

Downtown Leesburg Professional Office

1029 W Magnolia St, Leesburg, Florida 34748

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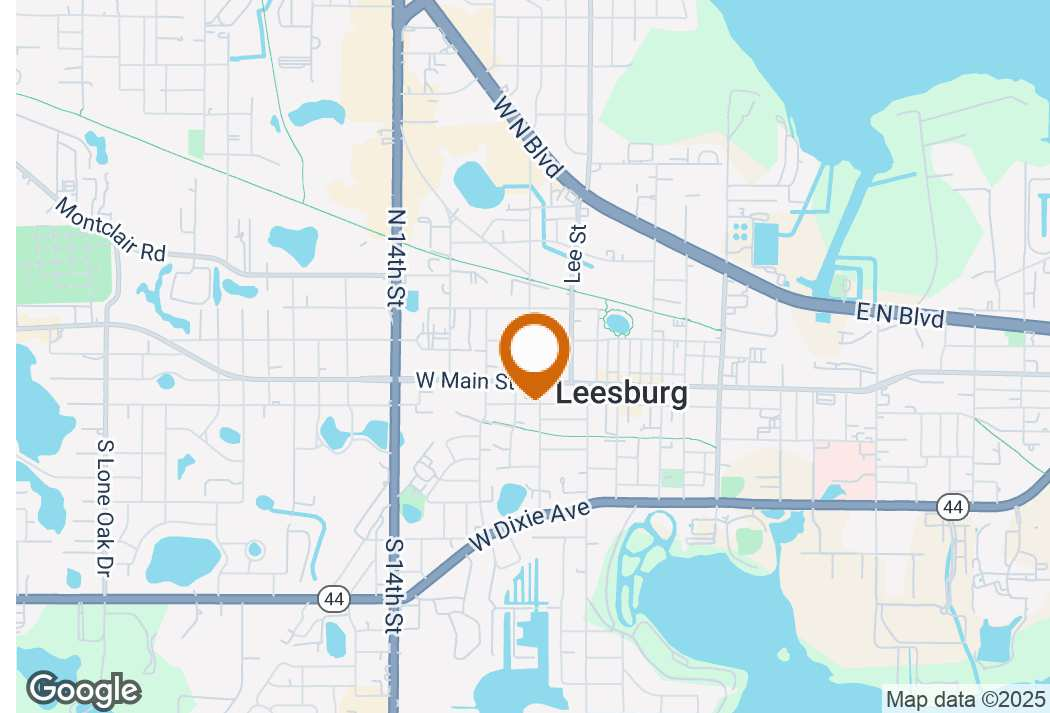
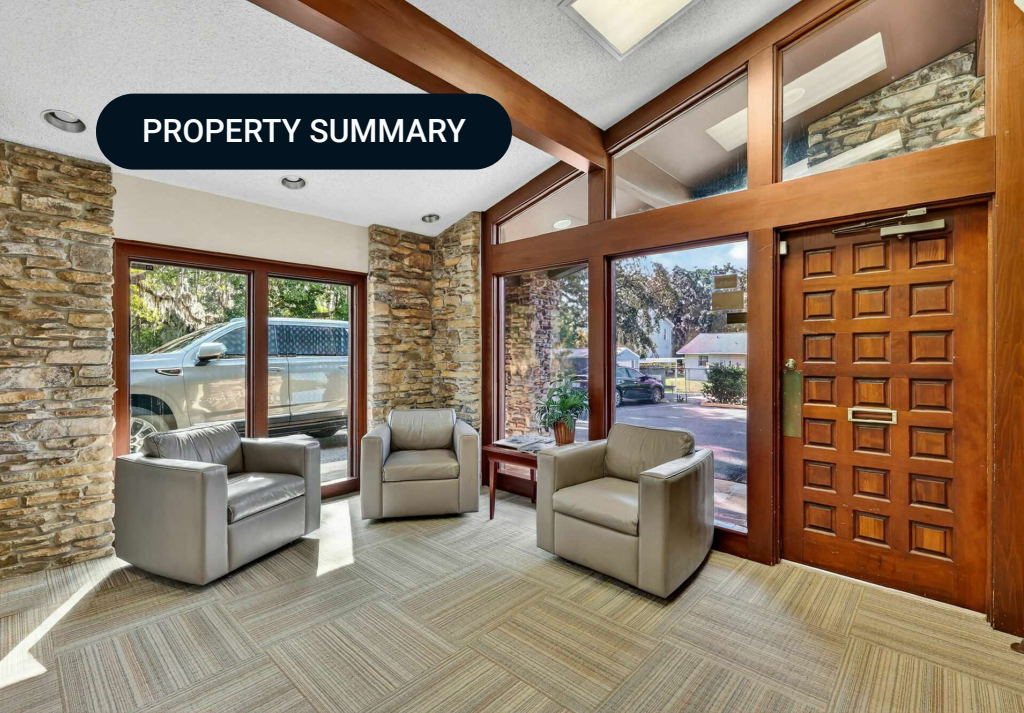
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SECTION 1

Property Information

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$599,000
Building Size:	2,788 SF
Lot Size:	0.35 Acres
Price / SF:	\$214.85
Year Built:	1977
Zoning:	C-2
PIN:	26-19-24-3900-031-00101
City:	Leesburg
County:	Lake
State:	Florida

Property Overview

Excellent professional office building in Downtown Leesburg on a 1/3-acre corner lot with parking on two sides. The building features multiple (4) large offices, a storage room in front of a very large safe, an oversized conference room, 3 restrooms (one with a shower), a kitchen/breakroom, a nice reception office, a customer waiting room, and plenty of storage and closets. Currently, there is a tenant in place until the end of 2026, providing great cash flow with a CAP rate of 7.5% and a modified gross lease. The property offers 17 parking spaces, and the lot was repaved in 2011. Updates include a re-roof and building paint in 2020, a new 7.5-ton Rheem split system central AC unit in 2024, and a mini split in the computer server room. This is a very nice, well-maintained building that is a great investment for an owner-user or investor. It is located just down the street from downtown activity, with a local college, restaurants, and shops within a few blocks.

Property Highlights

- Prime location in Downtown Leesburg
- Built in 1977
- Zoned C-2
- Ample parking space
- Well-maintained exterior

LOCATION SUMMARY



Location Description

Located at 1029 W Magnolia Street, this professional office building sits in an excellent downtown Leesburg location with convenient access to major roadways, including US-27, US-441, and SR-44. Positioned just steps from the heart of downtown, the property offers close proximity to restaurants, shops, government offices, and the local college, making it ideal for businesses seeking visibility and daily convenience. Its central placement within Leesburg's commercial corridor provides easy connectivity for clients and employees while offering the benefits of a vibrant, walkable area surrounded by established amenities.

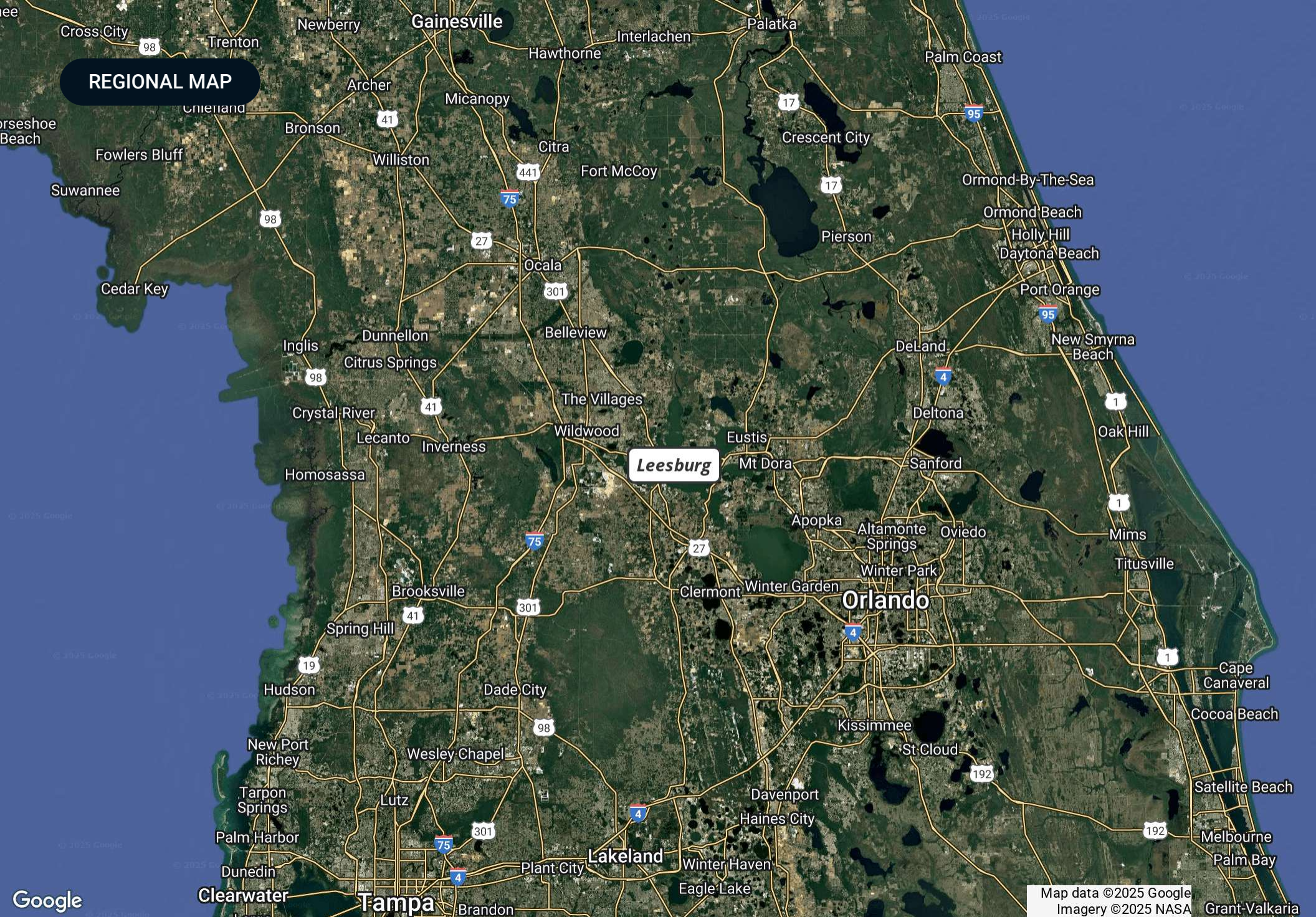
Location Highlights

- Excellent downtown Leesburg location
- Easy access to US-27, US-441, and SR-44
- Surrounded by restaurants, shops, and local businesses
- Close to government offices and the local college
- Walkable area with strong visibility and convenience for clients
- Centrally positioned within Leesburg's main commercial corridor



SECTION 2

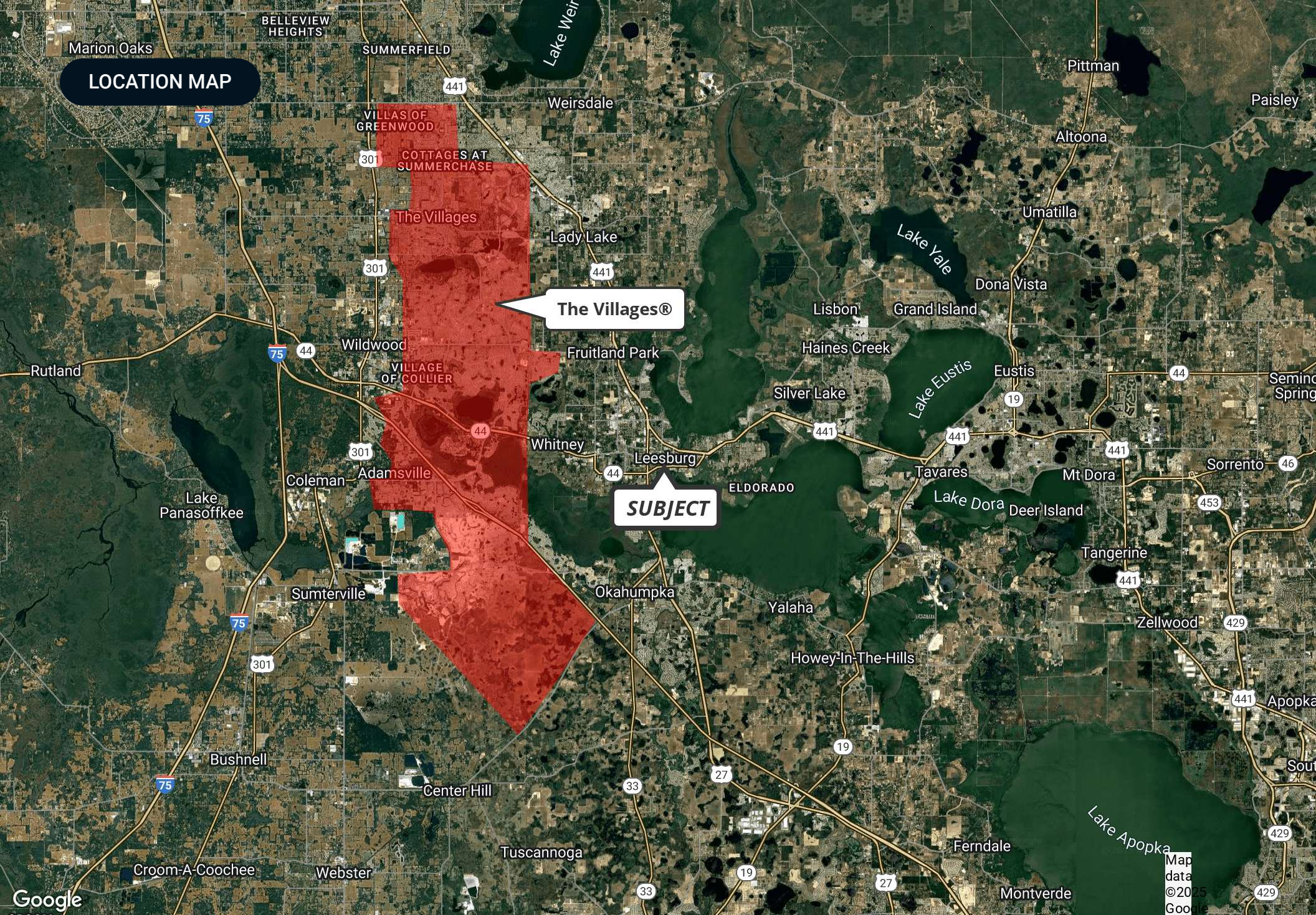
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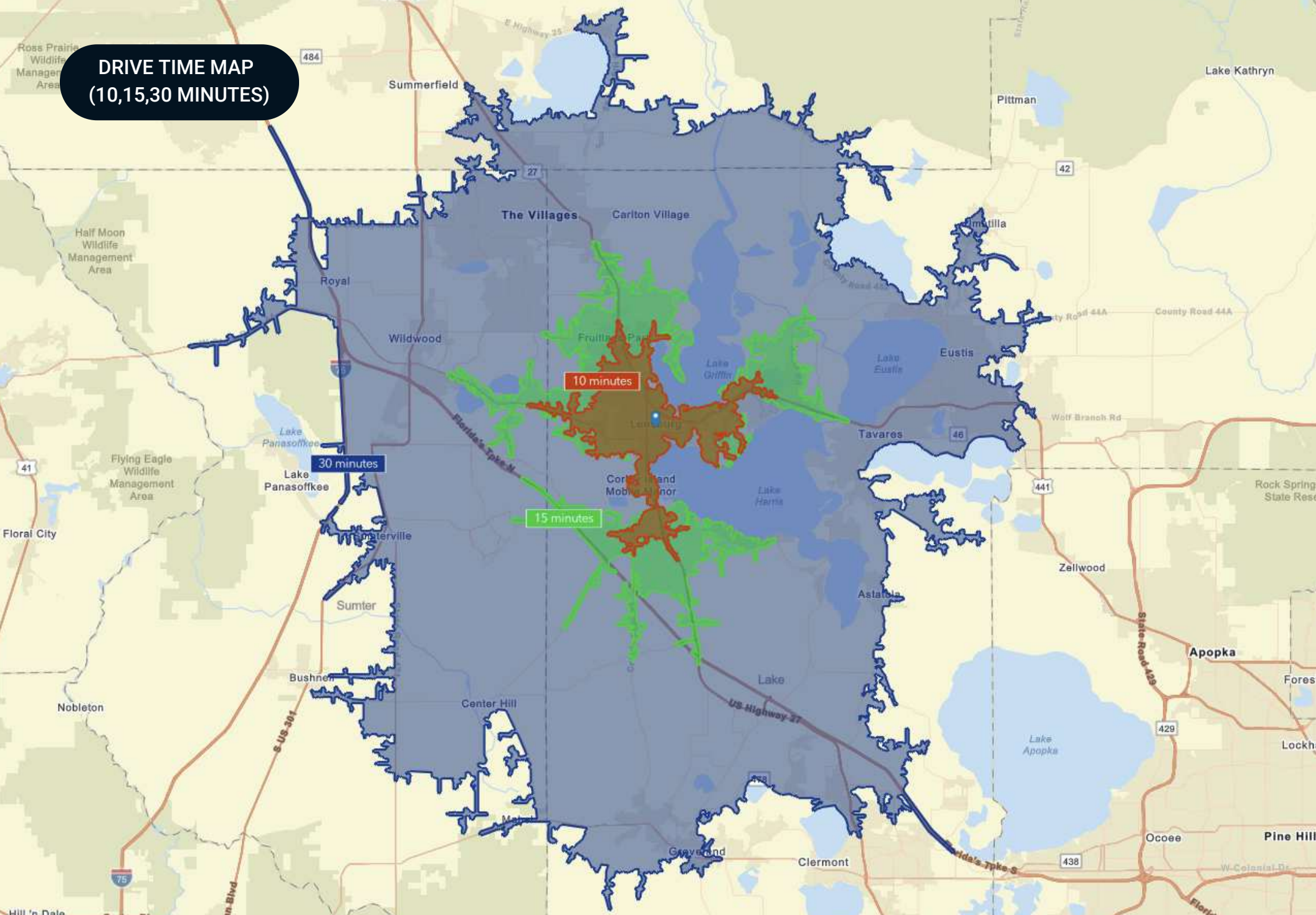
Google

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Grant-Valkaria



**DRIVE TIME MAP
(10,15,30 MINUTES)**



BENCHMARK DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MINS	15 MINS	30 MINS	LEESBURG	LAKE COUNTY	FL	US
Population	6,173	27,765	56,812	33,046	67,116	366,121	33,799	428,905	23,027,836	339,887,819
Households	2,455	11,863	25,800	14,191	30,944	172,556	14,928	178,895	9,263,074	132,422,916
Families	1,385	6,874	15,858	8,396	19,351	110,380	9,036	119,900	6,004,732	84,464,295
Average Household Size	2	2	2	2.29	2.15	2.06	2.23	2.37	2.43	2.50
Owner Occupied Housing Units	1,186	6,802	18,965	8,851	23,251	142,856	9,767	137,623	6,222,143	85,052,805
Renter Occupied Housing Units	1,269	5,061	6,835	5,340	7,693	29,700	5,161	41,272	3,040,931	47,370,111
Median Age	42	44	55	46.6	58.5	63.1	49.2	47.8	43.6	39.6
INCOME										
Median Household Income	\$46,304	\$44,803	\$56,253	\$47,833	\$60,946	\$70,355	\$50,574	\$75,113	\$78,205	\$81,624
Average Household Income	\$63,620	\$63,195	\$75,127	\$65,380	\$78,025	\$89,578	\$68,817	\$94,153	\$111,382	\$116,179
Per Capita Income	\$27,170	\$27,148	\$34,147	\$28,590	\$36,485	\$42,295	\$30,434	\$39,299	\$44,891	\$45,360
TRENDS: 2024 - 2029 ANNUAL GROWTH RATE										
Population	1.90%	2.02%	2.11%	2.07%	2.20%	2.77%	2.39%	2.51%	1.08%	0.42%
Households	2.18%	2.27%	2.39%	2.32%	2.47%	3.03%	2.63%	2.76%	1.28%	0.64%
Families	2.16%	2.28%	2.30%	2.25%	2.28%	3.01%	2.69%	2.73%	1.30%	0.54%
Owner HHs	3.75%	3.58%	3.11%	3.37%	3.06%	3.25%	3.77%	3.16%	1.83%	0.91%
Median Household Income	5.42%	3.29%	2.76%	3.52%	2.12%	2.36%	4.03%	2.26%	2.85%	2.53%

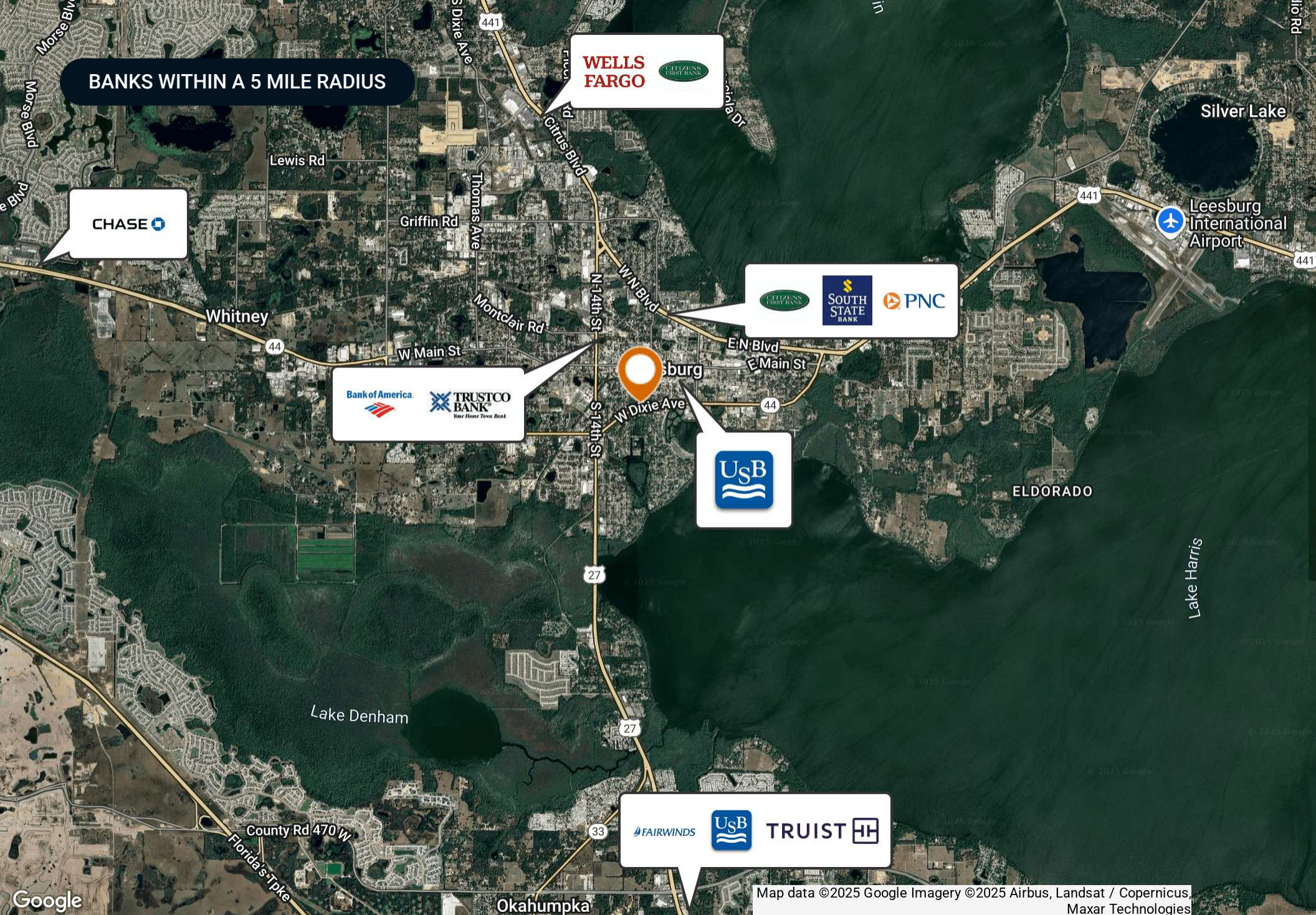
BENCHMARK DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MINS	15 MINS	30 MINS	LEESBURG	LAKE COUNTY	FL	US
HOUSEHOLDS BY INCOME										
<\$15,000	22.40%	20.00%	15.10%	17.90%	13.50%	9.00%	17.20%	9.70%	8.00%	8.30%
\$15,000 - \$24,999	8.60%	9.40%	8.50%	9.20%	7.80%	6.60%	8.70%	5.90%	5.80%	5.90%
\$25,000 - \$34,999	12.90%	12.30%	10.20%	11.90%	9.50%	8.30%	11.40%	7.50%	6.70%	6.30%
\$35,000 - \$49,999	8.90%	13.10%	12.20%	12.90%	11.90%	11.00%	12.40%	9.60%	10.50%	9.80%
\$50,000 - \$74,999	18.20%	17.90%	18.10%	18.60%	18.50%	18.10%	17.40%	17.20%	16.90%	15.60%
\$75,000 - \$99,999	9.70%	8.00%	11.60%	9.50%	13.10%	15.10%	10.90%	14.40%	12.90%	12.50%
\$100,000 - \$149,999	10.30%	11.30%	13.90%	12.00%	14.80%	19.10%	13.10%	19.40%	18.40%	17.80%
\$150,000 - \$199,999	4.50%	5.00%	6.00%	4.90%	6.20%	7.00%	5.20%	9.10%	8.70%	9.80%
\$200,000+	4.50%	3.10%	4.40%	3.20%	4.50%	5.80%	3.80%	7.20%	12.10%	14.00%
POPULATION BY AGE										
0 - 4	5.70%	5.80%	4.60%	5.40%	4.10%	3.10%	5.20%	4.50%	4.70%	5.40%
5 - 9	5.80%	5.90%	4.70%	5.50%	4.30%	3.30%	5.30%	4.80%	5.00%	5.80%
10 - 14	6.40%	6.10%	4.90%	5.80%	4.50%	3.50%	5.50%	5.20%	5.30%	6.00%
15 - 19	5.30%	5.60%	4.60%	5.40%	4.20%	3.50%	5.10%	5.20%	5.80%	6.50%
20 - 24	5.50%	5.30%	4.30%	5.10%	4.00%	3.30%	4.80%	5.00%	6.00%	6.70%
25 - 34	12.70%	11.60%	9.00%	10.80%	8.30%	7.50%	10.30%	11.00%	12.40%	13.60%
35 - 44	11.50%	10.80%	9.00%	10.30%	8.40%	8.00%	9.80%	11.30%	12.40%	13.20%
45 - 54	11.40%	10.50%	9.00%	10.00%	8.50%	8.00%	9.60%	11.10%	11.90%	12.00%
55 - 64	12.50%	12.20%	12.80%	12.20%	12.90%	12.60%	12.60%	13.20%	13.10%	12.10%
65 - 74	11.30%	13.10%	18.00%	14.50%	20.10%	23.00%	15.50%	14.50%	12.40%	10.70%
75 - 84	7.80%	9.30%	14.50%	11.00%	16.00%	19.10%	12.30%	10.90%	8.10%	6.10%
85+	4.10%	3.90%	4.50%	4.10%	4.80%	5.00%	4.20%	3.40%	2.70%	2.00%
RACE AND ETHNICITY										
White Alone	57.50%	55.20%	67.80%	59.00%	70.70%	76.60%	61.20%	67.00%	56.30%	60.00%
Black Alone	23.30%	25.70%	16.80%	22.90%	14.90%	9.50%	21.50%	11.00%	14.90%	12.50%
American Indian Alone	0.40%	0.40%	0.30%	0.40%	0.30%	0.30%	0.40%	0.40%	0.50%	1.10%
Asian Alone	1.60%	1.90%	1.70%	1.90%	1.70%	1.70%	1.60%	2.50%	3.30%	6.40%
Pacific Islander Alone	0.30%	0.40%	0.30%	0.40%	0.20%	0.10%	0.30%	0.10%	0.10%	0.20%
Some Other Race Alone	5.80%	5.80%	4.40%	5.40%	3.90%	3.90%	5.20%	6.70%	7.60%	8.80%
Two or More Races	11.00%	10.60%	8.80%	10.10%	8.20%	7.80%	9.90%	12.20%	17.40%	10.80%
Hispanic Origin (Any Race)	17.50%	16.60%	13.50%	15.80%	12.00%	12.20%	15.70%	19.60%	27.70%	19.70%



SECTION 3

Maps And Photos



BANKS WITHIN A 5 MILE RADIUS

CHASE

WELLS FARGO



FAIRWINDS

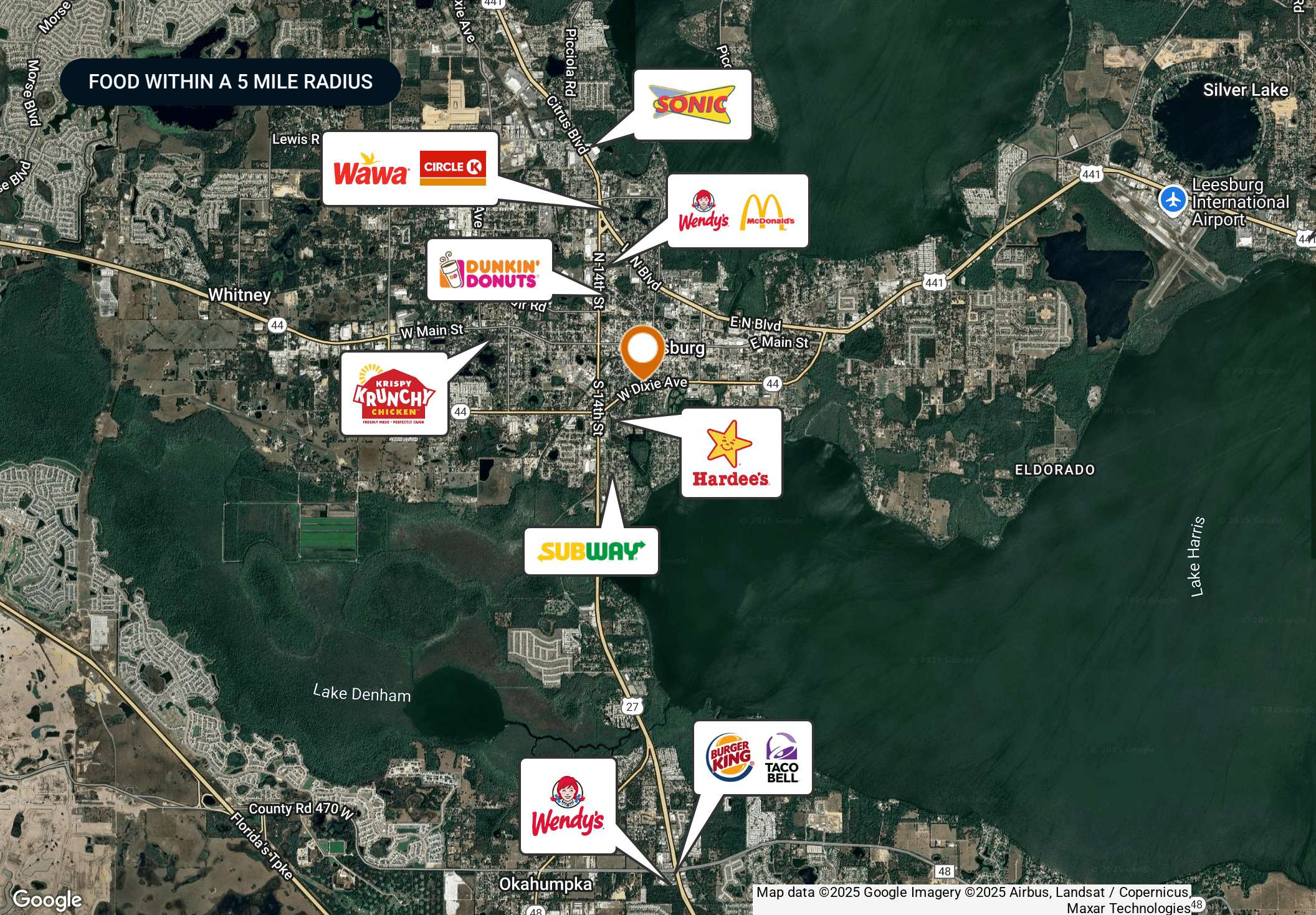


TRUIST



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

FOOD WITHIN A 5 MILE RADIUS



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies⁴⁸

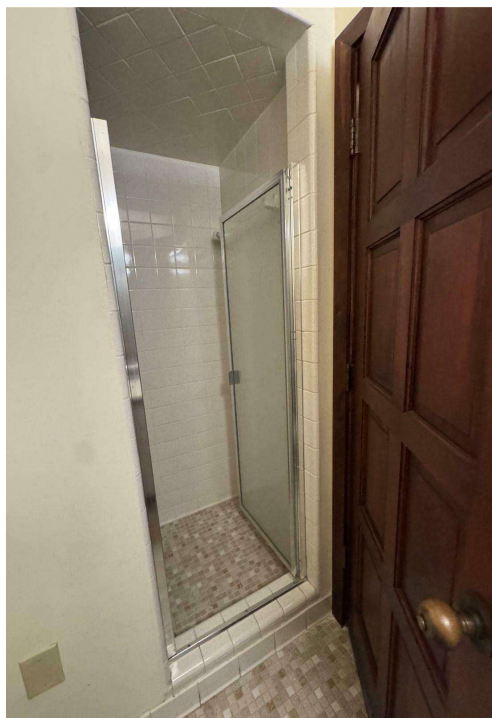
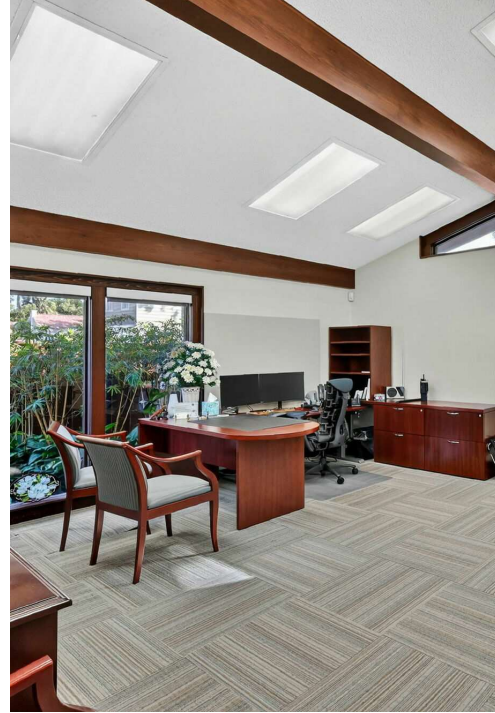
EXTERIOR PHOTOS



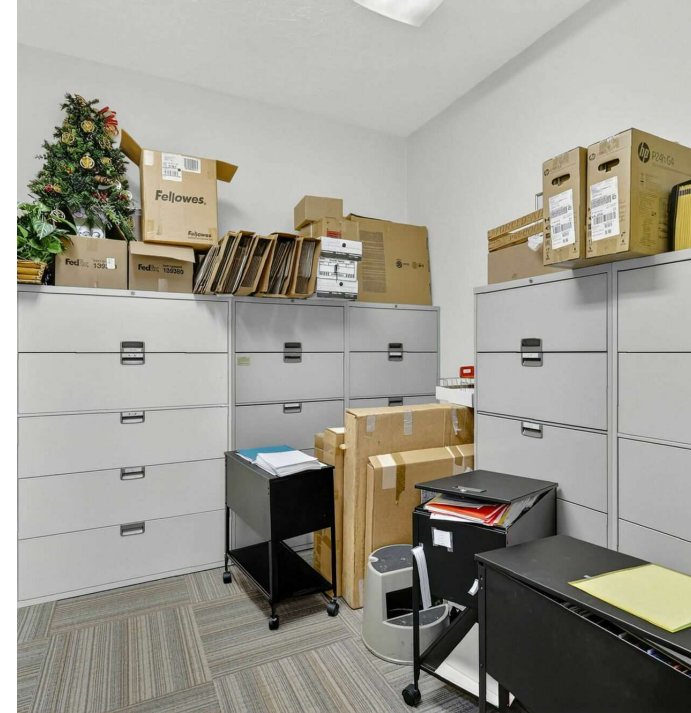
FRONT OF BUILDING



OFFICES/RESTROOMS



MISC (BREAKROOM, VAULT, STORAGE, ETC.)





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
- Estate Properties
- Bankruptcies, Trusts, And Probate



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At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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