

Apex Auto & RV Vault

3384 W Main St. Leesburg, FL 34748

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



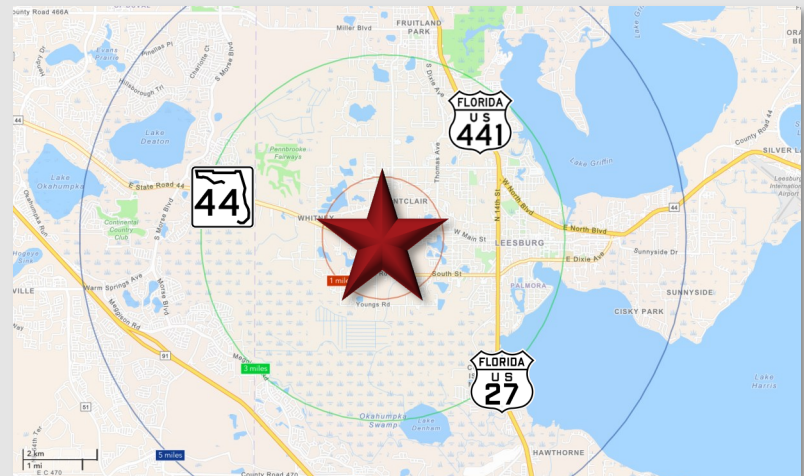
For Sale: \$295,000/unit

LOCATION DETAILS

Located on SR-44 with traffic count of 25,000 cars per day. Adjacent to Dollar General with new Wawa and Circle K nearby. Less than 3 miles from US-27/US-441 and only 10 minutes from national and local restaurants and retailers along US-441.

LISTING DETAILS

- **±1,250 SF** premium garage condos available
- **20' Ceiling height**
- Included in each unit:
 - **1 Overhead roll-up door** & separate entry door
 - **3-phase power** 100 Amp service
 - Private restroom
 - Basic electric, basic lighting, fire sprinklers, and 2nd firewall
- **Custom options also available**
- 2 Assigned parking spaces + overflow parking
- **Owner financing available**



2025 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population	3,064	25,991	71,306
Average HH Income	\$62,675	\$67,667	\$82,370
Median HH Income	\$43,320	\$47,107	\$60,076

CONTACT FOR MORE INFORMATION

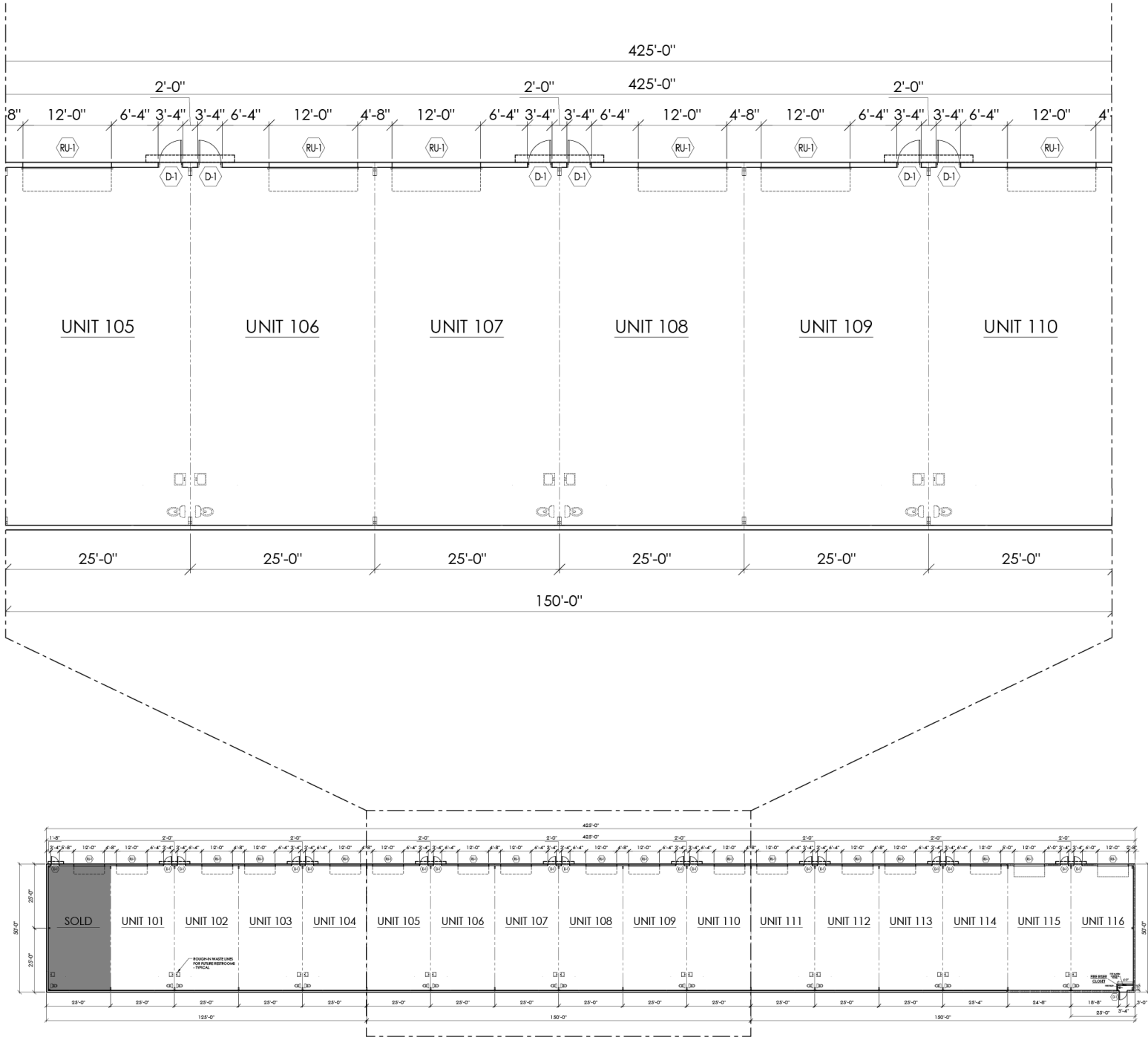
Nick Tenczar
(407) 233-6224

Marie Shorey, CCIM
(407) 383-8142

Nick.Tenczar@palkiper.com Marie@palkiper.com

Apex Auto & RV Vault

3384 W Main St. Leesburg, FL 34748



OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"

CONTACT FOR MORE INFORMATION

Nick Tenczar
(407) 233-6224

Marie Shorey, CCIM
(407) 383-8142

Nick.Tenczar@palkiper.com Marie@palkiper.com

Apex Auto & RV Vault

3384 W Main St. Leesburg, FL 34748

 **Palkiper**
Commercial Real Estate Services
Licensed Real Estate Broker



BUILD-OUT DETAILS

- **±1,250 SF** premium custom built garage condos (50' x 25')
- **Build-out includes:**
 - 1 Overhead roll-up door & separate entry door
 - 3-phase power 100 Amp service
 - Private restroom
 - Basic electric, basic lighting, fire sprinklers, and 2nd firewall
- **Custom options available:**
 - Optional bar setup
 - Mezzanine with office or 2nd restroom
 - Ground floor office space
 - Bathroom with shower
 - HVAC system
 - Cleanout option by downstairs restroom or a shared tank system to be pumped as needed



CONTACT FOR MORE INFORMATION

Nick Tenczar
(407) 233-6224

Marie Shorey, CCIM
(407) 383-8142

Nick.Tenczar@palkiper.com Marie@palkiper.com

Apex Auto & RV Vault

3384 W Main St. Leesburg, FL 34748

 **Palkiper**
Commercial Real Estate Services
Licensed Real Estate Broker



 **PEX**
AUTO & RV VAULT



CONTACT FOR MORE INFORMATION

Nick Tenczar

(407) 233-6224

Nick.Tenczar@palkiper.com

Marie Shorey, CCIM

(407) 383-8142

Marie@palkiper.com

Palkiper has made every effort to obtain the information regarding this property from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing or withdrawal without notice.
Licensed Real Estate Broker.

01/23/26 11:28

Apex Auto & RV Vault

3384 W Main St. Leesburg, FL 34748

 **Palkiper**
Commercial Real Estate Services
Licensed Real Estate Broker



CONTACT FOR MORE INFORMATION

Nick Tenczar

(407) 233-6224

Nick.Tenczar@palkiper.com

Marie Shorey, CCIM

(407) 383-8142

Marie@palkiper.com

Palkiper has made every effort to obtain the information regarding this property from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing or withdrawal without notice.
Licensed Real Estate Broker.

01/23/26 11:28