



For Sale: Vacant Commercial Site 22.85± Gross Acres | 7.96± 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

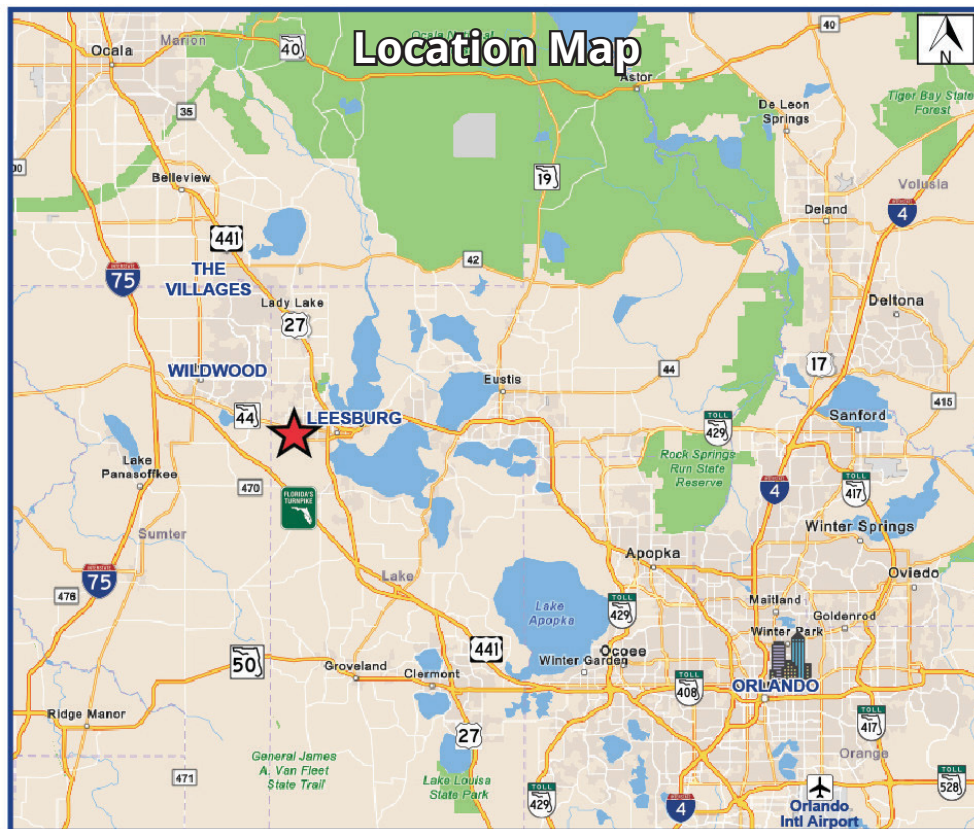
Orlando, FL 32801

colliers.com/centralflorida

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
Asking Price	\$1,600,000

For Sale: Vacant Commercial Site | Leesburg, FL

22.85± Gross Acres | 7.96± Net Acres



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:

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

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