

Apex Auto & RV Vault

3384 W Main St. Leesburg, FL 34748

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



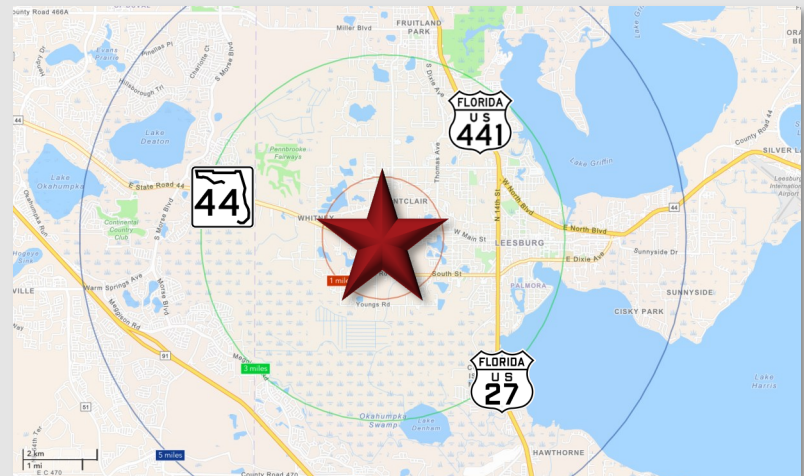
For Sale: \$295,000/unit

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
- Facility is **accessible 24/7**
- Standard unit features:
 - **20' Ceiling height**
 - **1 Roll-up door** & separate entry door
 - **3-phase power** 100 Amp service
 - Basic lighting, plumbing, 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

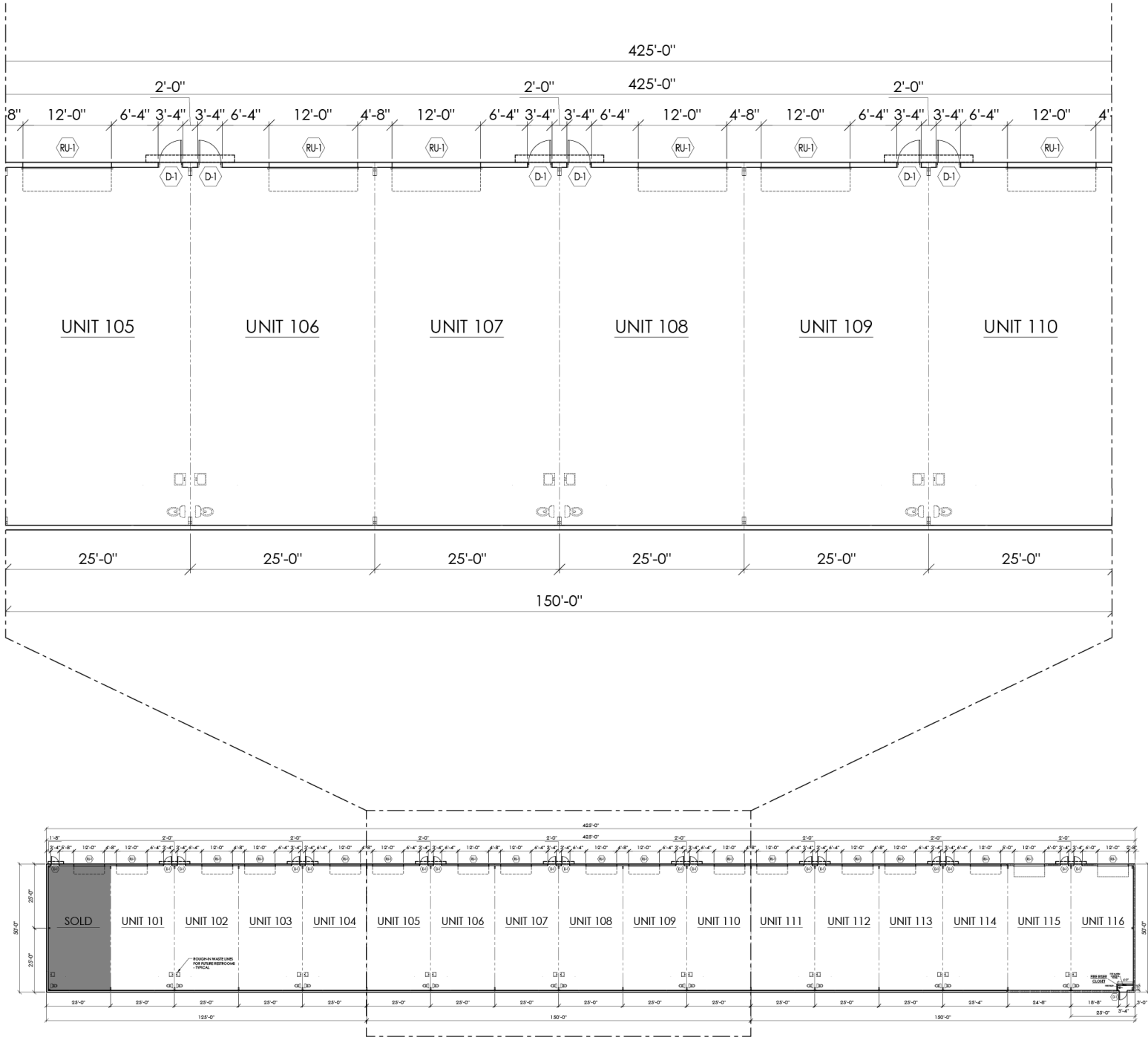
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OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"

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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
 - Basic lighting, plumbing, fire sprinklers, and 2nd firewall
- **Custom options available:**
 - Optional bar setup
 - Mezzanine with office or 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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