)	90	\$606.41	\$24,347,918
Moving/Storage/Freight Express	87	\$78.01	\$3,132,244
Housekeeping Supplies (17)	91	\$845.63	\$33,952,705
<b>Insurance</b>			
Owners and Renters Insurance	94	\$733.83	\$29,464,052
Vehicle Insurance	88	\$1,912.56	\$76,791,165
Life/Other Insurance	87	\$601.58	\$24,154,231
Health Insurance	94	\$4,657.62	\$187,008,114
Personal Care Products (18)	87	\$479.02	\$19,233,222
School Books and Supplies (19)	82	\$109.77	\$4,407,500
Smoking Products	93	\$401.43	\$16,117,724
<b>Transportation</b>			
Payments on Vehicles excluding Leases	86	\$2,590.54	\$104,012,899
Gasoline and Motor Oil	86	\$2,188.92	\$87,887,404
Vehicle Maintenance and Repairs	90	\$1,173.88	\$47,132,599
<b>Travel</b>			
Airline Fares	81	\$377.37	\$15,151,834
Lodging on Trips	83	\$595.46	\$23,908,183
Auto/Truck Rental on Trips	84	\$66.70	\$2,678,094
Food and Drink on Trips	83	\$464.35	\$18,644,187

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- (1) **Apparel Products and Services** includes shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) **Membership Fees for Clubs** includes membership fees for social, recreational, and health clubs.
- (3) **Audio** includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.
- (4) **Toys and Games** includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.
- (5) **Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.
- (6) **Sports/Recreation/Exercise Equipment** includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) **Photo Equipment and Supplies** includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) **Reading** includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers.
- (9) **Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) **Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fats and oils, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips and other snacks, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) **Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent on owned dwellings.
- (12) **Maintenance and Remodeling Materials** includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) **Household Textiles** includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers and decorative pillows.
- (14) **Major Appliances** includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) **Housewares** includes flatware, dishes, cups glasses, serving pieces, nonelectric cookware, and tableware.
- (16) **Lawn and Garden** includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) **Housekeeping Supplies** includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
- (18) **Personal Care Products** includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, other miscellaneous care products and personal care appliances.
- (19) **School Books and Supplies** includes school books and supplies for college, elementary school, high school, vocational/technical school, preschool and other schools.

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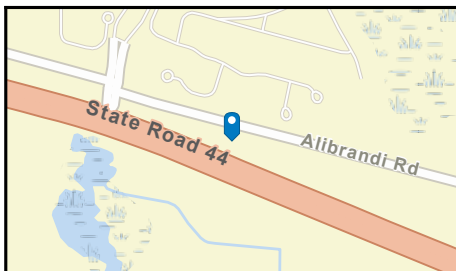
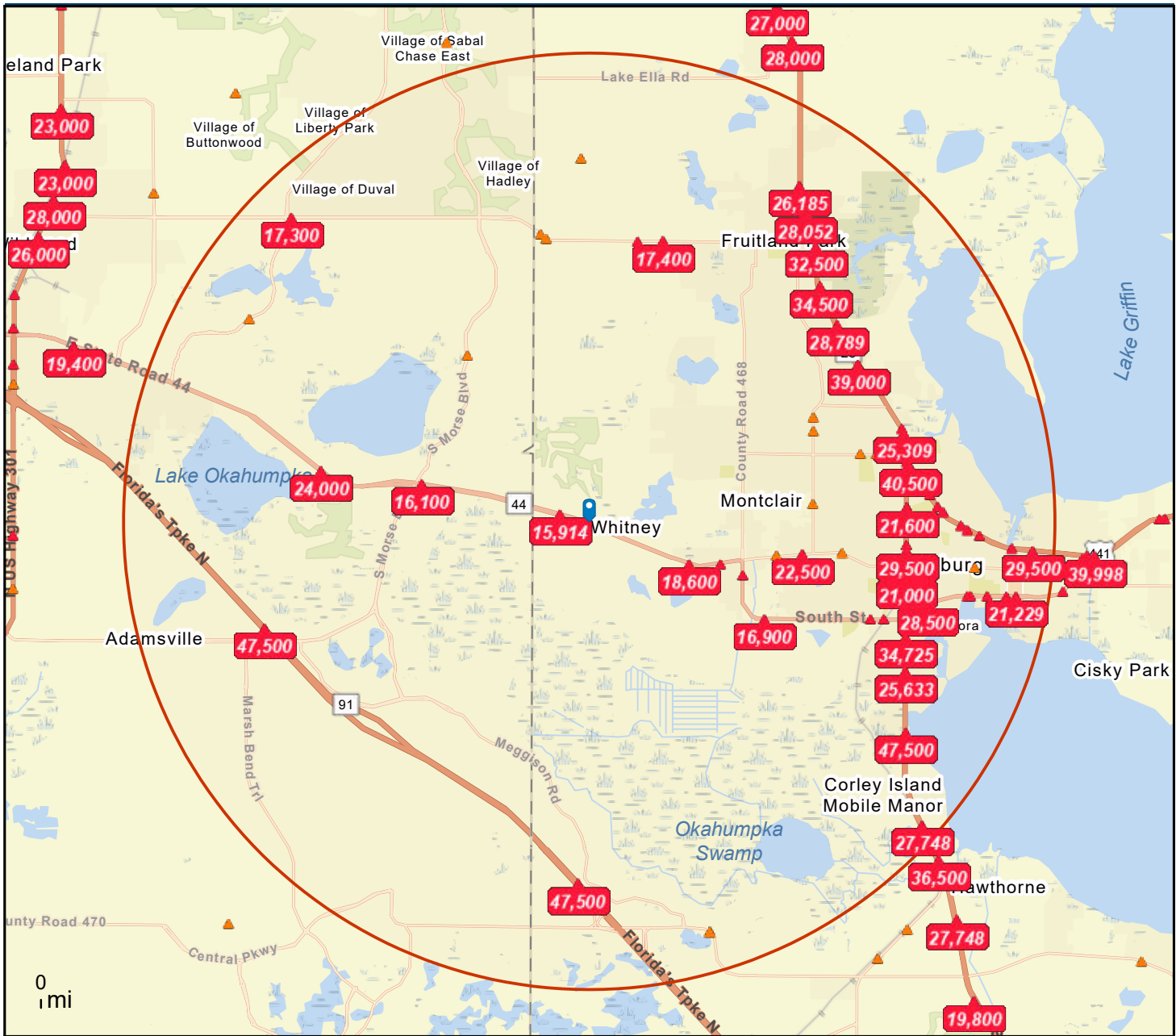


# Traffic Count Map

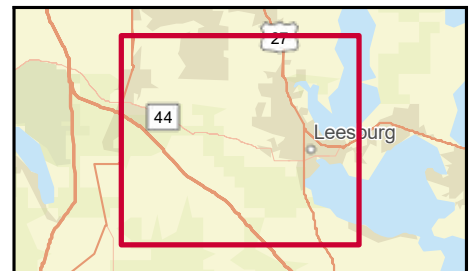


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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).

May 10, 2024

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