



# For Sale: Vacant Commercial Site

## 22.85± Gross Acres | 7.96± Net Acres

State Road 44 (W. Main Street), Leesburg, FL 34748

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Property Address	SR 44 (W Main St, Leesburg, FL 34748)
LCPA ID No	29-19-24-0001-000-00400
Property Type	Commercial
Classification	Vacant Land
Land Size	22.85± Gross   7.96± Net Acres
Building Size	No buildings on site
Property Status	Land is partially cleared
Location	State Road 44, 2± miles to/from The Villages
Access	1,391± ft along SR 44, 4-lanes, paved
Traffic	25,000 AADT (2024 FDOT)
Zoning	PUD, C-3 Highway Commercial
Utilities	Leesburg Utilities Water and Wastewater

Please call for pricing.

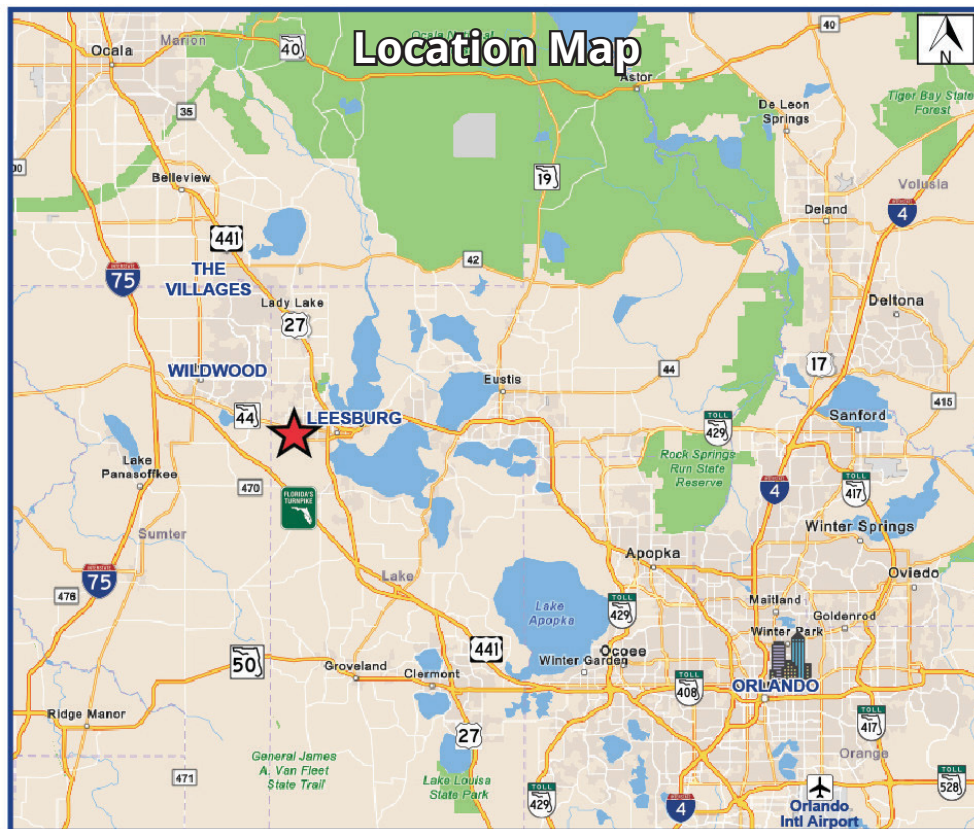
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### Property Strengths

- The Leesburg/Villages region is rapidly growing
- 2± miles from The Villages
- Frontage on State Road 44
- 25,000 Annual Average Daily Traffic (2024 FDOT)
- Zoning allows for a variety of uses
- Land is partially cleared

### Contact Us:

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