

# Leesburg Flex Space

3384 W Main St. Leesburg, FL 34748

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



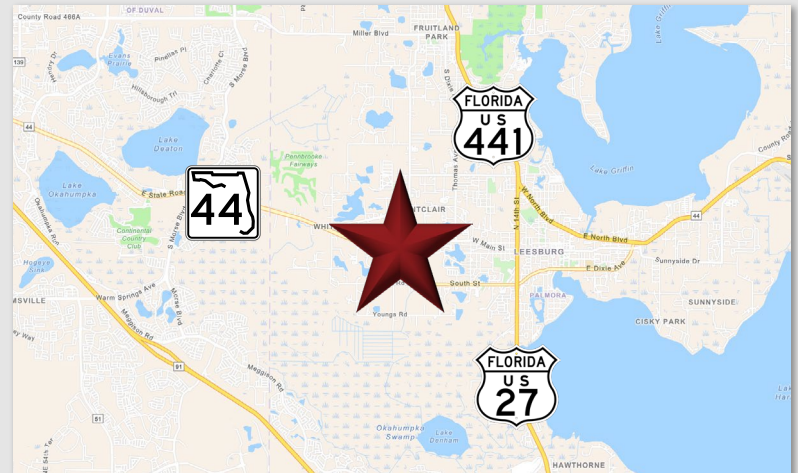
**For Sale: \$295,000/unit**

## LOCATION HIGHLIGHTS

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 HIGHLIGHTS

- **±1,250 SF** flex space condos available for sale
- Facility is **accessible 24/7**
- Standard unit features:
  - **20' high ceilings**
  - **14' high roll-up door** & separate entry door
  - **3-phase power** 100 Amp service
  - **Climate control**, high-bay LED lighting, private bathroom, fire sprinklers, and more
- **Custom options also available**
- 2 Assigned parking spaces + overflow parking
- **Owner financing available**



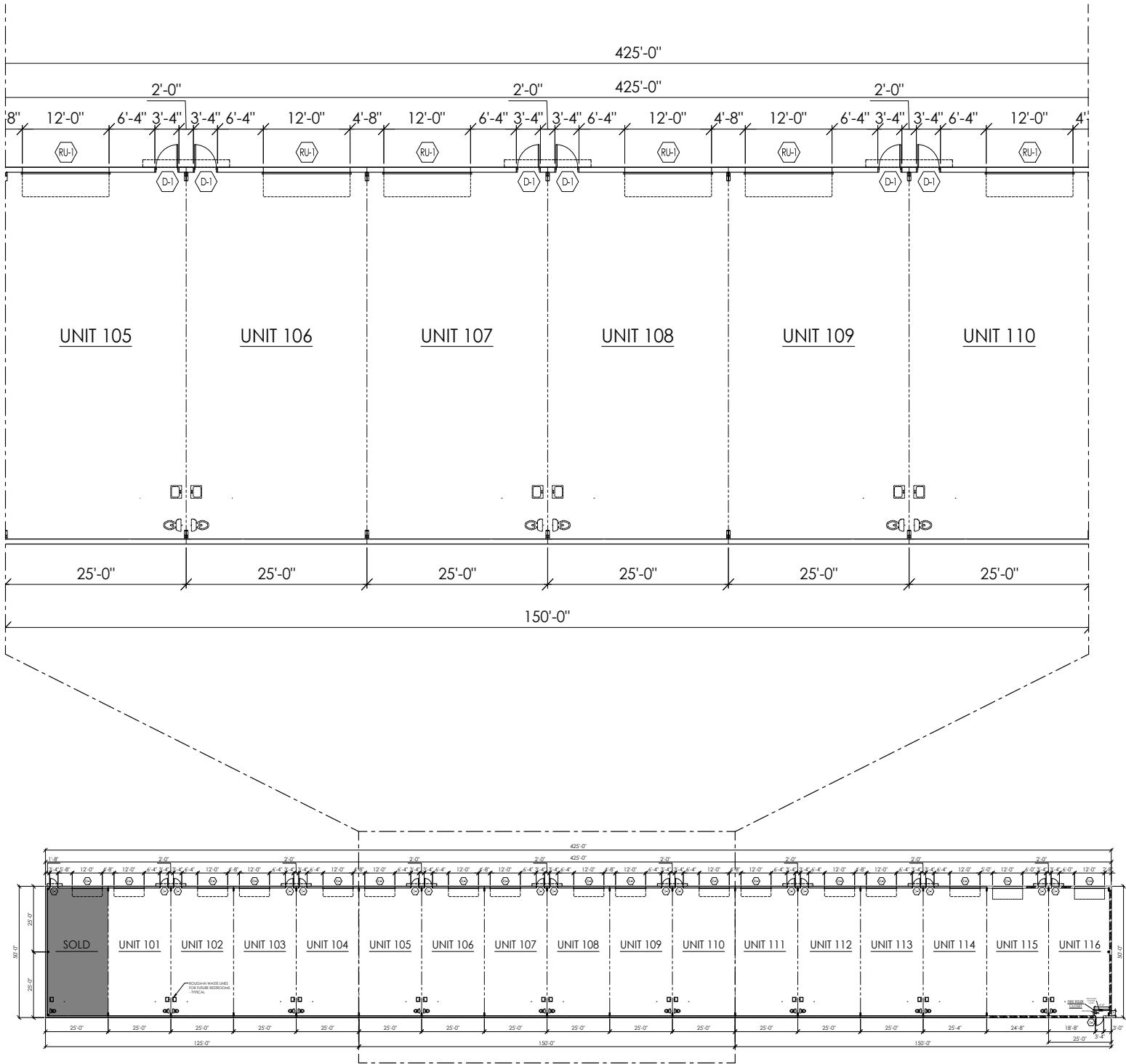
2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	3,064	25,991	71,306
Median HH Income	\$43,320	\$47,107	\$60,076
Average HH Income	\$62,675	\$67,667	\$82,370

CONTACT FOR MORE INFORMATION

**Marie Shorey, CCIM**  
(407) 383-8142  
[Marie@palkiper.com](mailto:Marie@palkiper.com)

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

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## BUILD-OUT DETAILS

### Unit Features (Included)

- ±1,250 SF flex space condos (25' wide × 50' deep)
- 20' high ceilings
- 14' high roll-up door plus separate man-door entry
- Climate control available
- Private ADA-compliant restroom
- Individually metered water and electric
- 3-phase power with 100 Amp service
- High-bay LED lighting throughout
- Fire suppression sprinkler system
- Rockwool sound-insulated demising walls for enhanced noise control
- Individual hose bib for convenient wash-down

### Property & Site Features (Included)

- Two dedicated parking spaces per unit
- Property-wide security cameras with owner access
- Oversized drive aisles for RV & large vehicle access
- On-site RV dump station with paved access

### Available Customizations (Optional)

- HVAC system
- Ground floor office space
- Mezzanine with office or restroom
- Additional bathroom with shower
- Bar setup
- Cleanout option by downstairs restroom or a shared tank system to be pumped as needed

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## Owner Financing Scenario

<b>Purchase Price:</b>	\$295,000
<b>Down Payment:</b>	\$40,000
<b>Owner Financing:</b>	\$255,000
<b>Interest Rate:</b>	5%
<b>Amortization / Term:</b>	30 yrs
<b>Balloon Payment:</b>	End of Year 2
<b>Monthly Payment:</b>	≈ <b>\$1,369</b> (Principal & Interest)
<b>After 2 Years:</b>	
	Total Paid: ≈ <b>\$32,856</b>
	Principal Paid Down: ≈ <b>\$7,700</b>
	Remaining Balance: ≈ <b>\$247,300</b>
	Refinance or pay off in cash
<b>Estimated CAM / Condo Fees:</b>	\$185 / mo

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