

# *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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The Villages, FL 32159

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Direct: (352) 266-7795





# 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 25,000 cars per day (FDOT).

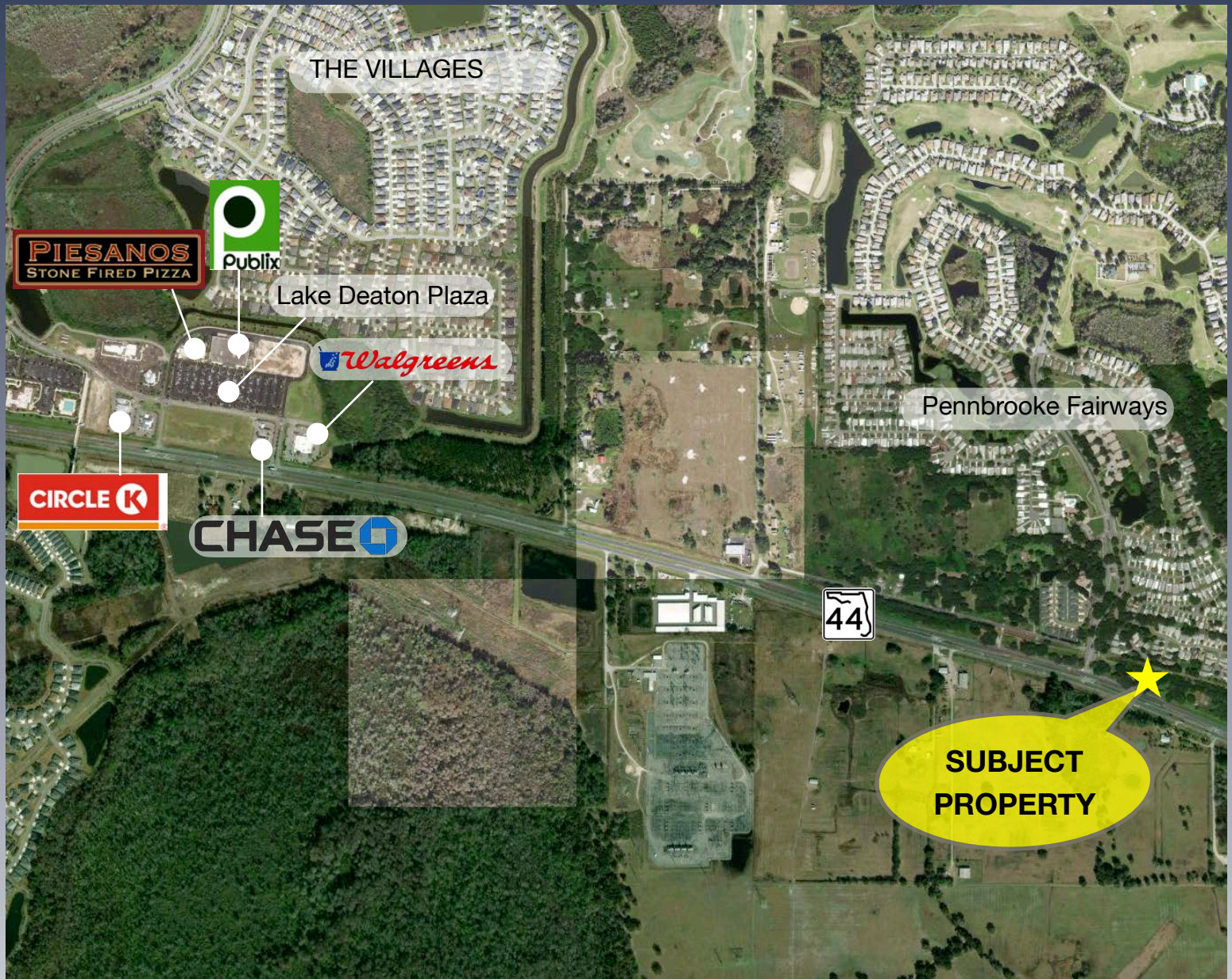




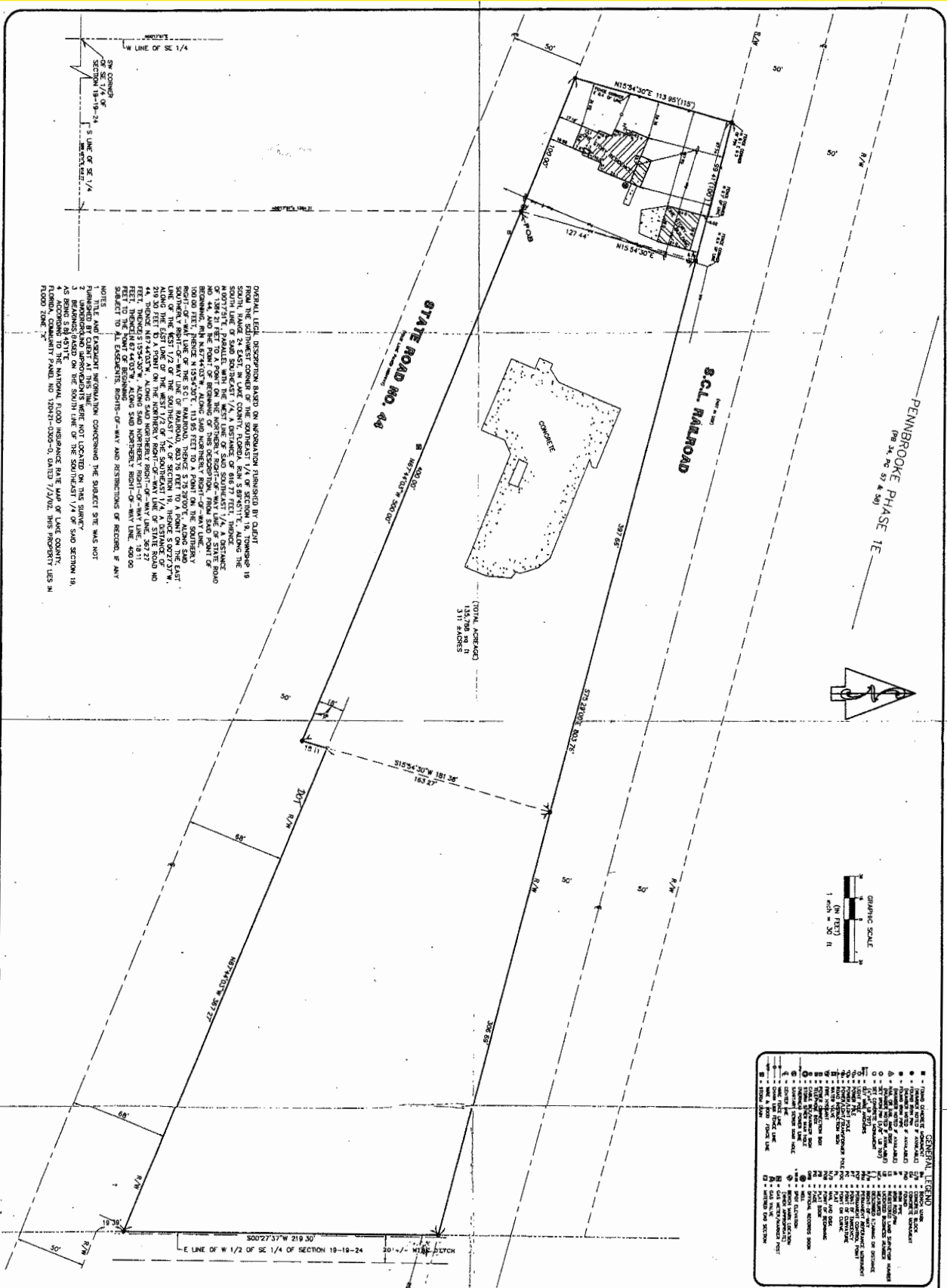





# *Aerial with nearby Amenities*







<b>FARNER</b>		AND ASSOCIATES
<b>SURVEYORS • PLANNERS</b>		
<b>G.P.S. CONTROL SURVEYS</b>		
2007 W BUTLER STREET LEESBURG, FLORIDA 34484		
PHONE (352) 787-5115	FAX (352) 787-5767	
• SERVING FLORIDA SINCE 1962 •		

SHEET 1	PROJECT NUMBER 04-1470	DRAWING FILE NUMBER 41470001
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**BOUNDARY & LOCATION SURVEY**

IN SE 1/4 OF SECTION 19-19-24  
**SCOTT + RHONDA MAPES**

I hereby certify that this survey was made under my responsible care and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors on May 19, 1994 in Chapter 61B7-2, Florida Administrative Code, pursuant to Section 471.027, Florida Statutes.

*[Signature]* 05/06/2014  
 \_\_\_\_\_  
 Gerald W. Fennell, Jr. Signature Date  
 Professional Surveyor, License No. 14574, State of Florida  
 NOTE: 1) This drawing is being certified to be the best of field work and  
 / not a copy.  
 2) Reproductions of this data set will not be considered valid without the  
 surveyor's seal and certification label in person or person named  
 herein. 11-1

3/20/2006		2	8K	11/10/04	
ADD PARCEL "B"		1	SRC	10/28/04	
REVISION		NO	BY	DATE	
SCALE		1" = 30'			
FIELD BOOK/PC		911/22	DATE	10/20/04	
JLW		SRC			

# Demographic and Income Profile

605 State Road 44, Leesburg, Florida, 34748



Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	69,270	85,008	97,128
Total Households	34,088	42,983	49,808
Family Households	22,729	27,722	32,158
Average Household Size	2.01	1.97	1.94
Owner Occupied Housing Units	27,699	36,634	43,227
Renter Occupied Housing Units	6,389	6,349	6,581
Median Age	66.4	68.0	69.3

Trends 2025 - 2030	Area	State	National
Population	2.7%	1.1%	0.4%
Households	3.0%	1.3%	0.6%
Family Population	3.0%	1.3%	0.5%
Owner Occupied Housing Units	3.4%	1.8%	0.0%
Median Household Income	2.5%	2.9%	2.5%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	3,869	9.0%	3,893	7.8%
\$15,000-\$24,999	3,164	7.4%	2,956	5.9%
\$25,000-\$34,999	3,600	8.4%	3,628	7.3%
\$35,000-\$49,999	5,201	12.1%	5,395	10.8%
\$50,000-\$74,999	7,441	17.3%	8,313	16.7%
\$75,000-\$99,999	5,815	13.5%	6,814	13.7%
\$100,000-\$149,999	7,689	17.9%	9,994	20.1%
\$150,000-\$199,999	3,309	7.7%	4,613	9.3%
\$200,000 or greater	2,894	6.7%	4,203	8.4%
Median Household Income	\$68,132	-	\$77,014	-
Average Household Income	\$92,010	-	\$101,291	-
Per Capita Income	\$46,872	-	\$52,330	-



Full report available upon request.

# Retail Goods and Services Expenditures

605 State Road 44, Leesburg, Florida, 34748

Ring: 5 mile radius




Top Tapestry Segments	Percent	Demographic Summary	2025	2030
The Elders (J2)	54.2%	Population	85,008	97,128
Silver and Gold (J4)	11.7%	Households	42,983	49,808
Senior Escapes (J1)	8.4%	Families	27,722	32,158
Rural Versatility (E5)	7.5%	Median Age	68.0	69.3
Rural Resort Dwellers (I5)	4.6%	Median Household Income	\$68,132	\$77,014

	Spending Potential Index	Average Amount Spent	Total
<b>Apparel and Services</b>	75	\$1,832.37	\$78,760,685
Men's	75	\$363.35	\$15,617,841
Women's	83	\$696.71	\$29,946,522
Children's	58	\$195.54	\$8,404,948
Footwear	74	\$406.20	\$17,459,829
Watches & Jewelry	68	\$137.74	\$5,920,665
Apparel Products and Services (1)	70	\$32.82	\$1,410,880
<b>Computer</b>			
Computers and Hardware for Home Use	78	\$175.89	\$7,560,299
Portable Memory	86	\$3.29	\$141,441
Computer Software	78	\$13.10	\$563,110
Computer Accessories	82	\$16.56	\$711,743
<b>Education</b>	81	\$3,314.65	\$142,473,703
Educational Books, Supplies, and Other Expenditures	67	\$62.34	\$2,679,606
Other School Supplies	75	\$66.36	\$2,852,502



Full report available upon request.

**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.

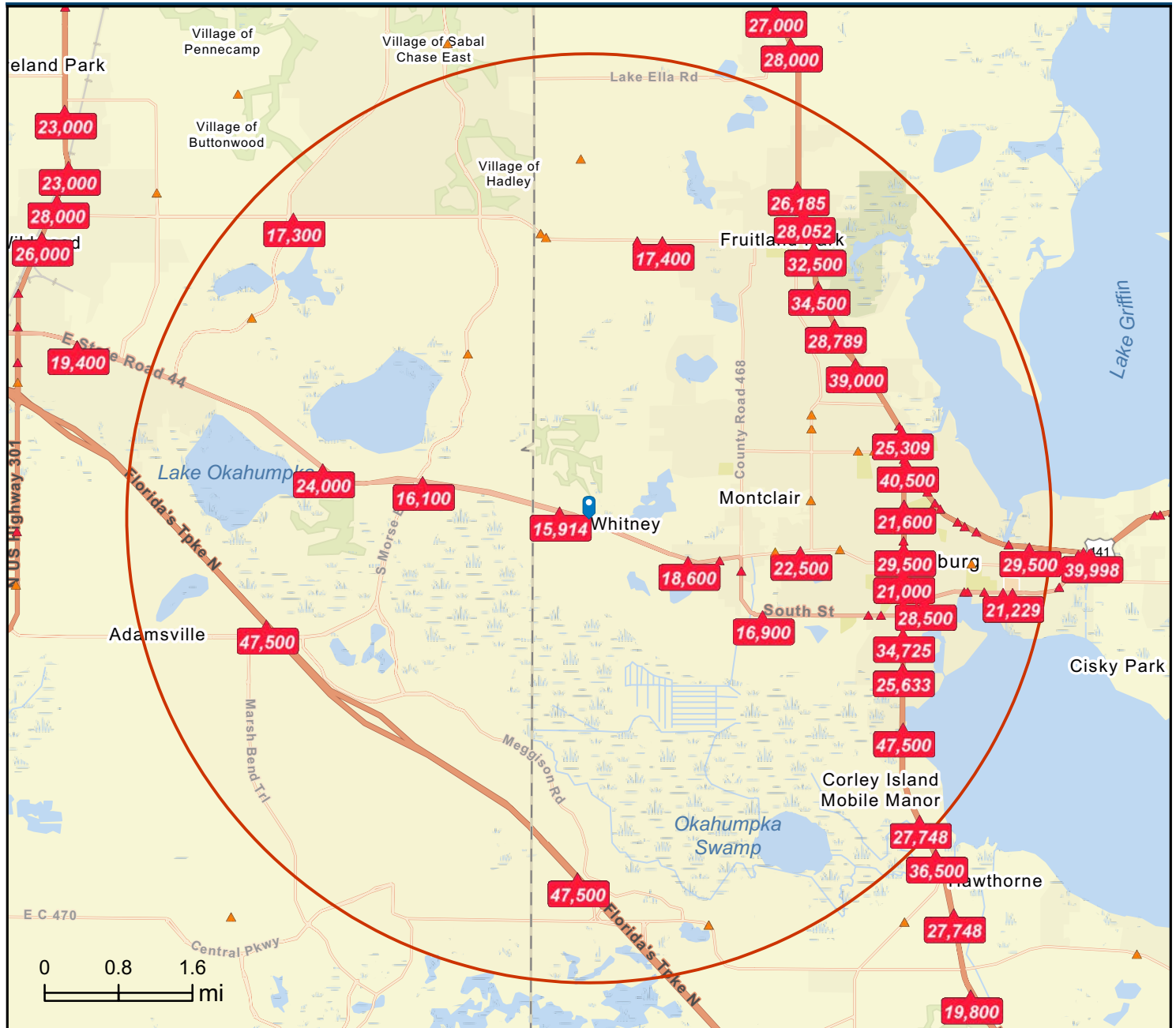
 [Source:](#) Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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## Traffic Count Map

605 State Road 44, Leesburg, Florida, 34748  
Rings: 5 mile radii

Prepared by Esri  
Latitude: 28.81820  
Longitude: -81.94360



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