



30,500 ±  
Cars/Day



SAUNDERS  
LAND

W Dixie Ave



# Leesburg Professional Office Development Site

1024 - 1038 West Dixie Avenue, Leesburg, Florida 34748

Tim Sennett, MBA, ALC, CCIM  
352-460-1011  
tim@saundersrealestate.com



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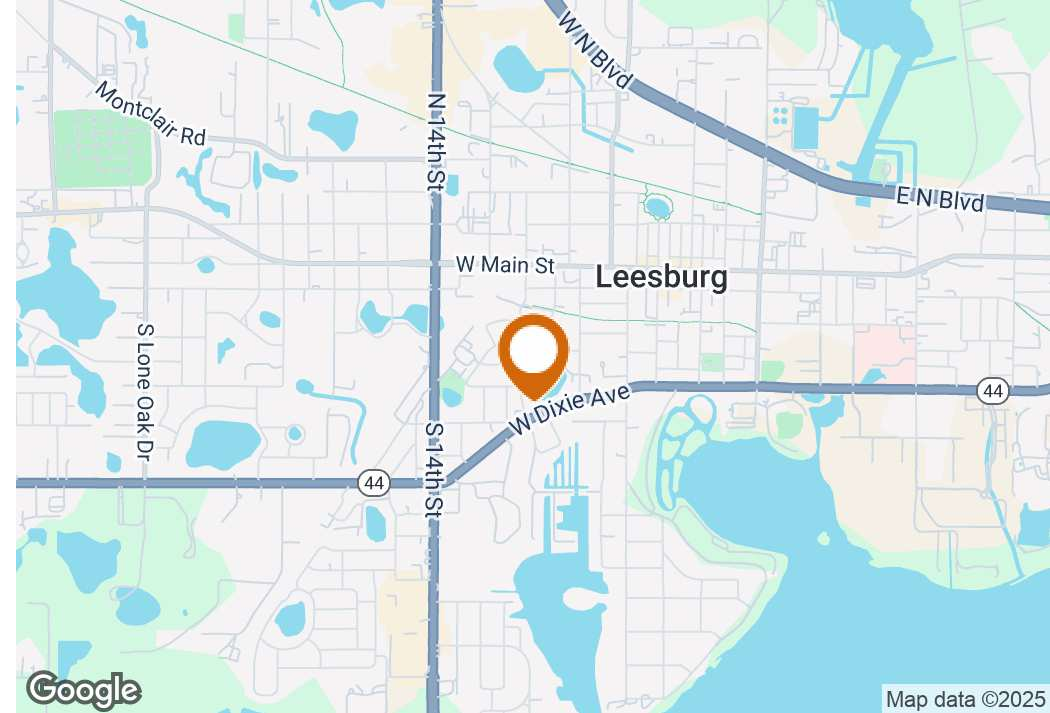


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## PROPERTY SUMMARY



## Offering Summary

Sale Price:	\$325,000
Lot Size:	0.75 Acres
Zoning:	RP - Residential Professional
APN:	26-19-24-3500-00A-00500, 26-19-24-3500-00A-00400, 26-19-24-3500-00A-00300, 26-19-24-3500-00A-00200
City:	Leesburg
County:	Lake
State:	Florida
Property Type:	Development Land Waterfront

## Property Overview

Introducing a prime opportunity for office building investment in Leesburg, FL. This attractive property is zoned RP - Residential Professional, offering a strategic advantage for office development. Boasting a coveted location in the thriving Leesburg area, this site presents an ideal canvas for creating a dynamic office space. With its strategic zoning and location, this property is perfectly positioned to capitalize on the strong demand for office space in the area. Don't miss out on the chance to make your mark in the vibrant Leesburg market with this exceptional investment opportunity.

## Property Highlights

- Zoned RP - Residential Professional
- Strategic location in Leesburg area
- Close to the UF Health Hospital - Leesburg, Venetian Gardens, and Downtown Leesburg
- Surrounded by various professional offices



## LOCATION DESCRIPTION



## Strategic Location Near Downtown Leesburg

Located in charming Leesburg, FL, this area is rich with amenities and attractions, making it an ideal location for office building investment, great for medical, law, real estate, insurance, CPA, etc. The property is positioned near the picturesque Venetian Gardens, perfect for relaxing strolls and outdoor meetings. Downtown Leesburg is just a short drive to the east, offering a lively mix of shops, restaurants, and community attractions.

Additionally, the nearby Leesburg International Airport provides convenient access for business travelers. Less than a mile away, UF Health Leesburg Hospital serves as a major local landmark, drawing consistent traffic to the area and supporting a strong base for medical and professional uses. With easy access to dining, shopping, and recreational activities, the area offers a lively atmosphere that will appeal to potential tenants and employees. The thriving local community and vibrant business environment make this location an enticing opportunity for office real estate investment.



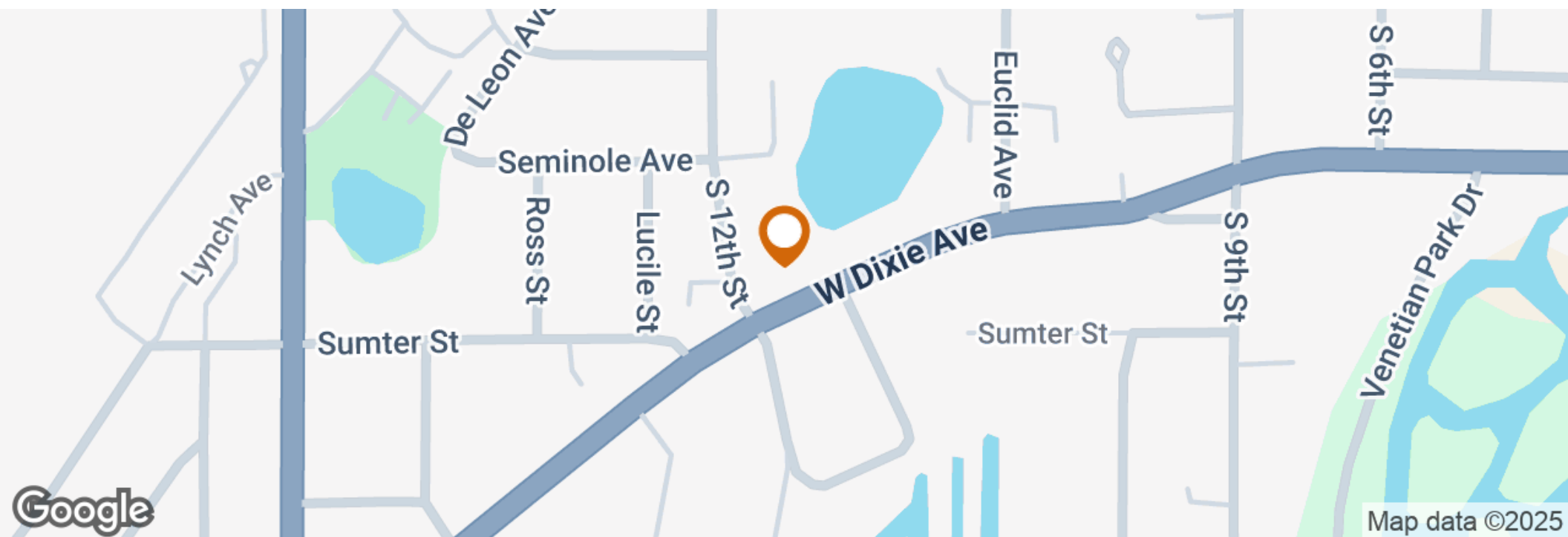
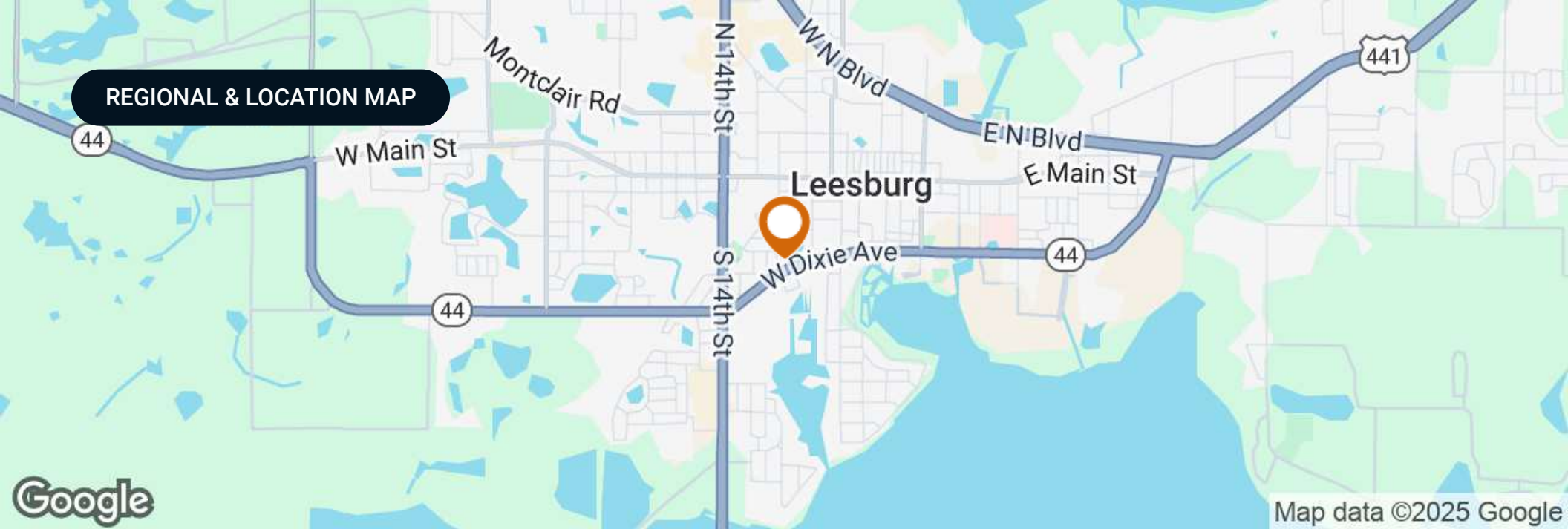


## SPECIFICATIONS & FEATURES

## Specifications & Features

<b>Taxes &amp; Tax Year:</b>	\$2,601.17 (2024)
<b>Zoning / FLU:</b>	RP Residential Professional
<b>Lake Frontage / Water Features:</b>	Lake front
<b>Water Source &amp; Utilities:</b>	City of Leesburg Utilities
<b>Road Frontage:</b>	255 FT (W Dixie Ave)
<b>Nearest Point of Interest:</b>	Less than a mile to UF Health Hospital - Leesburg
<b>Fencing:</b>	No
<b>Current Use:</b>	Vacant
<b>Potential Recreational / Alt Uses:</b>	Professional Offices
<b>Structures &amp; Year Built:</b>	NA









MARKET AREA MAP

Office  
DEPOT

Publix

DUNKIN'  
DONUTS

Bank of America

TRUIST

Wendy's

WELLS  
FARGO

ups

SOUTH  
STATE  
BANK

community  
health  
centers

Leesburg City Hall

UFB

UFHealth  
UNIVERSITY OF FLORIDA HEALTH

TownePlace  
SUITES  
Marriott

Walgreens

Hardee's

UNITED STATES  
POSTAL SERVICE

SUBWAY

The Venetian Center

Map data ©2025 Imagery ©2025 Airbus,  
Maxar Technologies



## DEMOGRAPHICS MAP & REPORT

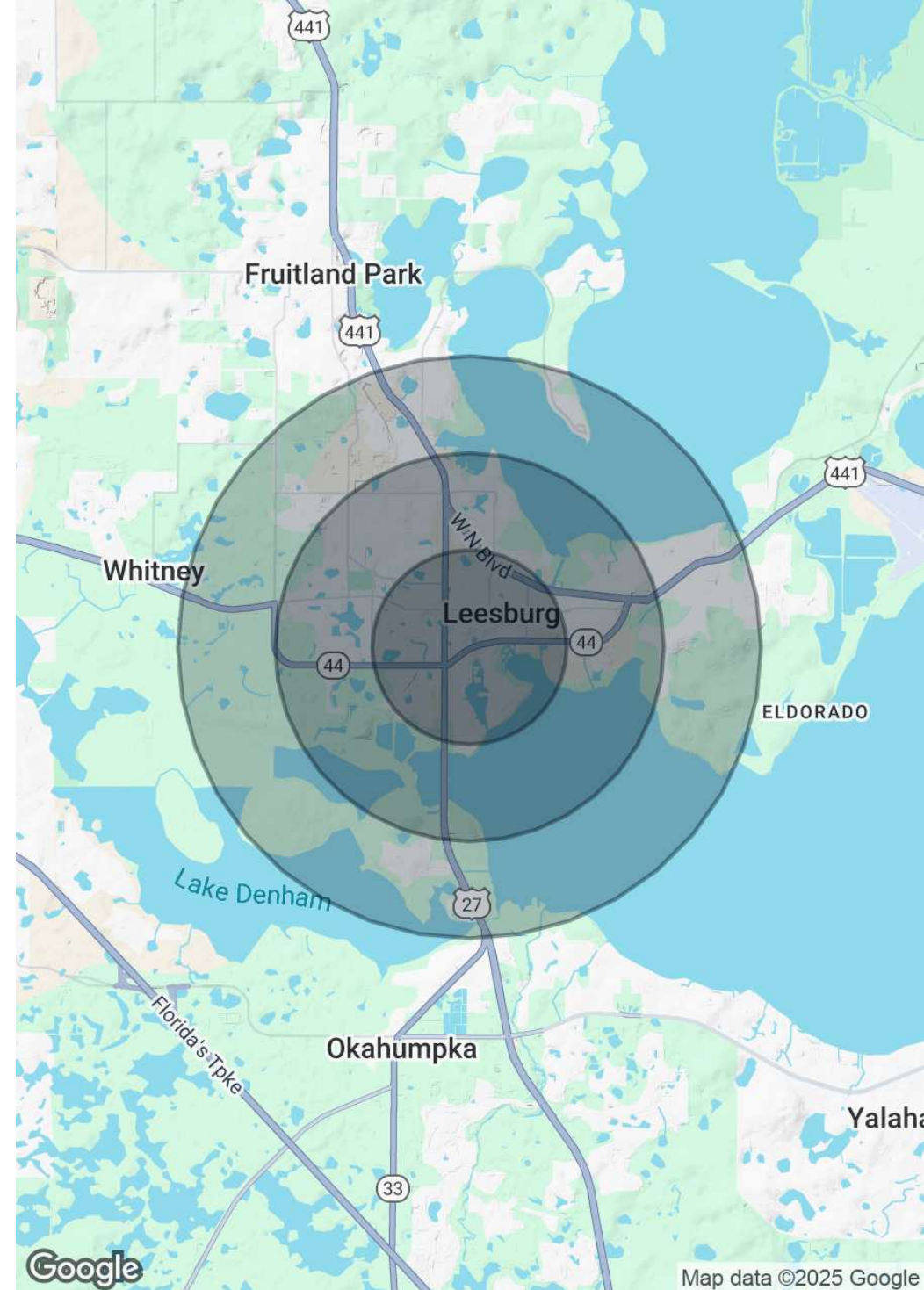
### Population

	1 Mile	2 Miles	3 Miles
Total Population	6,528	18,617	27,321
Average Age	43	44	44
Average Age (Male)	42	42	43
Average Age (Female)	45	45	46

### Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	2,691	7,918	11,602
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$63,438	\$57,792	\$61,352
Average House Value	\$224,351	\$210,371	\$223,684

Demographics data derived from AlphaMap





ADDITIONAL PHOTOS





## ADVISOR BIOGRAPHY



### Tim Sennett, MBA, ALC, CCIM

Senior Advisor

[tim@saundersrealestate.com](mailto:tim@saundersrealestate.com)

Direct: **877-518-5263 x329** | Cell: **352-460-1011**

## Professional Background

Tim Sennett, MBA, ALC, CCIM is a Senior Advisor at Saunders Real Estate.

Since his first sale in 1985, Tim has specialized in the commercial and vacant land sector. In 1999, he earned his CCIM (Certified Commercial Investment Member) designation. Tim also holds his ALC (Accredited Land Consultant) designation through the REALTORS® Land Institute (RLI). His experience, combined with his CCIM and ALC recognitions, qualifies Tim as an expert in land and commercial real estate.

Tim has received numerous awards in his field, including Realtor of the Year. He has served various roles under REALTOR® Associations—including President—and has chaired several committees, like the Commercial Committee. Currently, Tim serves on the national Governmental Affairs Committee of the REALTORS® Land Institute (RLI) and serves on the board of directors for the RLI Florida Chapter.

Tim has served on the City of Leesburg's Planning and Zoning Commission for 16 years—13 years as chairman—and is a 2002 graduate of Leadership Lake County. He has twice served as President on the local hospice operations board as well as been selected to be on their Board Emeritus. Tim has also served on the Board of Directors for Central Florida Health Alliance, the two local hospitals' governing board, and four times as president on the local Boys and Girls Club Board. He has been awarded President of the Year, Jaycee of the Year, and his Senatorship from the United States, Florida, and Leesburg Jaycee organizations.

In pursuing his education, Tim earned an AA from Lake Sumter Community College, a BA in Business from Barry University, and an MBA from Crummer Graduate School of Business at Rollins College.

Tim was born in Florida and grew up in the Leesburg area. He has two daughters, Jessie and Tre'Lannah, and two "grandbuddies," Jackson and Jonah.

Tim specializes in

- Commercial
- Vacant Land





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