

Apex Auto & RV Vault

3384 W Main St. Leesburg, FL 34748

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



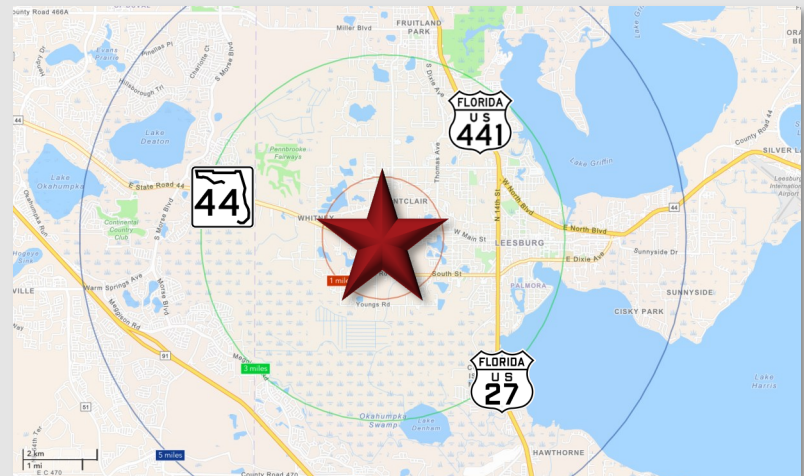
For Sale: \$295,000/unit

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
- Gated facility with **24-hour controlled access**
- Standard unit features:
 - **20' Ceiling height**
 - **1 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

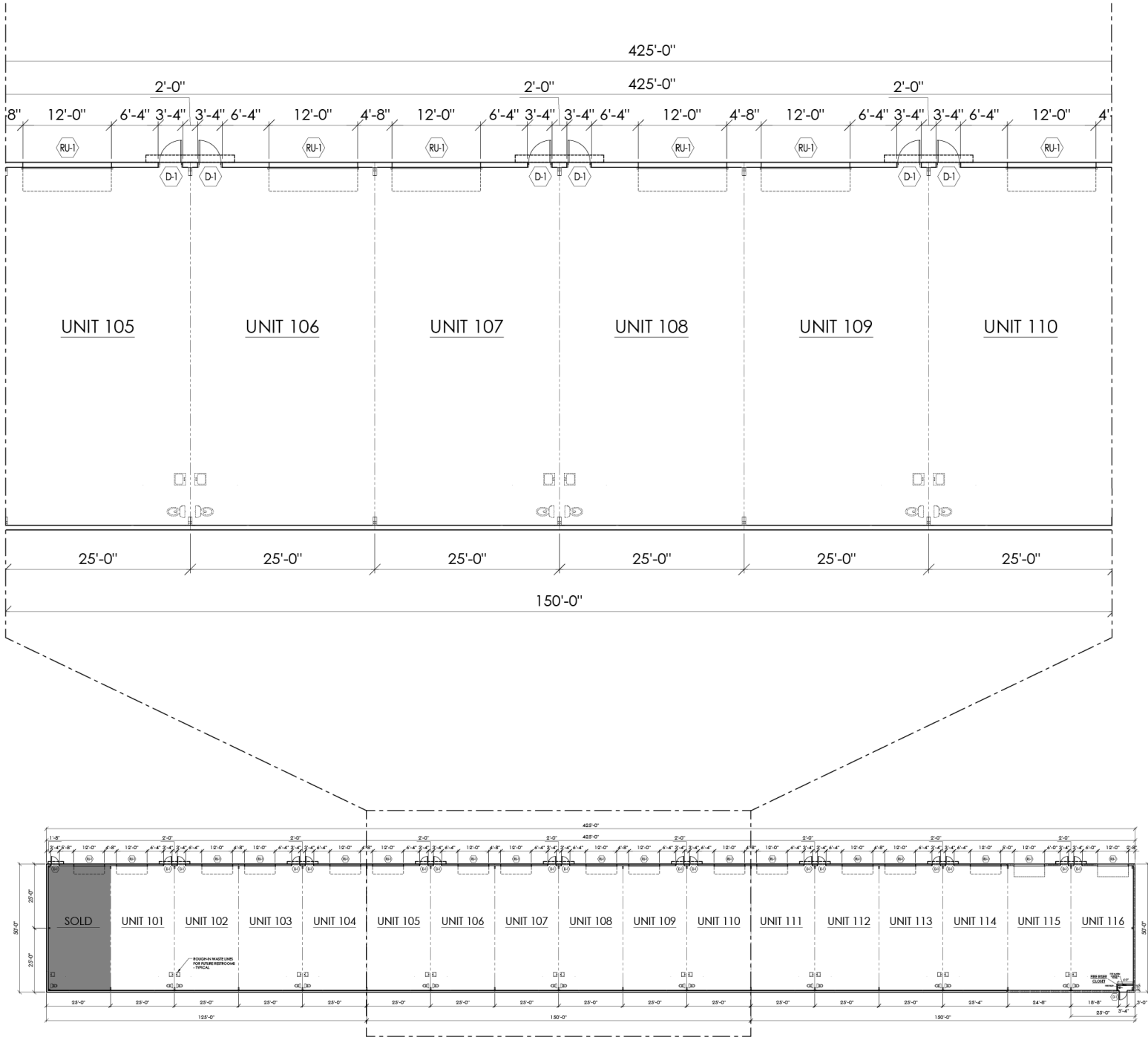
Nick Tenczar
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OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"

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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



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