

441/27

30,000 ±
Cars/Day

Prime Industrial/Commercial Site on U.S. Hwy 441/27

2628 U.S. 27, Fruitland Park, Florida 34731

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FL #BK3185853

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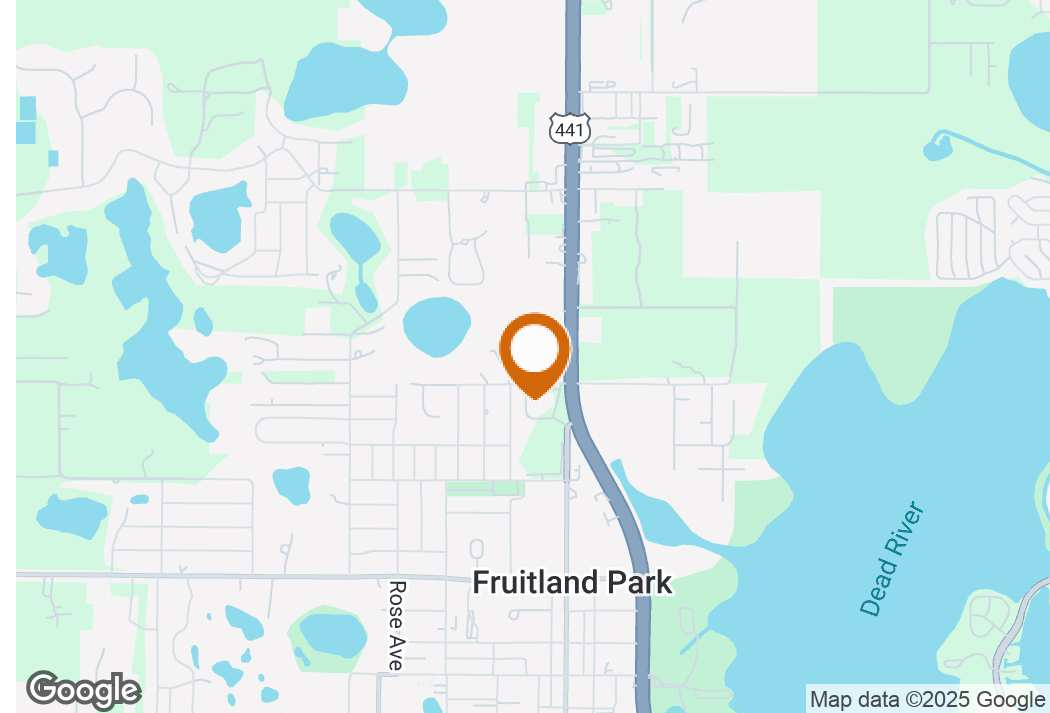
SECTION 1



30,000 ±
Cars/Day

Property Information

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$4,685,000
Combined Building Size:	59,178 SF
Lot Size:	10.77 Acres
Year Built:	1971
Zoning:	C-2
Market:	Orlando MSA
Submarket:	City of Fruitland Park/The Villages
Traffic Count:	30,000 ± Cars/Day

Property Overview

10.77 acres zoned C-2 located directly on US Hwy 441/27 at a signalized intersection. Property currently has two tenants, an Industrial/Manufacturing and a Moving/Storage Company. 3 Buildings 51,068, 7,590, and 520 square feet. City limits of Fruitland Park, and a few miles from The Villages. This site is located in North Lake County with strong anticipated growth. The zoning district allows for a variety of Commercial and Industrial uses including banks, retail sales, restaurants, professional office and personal services, distribution, laboratory/research, cleaning facilities, motor vehicle towing, warehousing, along with several other conditional permitted uses.

Property Highlights

- C-2 Commercial/Industrial Zoning
- 10.77 Acres
- Signalized Intersection
- 30,000 FDOT Traffic Count
- 3 Buildings totaling 59,178 SF
- High growth area in North Lake County

PROPERTY DESCRIPTION



Location Description

Site is located in a commercially developed corridor along U.S. Highway 441/27 with growth pressures from The Villages. FDOT Traffic count is 30,000 cars a day.

Site Description

High Traffic Corridor located in the path of development and strong growth. North Lake County, North of Leesburg and East of the Villages. Current use is Manufacturing and Moving and Storage. 3 buildings, largest is currently used for Manufacturing with Clear Span, Overhead Doors, Loading Dock, Offices, Mezzanine with Elevator and Stairs. Second building is currently used by a Moving and Storage Company.

Exterior Description

Painted Concrete Block/Metal

Interior Description

Clear Span - Red Iron Structure, Offices

Utilities Description

Public

Power Description

3 Phase



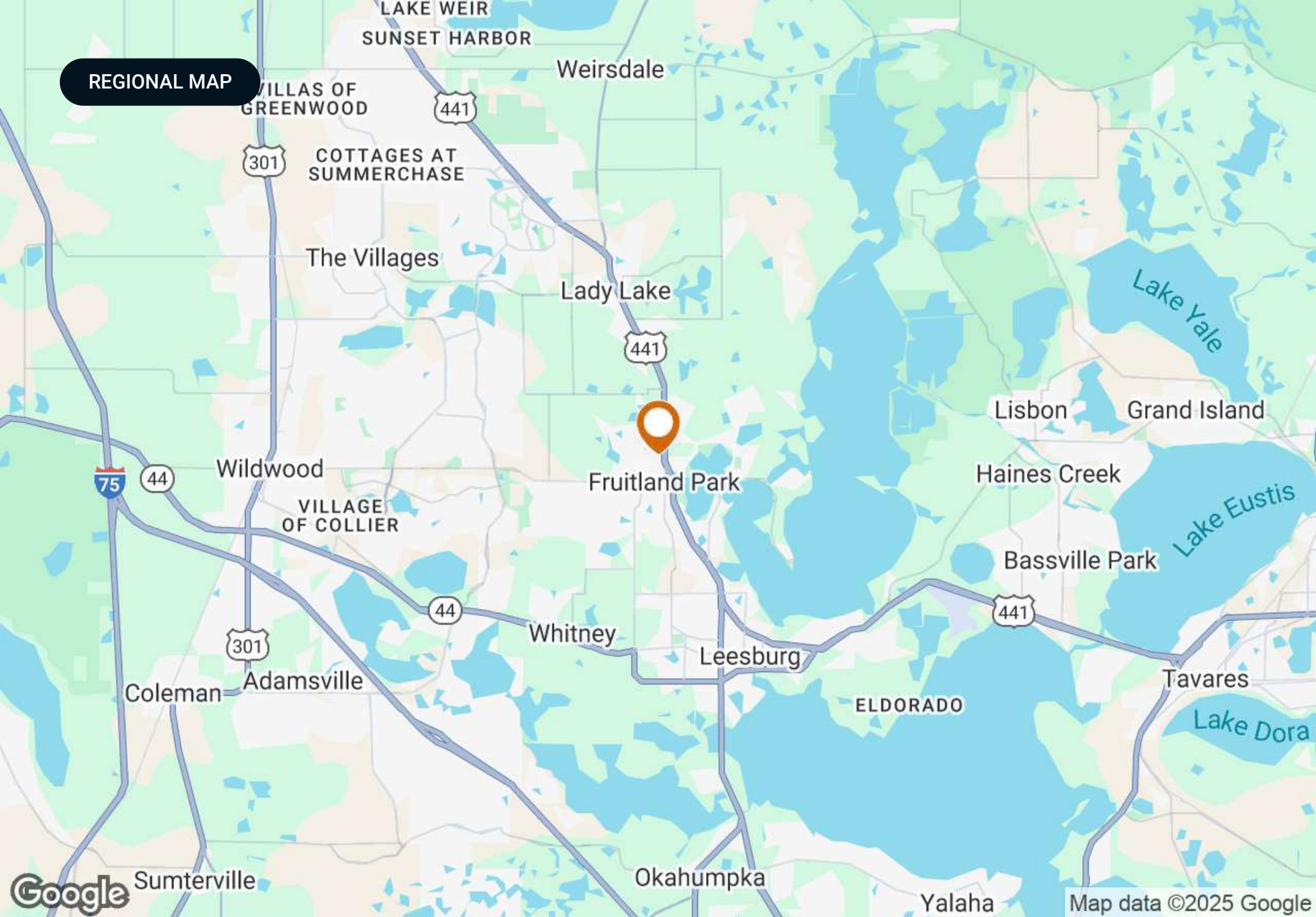
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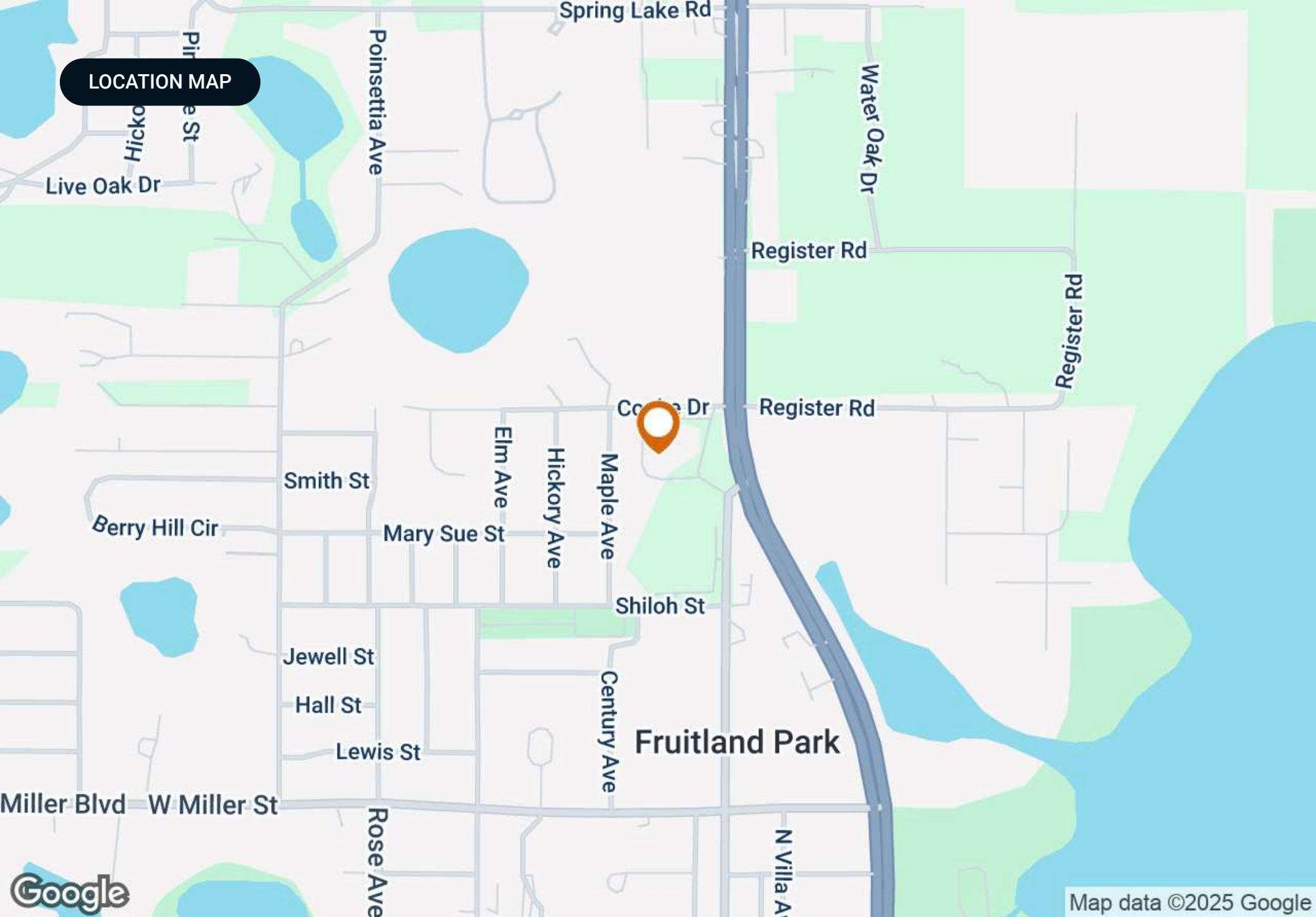
Location Information

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REGIONAL MAP





PROXIMITY TO THE VILLAGES

The Villages®

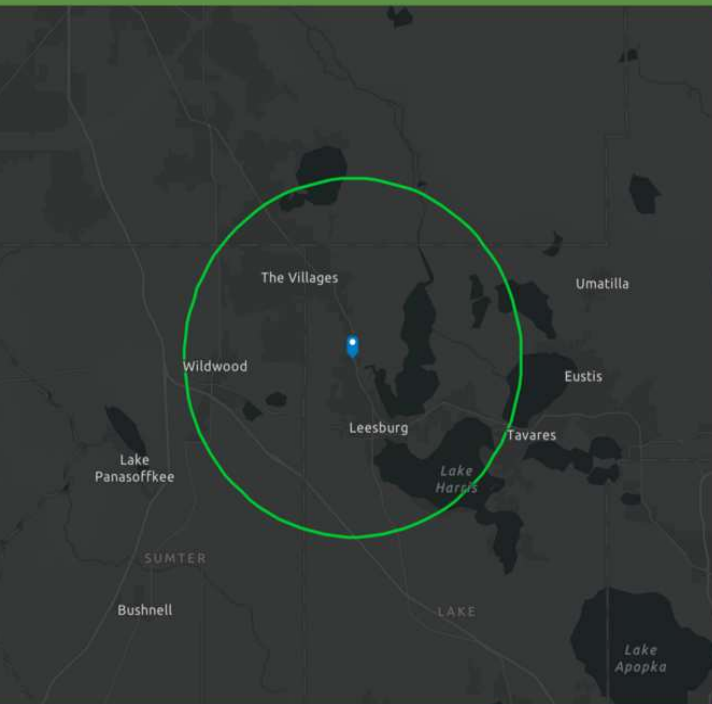
SUBJECT

DEMOGRAPHIC PROFILE

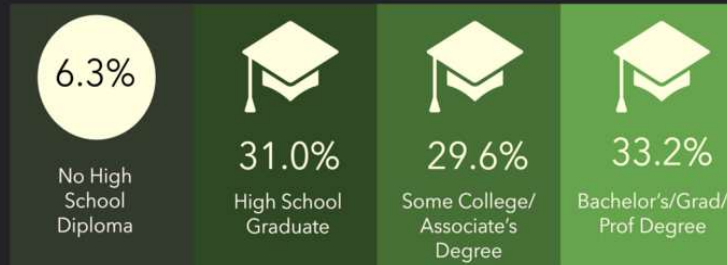
DEMOGRAPHIC PROFILE

2628 US-27 S, Fruitland Park, Florida, 34731 2

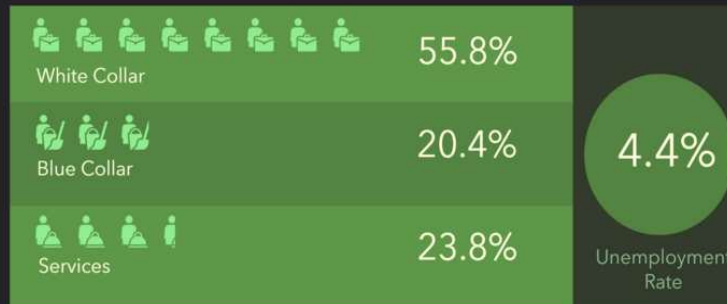
Ring of 10 miles



EDUCATION



EMPLOYMENT



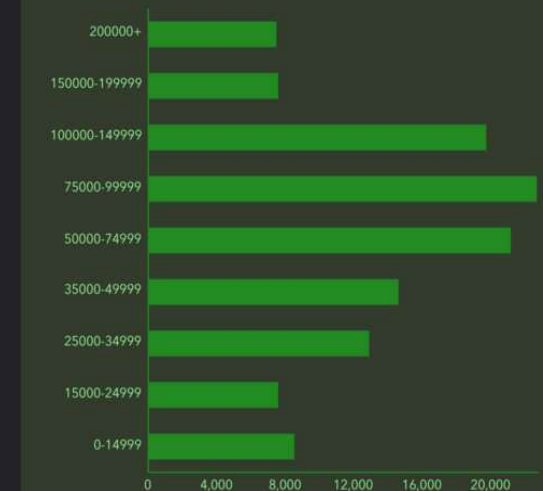
KEY FACTS



INCOME



HOUSEHOLD INCOME (\$)





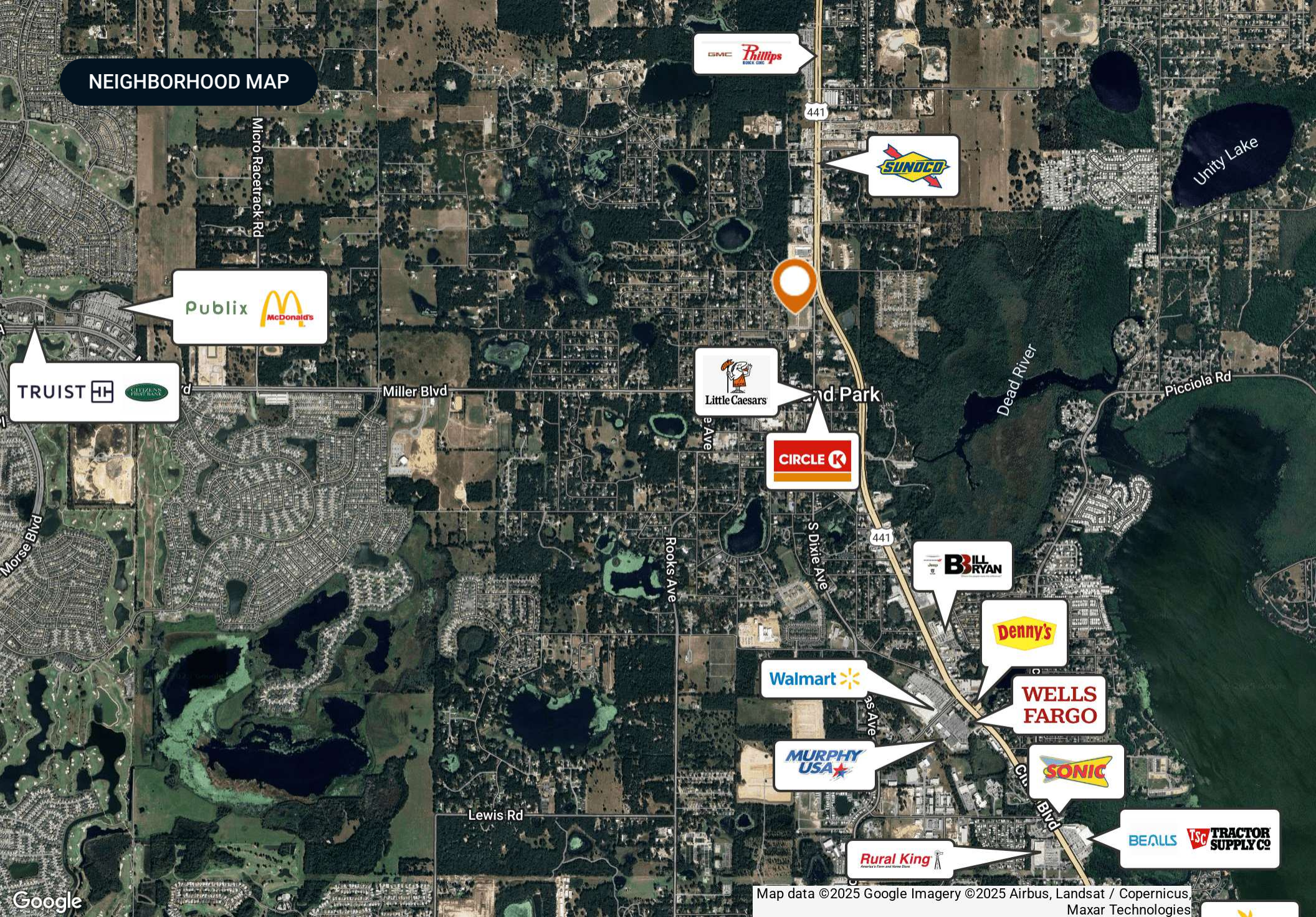
441/27

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SECTION 3

Maps And Photos

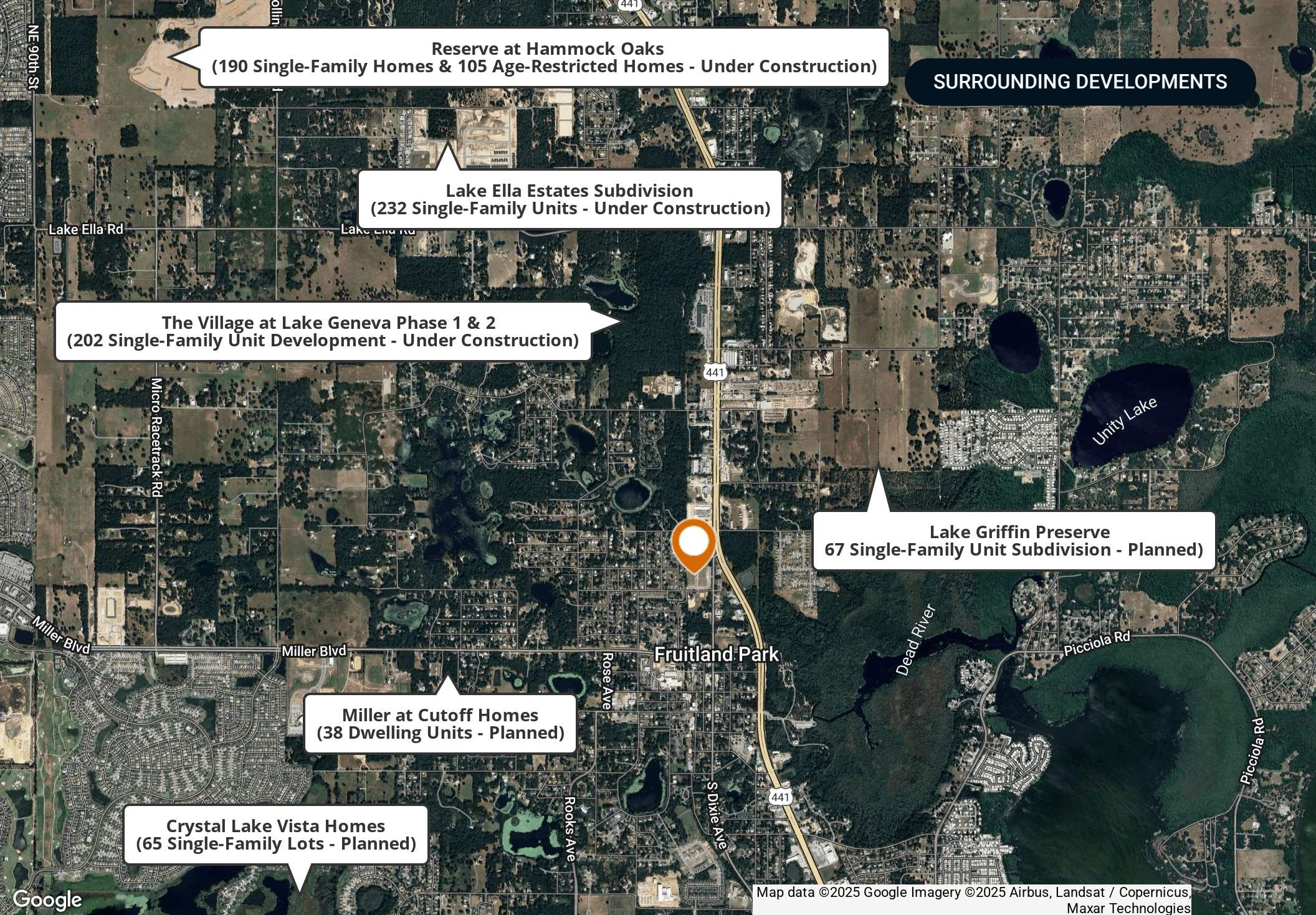
NEIGHBORHOOD MAP



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MARKET AREA MAP





NE 90th St

Reserve at Hammock Oaks
(190 Single-Family Homes & 105 Age-Restricted Homes - Under Construction)

SURROUNDING DEVELOPMENTS

Lake Ella Estates Subdivision
(232 Single-Family Units - Under Construction)

The Village at Lake Geneva Phase 1 & 2
(202 Single-Family Unit Development - Under Construction)

Lake Griffin Preserve
67 Single-Family Unit Subdivision - Planned)

Miller at Cutoff Homes
(38 Dwelling Units - Planned)

Crystal Lake Vista Homes
(65 Single-Family Lots - Planned)

Fruitland Park

Unity Lake

Dead River

Picciola Rd

Picciola Rd

Google

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ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





SECTION 4

Agent And Company Info

ADVISOR BIOGRAPHY



Trish Leisner, CCIM

Senior Advisor

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Professional Background

Trish Leisner, CCIM is a Senior Advisor at Saunders Real Estate.

Trish is a seasoned real estate professional with more than 30 years of experience in the industry. In 2021, she joined Saunders Real Estate to expand her commercial services offerings through the firm's marketing strategies and advisor team.

Trish is the founder and broker of RealTeam Realty, Inc. Opened in 2011, the firm is in downtown Clermont, just west of Orlando in Central Florida. Her brokerage team provides services in commercial, land, farms, and residential.

Trish works across four fast-growing central Florida counties: Lake, Orange, Sumter, and Polk. She is a valuable source of expertise for properties in this part of the state. She is originally from Maryland's Chesapeake Bay, moving to Florida 20 years ago. Her varied professional and business background includes:

- Small Area Planner - Anne Arundel County, MD 1998
- Owned two retail stores for 15 years.
- Owned, developed, and managed commercial properties in Maryland and Florida
- Worked in multiple Nuclear Power Stations in Quality Control (1980-1985)
- Farmer and rancher

Like many in our brokerage, Trish loves to be outdoors. She grew up water skiing, snow skiing, and owning horses - jumpers and dressage. She competed in endurance horse racing for several years. For 25 years, Trish was an avid offshore fisherman, traveling up and down the Coast from MD to the Bahamas, fishing in many Big Game Tournaments.

Today, Trish enjoys time with her husband at their retreat in Wyoming. She still has many horses and a working farm.

Trish specializes in:

- Commercial CCIM and Residential Broker
- Land
- Farms
- Commercial
- Market Analysis
- Valuations On Commercial Real Estate
- Court-Ordered Sales



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