



For Sale: Vacant Commercial Site

$22.85\pm$ Gross Acres | $7.96\pm$ Net Acres

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

David Wilson, SIOR

Senior Vice President
Industrial Services |
Central Florida

+1 407 362 6125 Direct
+1 407 592 2151 Mobile
d.wilson@colliers.com

Richard T. Davis, Jr.

Executive Vice President
Industrial Services |
Central Florida

+1 407 362 6122 Direct
+1 407 342 1982 Mobile
rich.davis@colliers.com

255 South Orange Avenue
Suite 1300
Orlando, FL 32801
colliers.com/centralflorida

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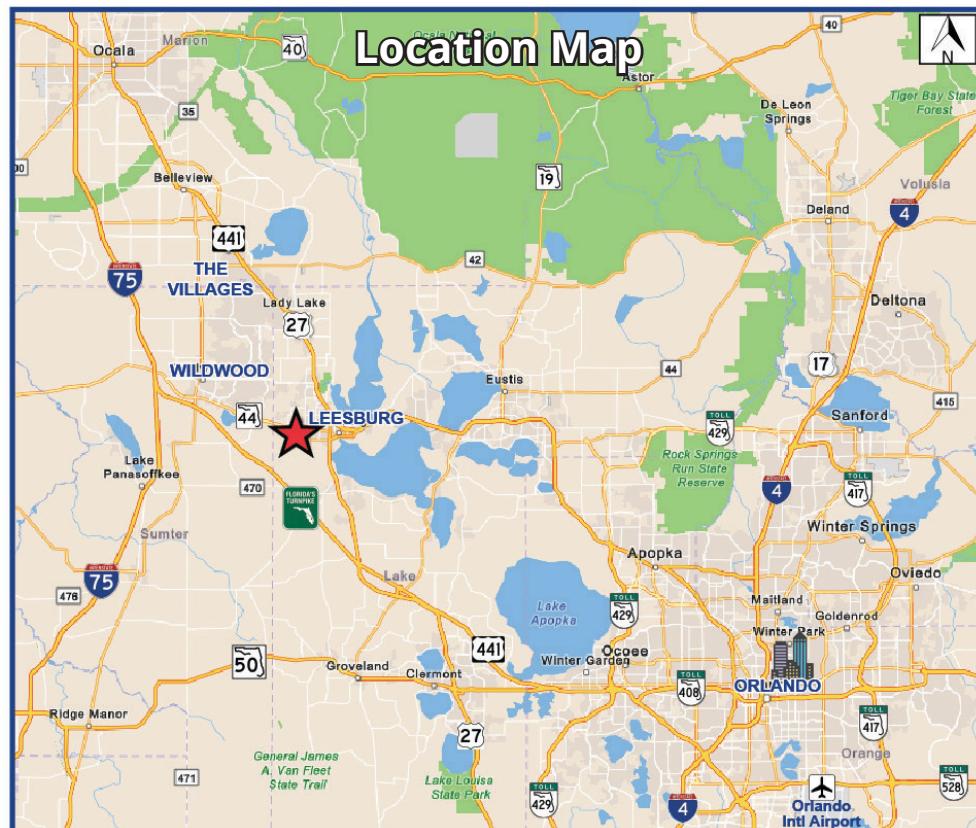
Property Address	SR 44 (W Main St, Leesburg, FL 34748)
LCPA ID No	29-19-24-0001-000-00400
Property Type	Commercial
Classification	Vacant Land
Land Size	$22.85\pm$ Gross $7.96\pm$ Net Acres
Building Size	No buildings on site
Property Status	Land is partially cleared
Location	State Road 44, 2± miles to/from 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
Asking Price	\$1,600,000

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Location Map



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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