

# 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

**Nick Tenczar**

(407) 233-6224

[Nick.Tenczar@palkiper.com](mailto:Nick.Tenczar@palkiper.com)

**Marie Shorey, CCIM**

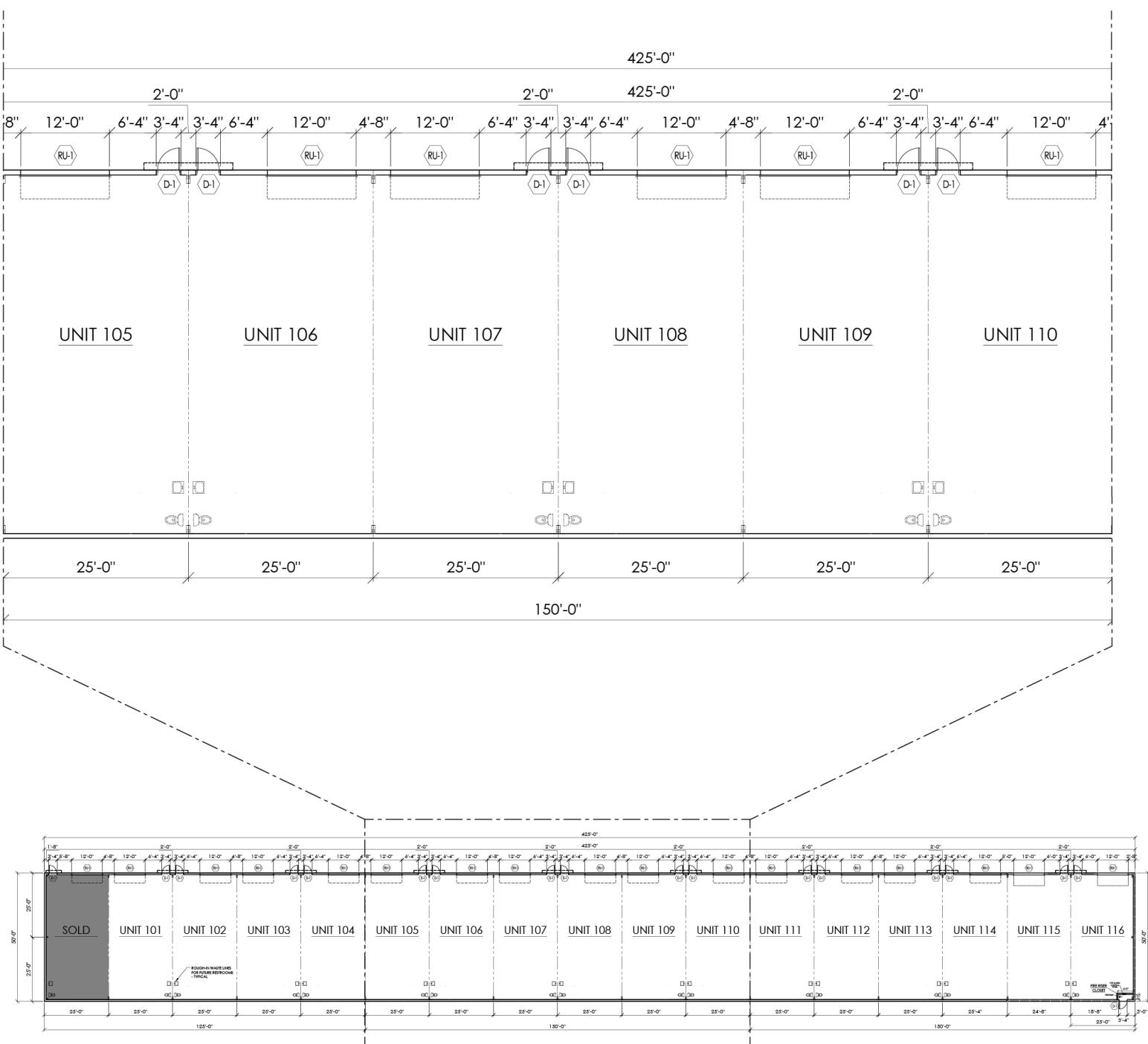
(407) 383-8142

[Marie@palkiper.com](mailto:Marie@palkiper.com)

# Apex Auto & RV Vault

3384 W Main St. Leesburg, FL 34748

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



**OVERALL FLOOR PLAN**

SCALE: 1/16" = 1'-0"

CONTACT FOR MORE INFORMATION

**Nick Tenczar**

(407) 233-6224

[Nick.Tenczar@palkiper.com](mailto:Nick.Tenczar@palkiper.com)

**Marie Shorey, CCIM**

(407) 383-8142

[Marie@palkiper.com](mailto:Marie@palkiper.com)



## 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



## CONTACT FOR MORE INFORMATION

**Nick Tenczar**

(407) 233-6224

[Nick.Tenczar@palkiper.com](mailto:Nick.Tenczar@palkiper.com)

**Marie Shorey, CCIM**

(407) 383-8142

[Marie@palkiper.com](mailto:Marie@palkiper.com)

# 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](mailto:Nick.Tenczar@palkiper.com)

**Marie Shorey, CCIM**

(407) 383-8142

[Marie@palkiper.com](mailto: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.

02/10/26 12:34

# 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](mailto:Nick.Tenczar@palkiper.com)

**Marie Shorey, CCIM**

(407) 383-8142

[Marie@palkiper.com](mailto: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.

02/10/26 12:34