



## For Lease

- 1,794 SqFT
- C-3 Zoning
- NNN Lease
- Close to Downtown Leesburg
- Great visibility
- Great for retail or office use

**\$16.00/SqFt**

**1500 South Street  
Leesburg, FL 34748**



**Danny Smith, ALC, CCIM**

Smith & Smith Realty, Inc.

11804 CR 201

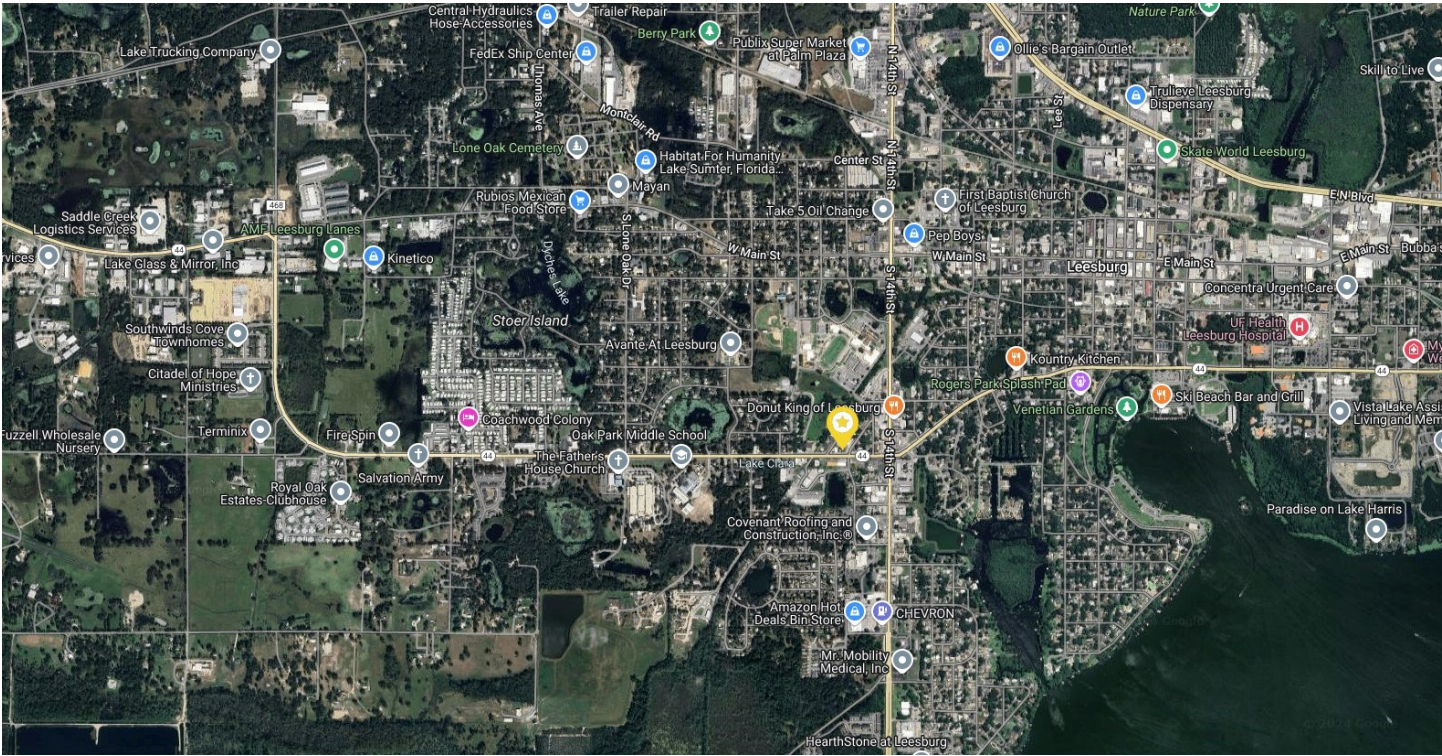
Oxford, FL 34484

352-748-5656

Dannysmith@ccim.net



# Map of Property

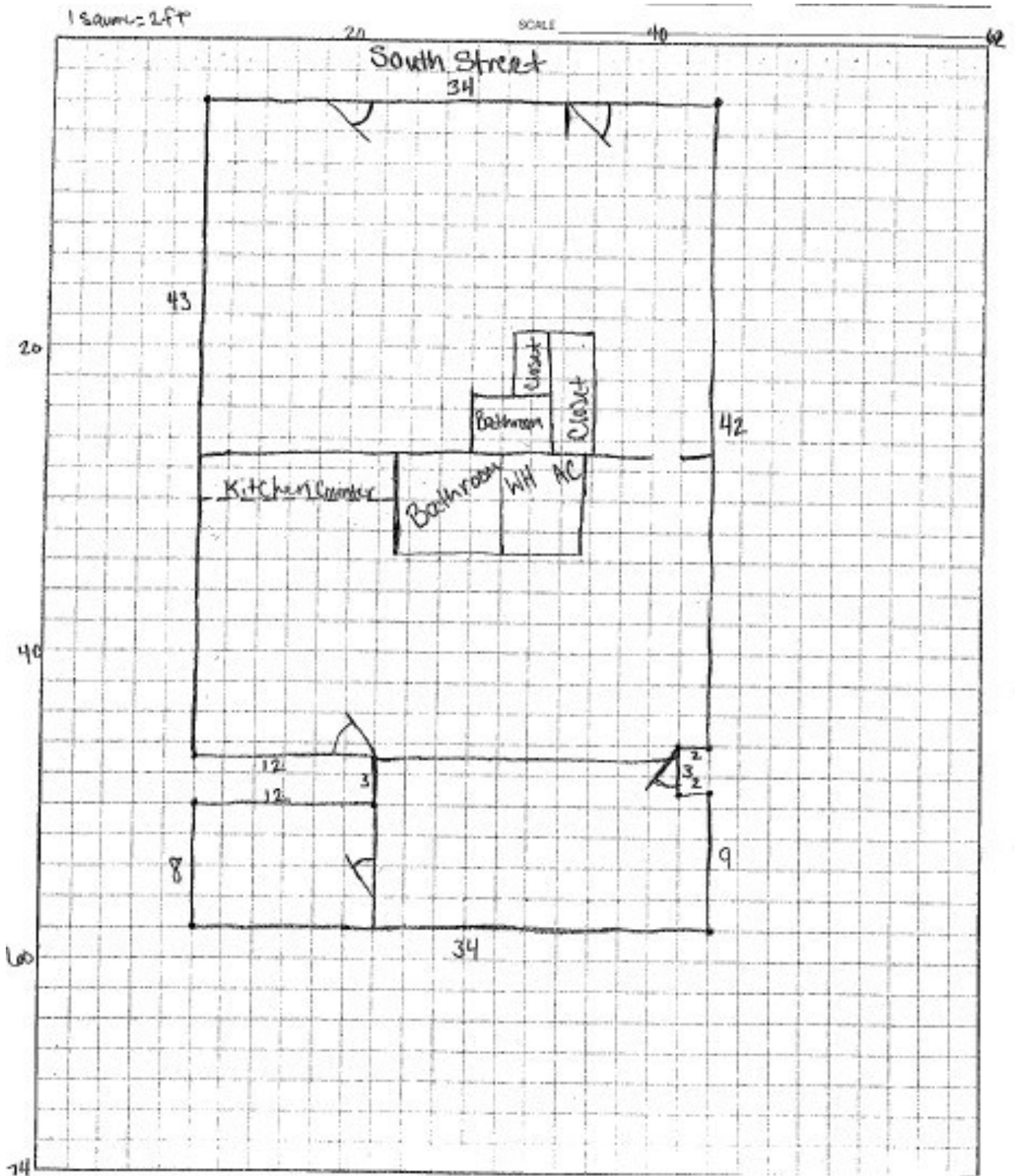


# Additional Photos





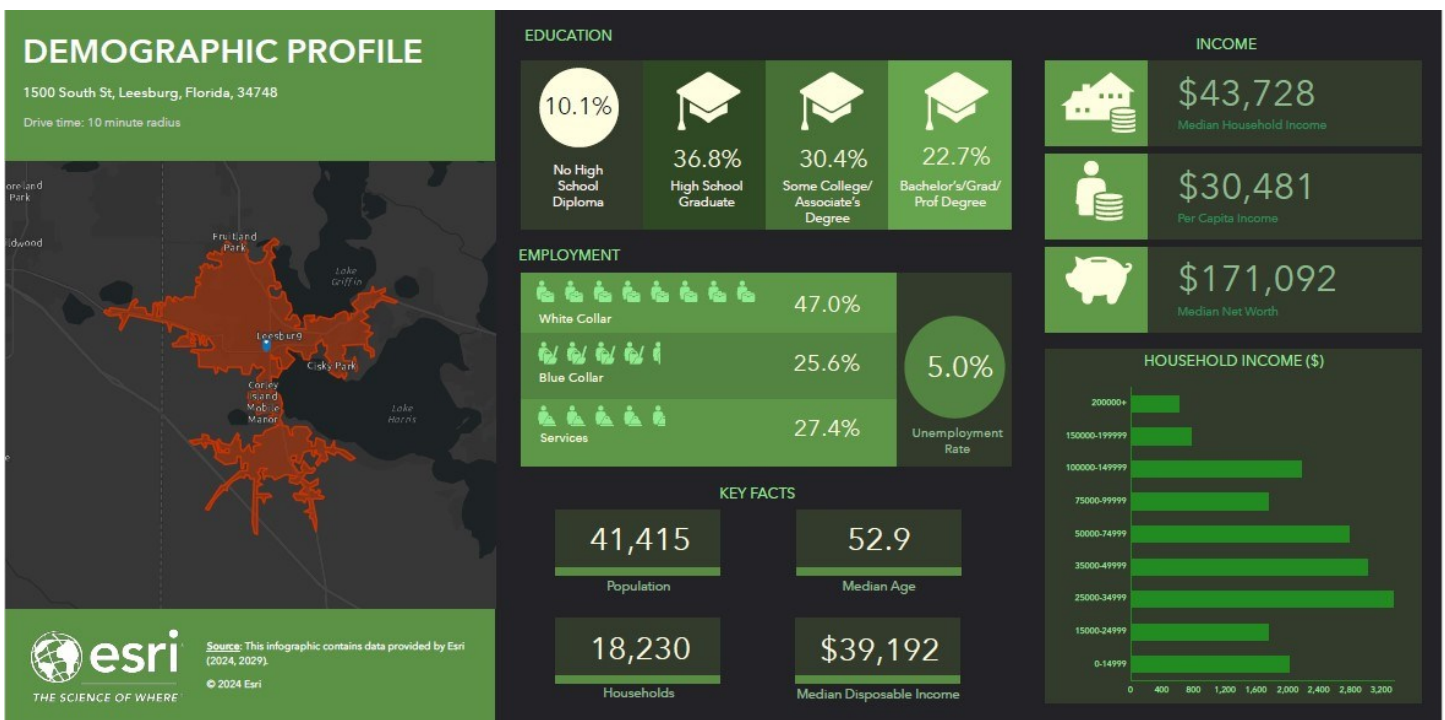
# Building Layout



# Property Description

Building for Lease with great visibility on South Street in Leesburg. Easy access to The Villages, Hwy 301, US Hwy 441, SR 44, I-75 and the Florida Turnpike, and approximately a 1-hour drive to Orlando. Square footage is 1,724 and comes with four parking spots, 2 bathrooms, a break area and has 3 A/C units, central, mini split, and wall unit. Close to Main Street in Leesburg with lots of shopping and dining options. The total rent is the base rent of \$2,392, plus CAM charges which are \$586.06, plus the sales tax. Would be great for a hair salon, retail, and/or a professional office. There is a bus stop in front of the building. Tenant to verify all measurements.

# Demographic Profile

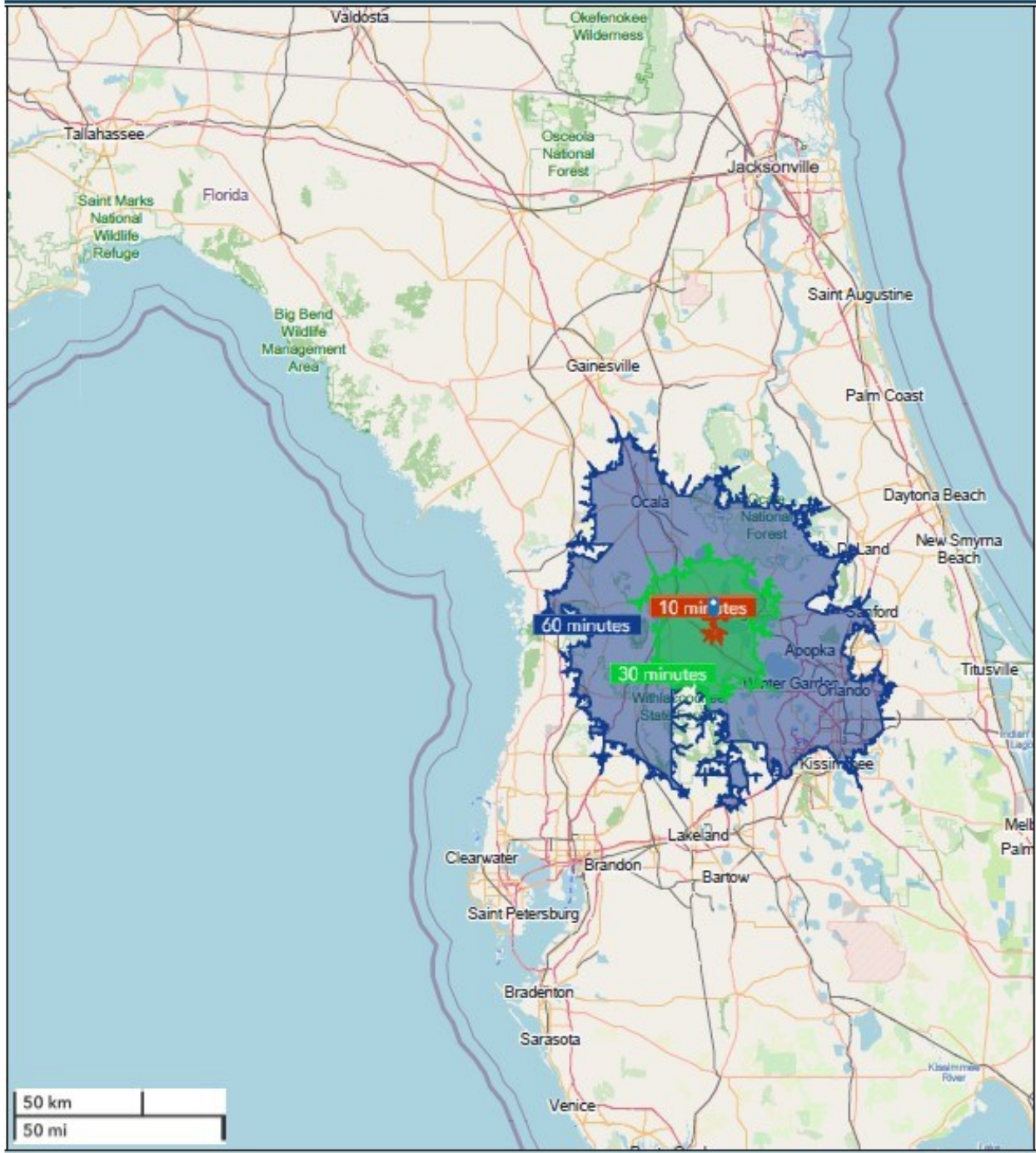


# Drive Time Map



## Drive Time Map

1500 South St, Leesburg, FL 34748



December 10, 2024