



The area around 1699 US Highway 441 offers:

- ✔ Strong traffic and visibility
- ✔ A growing population
- ✔ Stable working-class/middle-income demographics
- ✔ Active commercial development
- ✔ Increasing investor attention due to growth from surrounding regions

Laundromat:

- ✔ 1152 sf
- ✔ Dexter and Speed Queen machines
- ✔ 20 washers/ 20 dryers
- ✔ Coin laundromat. Built 1980. Can continue to operate as a self-service laundry.
- ✔ Add in wash and fold services
- ✔ Add in Pick up and delivery

Laundromat brings in around \$12,000 per month sometimes up to \$14K. **\$144,000 / year** (based on the conservative \$12,000/month).

Currently the owner manages everything on his own.

Commercial property consists of:

- One (1) laundromat. 1152 sf



Washers

- 30 pound loads \$4 per load
- 40 pound loads \$6.75 per load
- 50 pound loads \$7 per load
- 60 pound loads \$7.75 per load

Dryers

.50 per 5 minutes



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High-potential corridor that blends practical residential density with major-road commercial demand.

- ✓ Tenants are on yearly leases / fully leased. 100% occupancy
- ✓ Apartments bring in a total of \$4600 per month. **\$55,200 per year.**
- ✓ Single Family home rents for \$1,600 per month. **\$19,200 per year.**
- ✓ Currently the owner manages everything on his own.

Residential property consists of:

- Two (2) one-bedroom units and one bath.
- Two (2) two-bedroom units with one bath.
- One (1) single family home

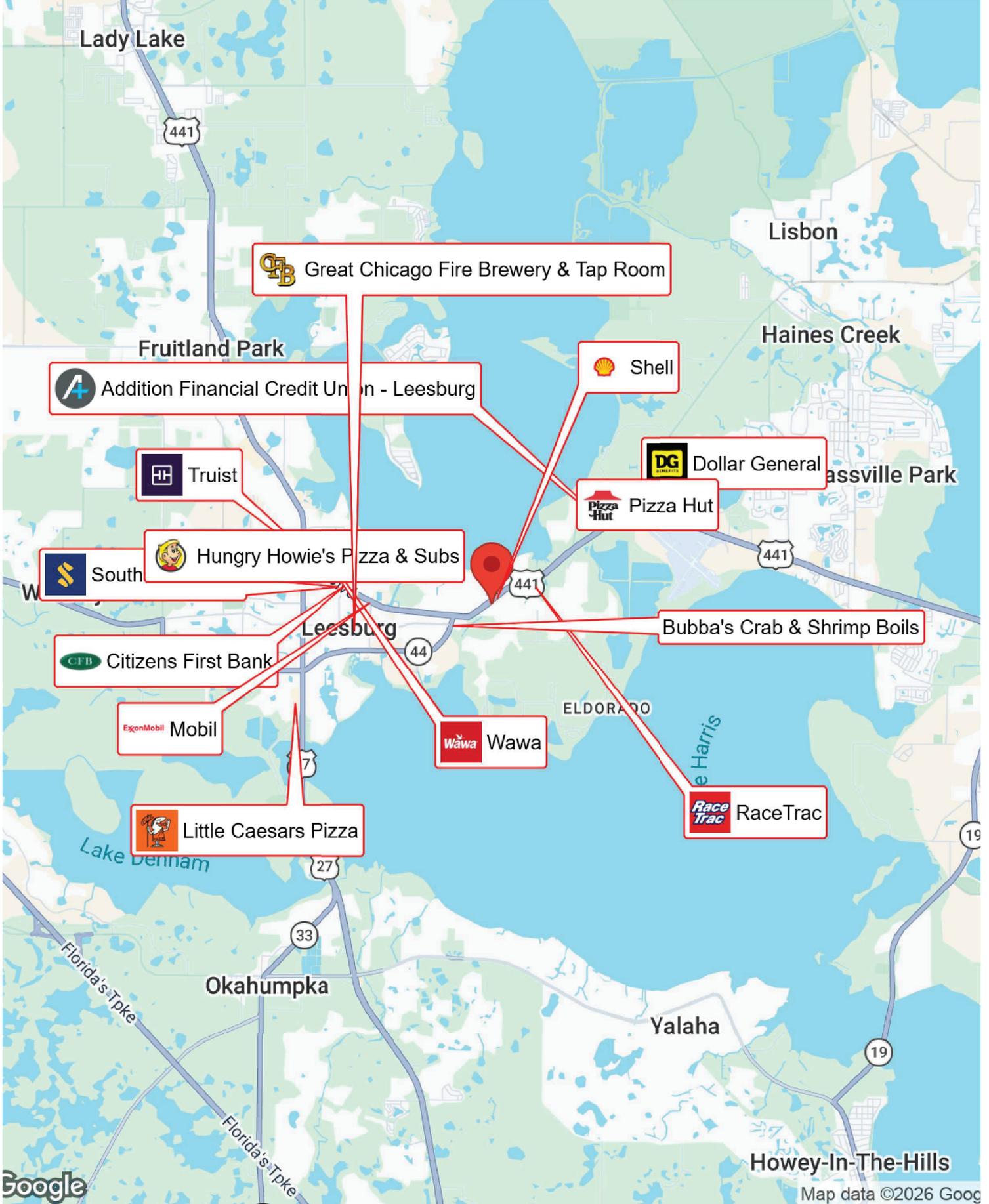


Property expenses:	Total annual property expenses:
Taxes: \$7,000	\$35,500
Insurance: \$3,300	
Maintenance: \$25,200	

All figures provided are approximate and subject to verification by the buyer during due diligence.

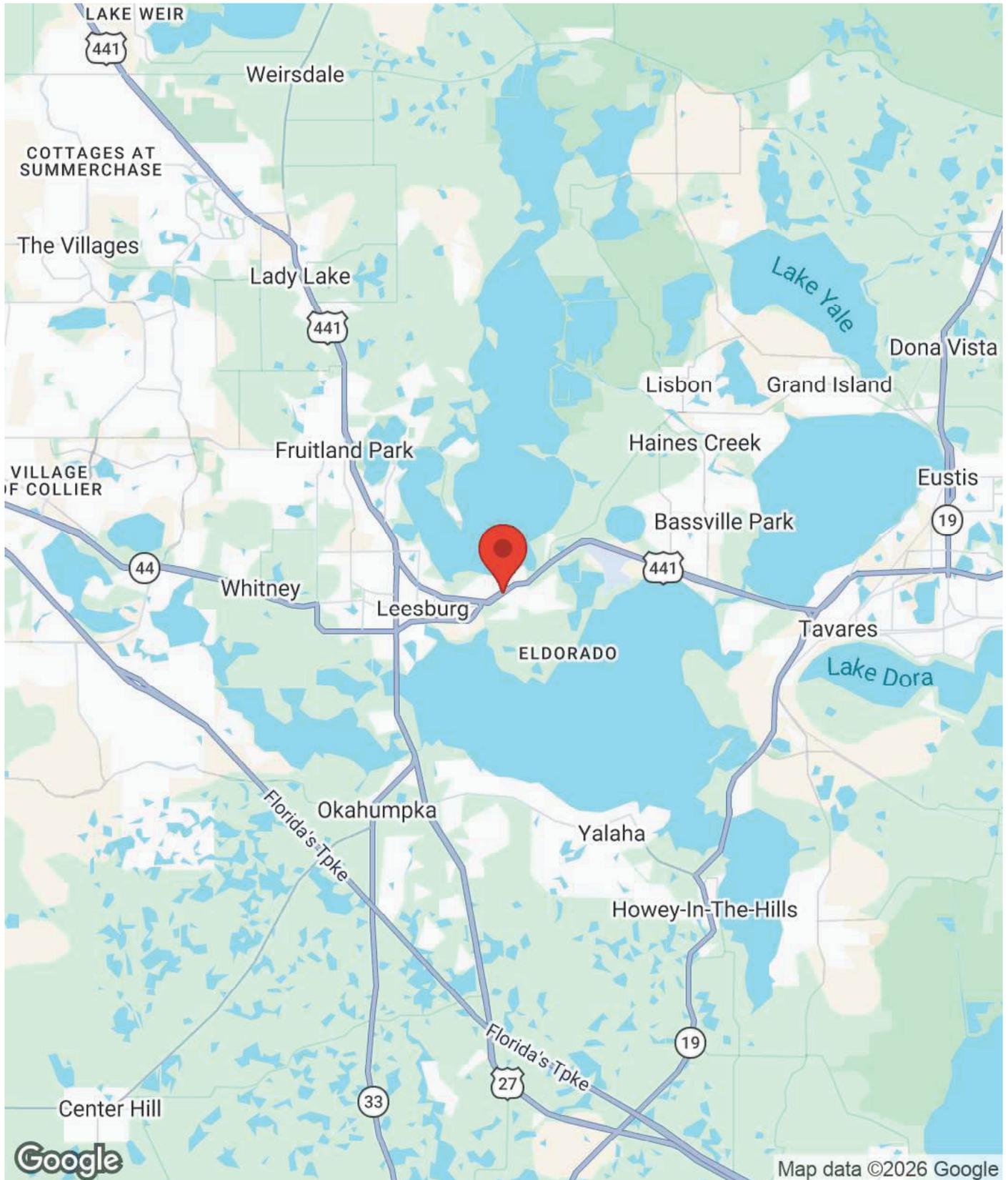
BUSINESS MAP

1699 U.S. 441 | LEESBURG, FL 34748



REGIONAL MAP

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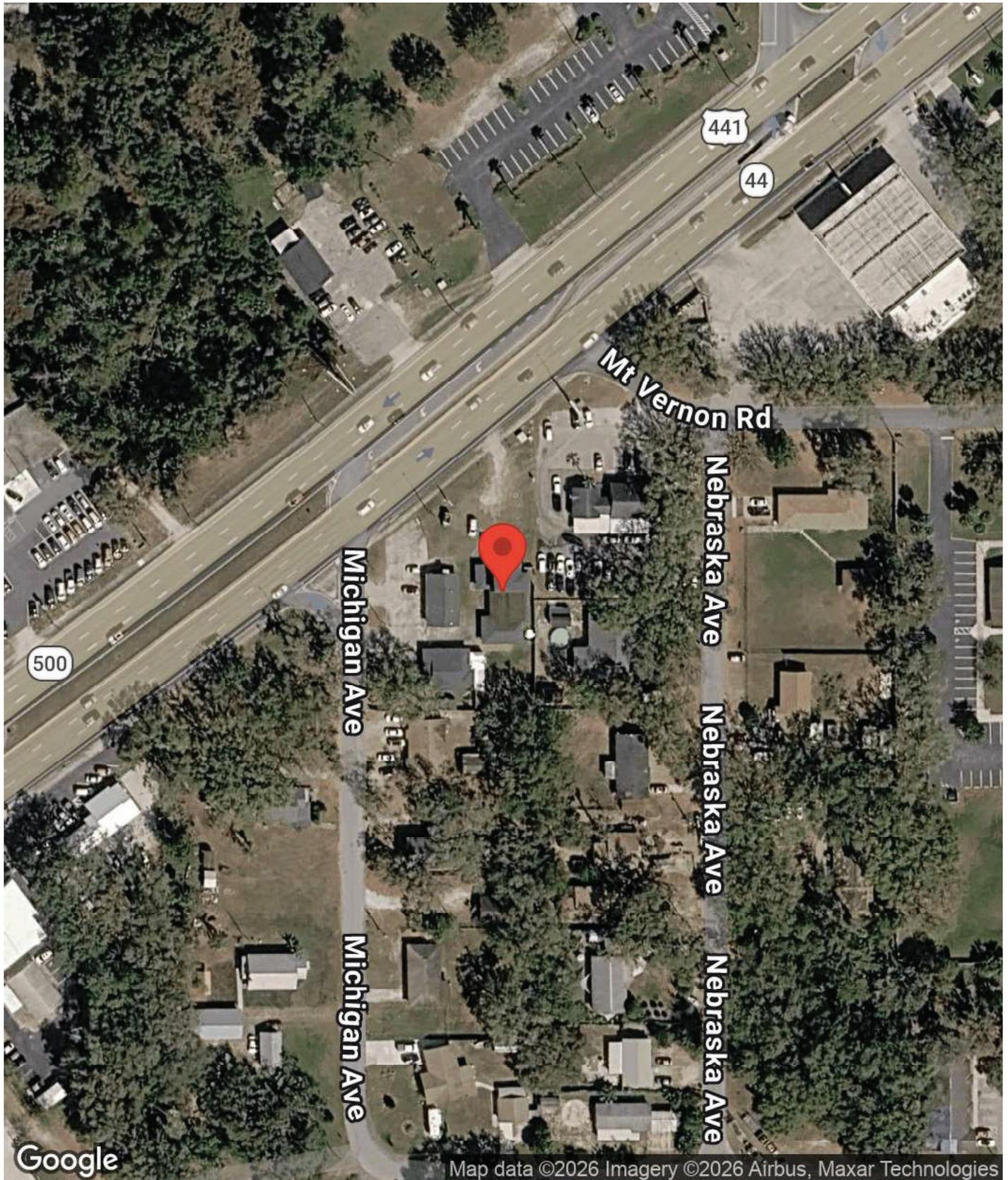


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AERIAL MAP

1699 U.S. 441 | LEESBURG, FL 34748

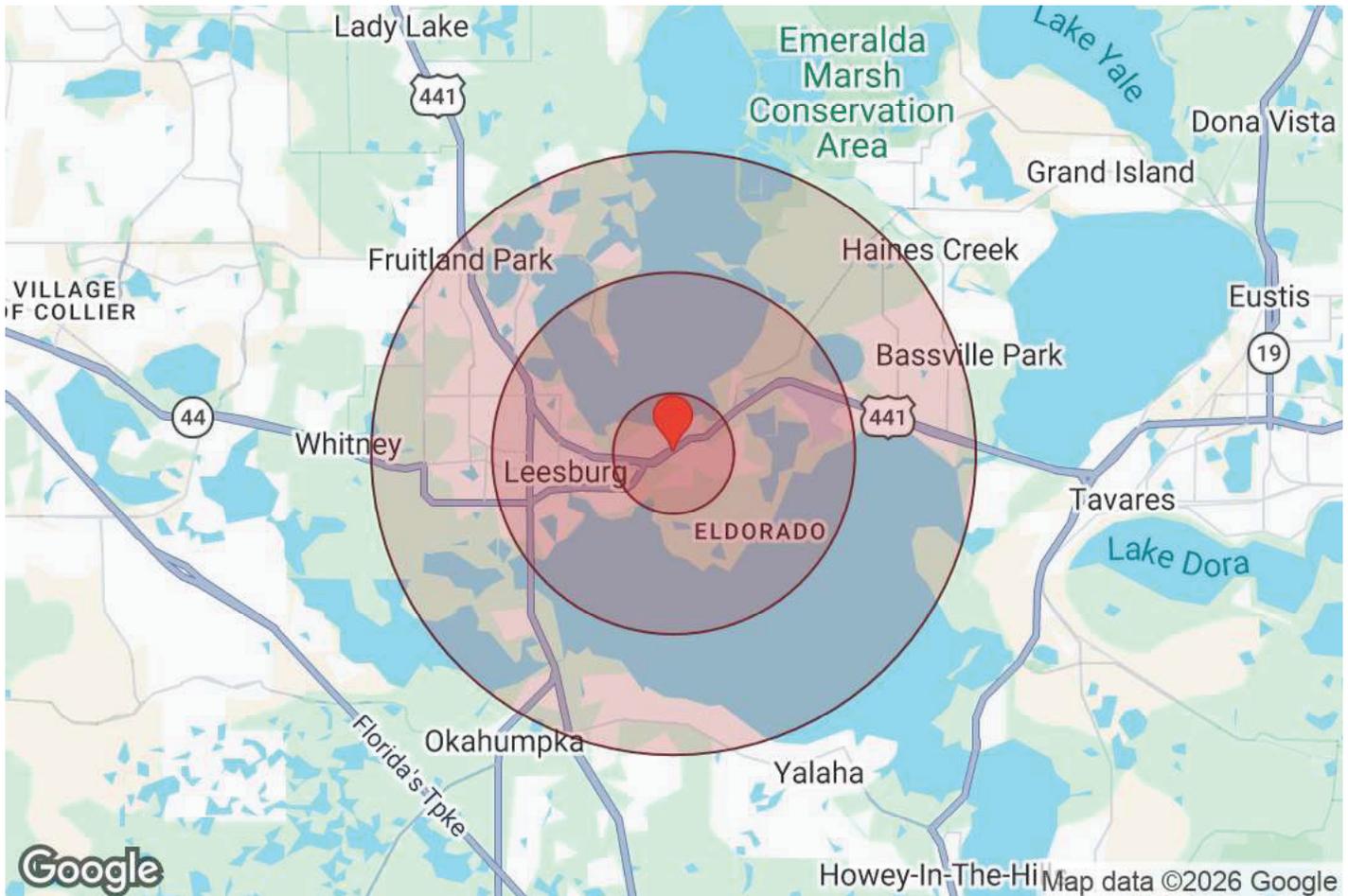


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DEMOGRAPHICS

1699 U.S. 441 | LEESBURG, FL 34748



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,128	10,560	26,709
Female	2,242	11,075	29,198
Total Population	4,370	21,635	55,907
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,424	12,282	34,679
Black	1,082	4,807	10,164
Am In/AK Nat	6	28	67
Hawaiian	7	32	61
Hispanic	594	3,479	8,638
Asian	175	567	1,213
Multiracial	75	394	978
Other	6	48	112
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,047	10,483	27,743
Occupied	1,834	9,279	24,743
Owner Occupied	1,130	4,787	15,402
Renter Occupied	704	4,492	9,341
Vacant	214	1,204	3,000

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	715	3,680	8,695
Ages 15 - 24	467	2,333	5,231
Ages 25 - 54	1,492	7,686	17,788
Ages 55 - 64	610	2,771	7,344
Ages 65+	1,085	5,165	16,848
Income	1 Mile	3 Miles	5 Miles
Median	\$53,558	\$52,082	\$54,641
Under \$15k	220	1,231	2,689
\$15k - \$25k	75	579	2,241
\$25k - \$35k	323	1,467	2,989
\$35k - \$50k	221	1,205	3,506
\$50k - \$75k	401	1,810	4,872
\$75k - \$100k	185	1,078	2,962
\$100k - \$150k	138	903	2,978
\$150k - \$200k	170	556	1,353
Over \$200k	101	449	1,153

DISCLAIMER

1699 U.S. 441



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