

For Sale: ~20.36-acre Approved Waterfront PUD Multifamily and / or Commercial. Leesburg, FL

- Located on Lake Griffin with grandfathered boat slips and an improved concrete boat ramp
- Less than two miles from Historic Downtown Leesburg
- One of the fastest growing counties in the State



Summary

Location: 2210 US Highway 441 Leesburg, FL 34748

Parcel IDs: 201925000300002300 / 201925000300002301
201925000300002100 / 201925000300002000

Acreage: ~ 20.36 gross acres

CONTACT:

Zoning: PUD, Allows up to 278 Units & 12,000 SF of Commercial

Height: Up to 4 stories with a max of 55-feet

Utilities: at the site

Setbacks: Front – 30 FT / Side 20 FT / Rear 20 FT

Lot Standards: Under C-3 (Highway Commercial)

Uses: Residential & Commercial

Sale Price: Call for Details

MCCREA
& COMPANY
REAL ESTATE LLC

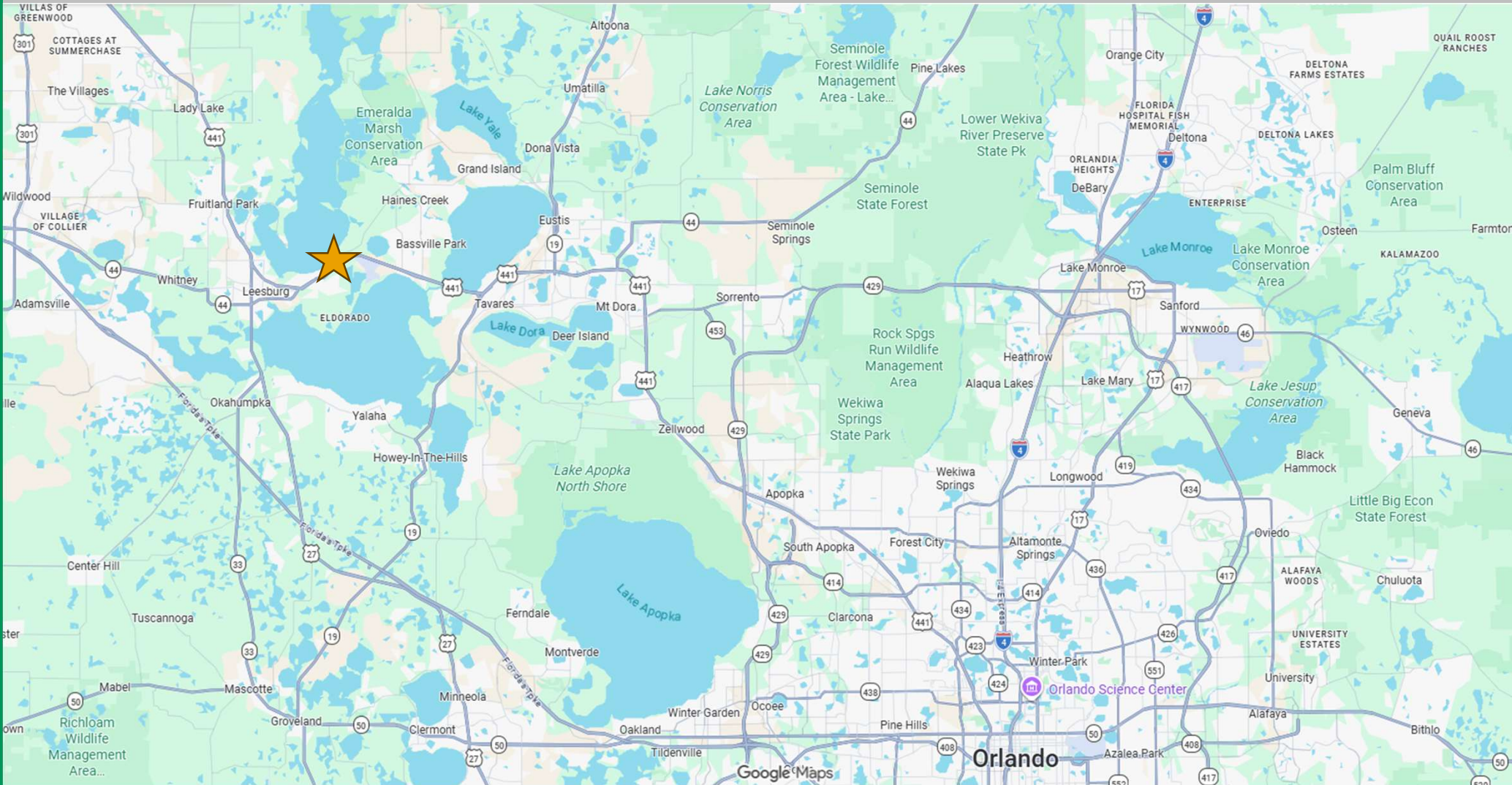
Todd Bleakley, Principal
Direct: 407-756-9081

Tbleakley@McCreaCompany.com

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For Sale: ~20.36-acre Approved Waterfront PUD Multifamily and / or Commercial. Leesburg, FL

Building 1 (4-Story)

60 Units
18,000 Gross SF / Floor
80% EFF.
14,400 Net SF Floor
15 Units / Floor

Leasing

2,300 SF

Clubhouse

2,800 SF

Boat House

1,400 SF

Maint. / Car Wash

1,000 SF

Building 2 (4-Story)

60 Units
18,000 Gross SF / Floor
80% EFF.
14,400 Net SF Floor
15 Units / Floor

Retail 1

4,000 SF
32 Parking Stalls

Retail 2 & 3

(2) 4,000 SF
42 Parking Stalls

Building 3 (4-Story)

60 Units
18,000 Gross SF / Floor
80% EFF.
14,400 Net SF Floor
15 Units / Floor

Building 4 (3-Story)

45 Units
18,000 Gross SF / Floor
80% EFF.
14,400 Net SF Floor
15 Units / Floor

Building 5 (3-Story)

45 Units
18,000 Gross SF / Floor
80% EFF.
14,400 Net SF Floor
15 Units / Floor

(2) Building TH (2-Story)

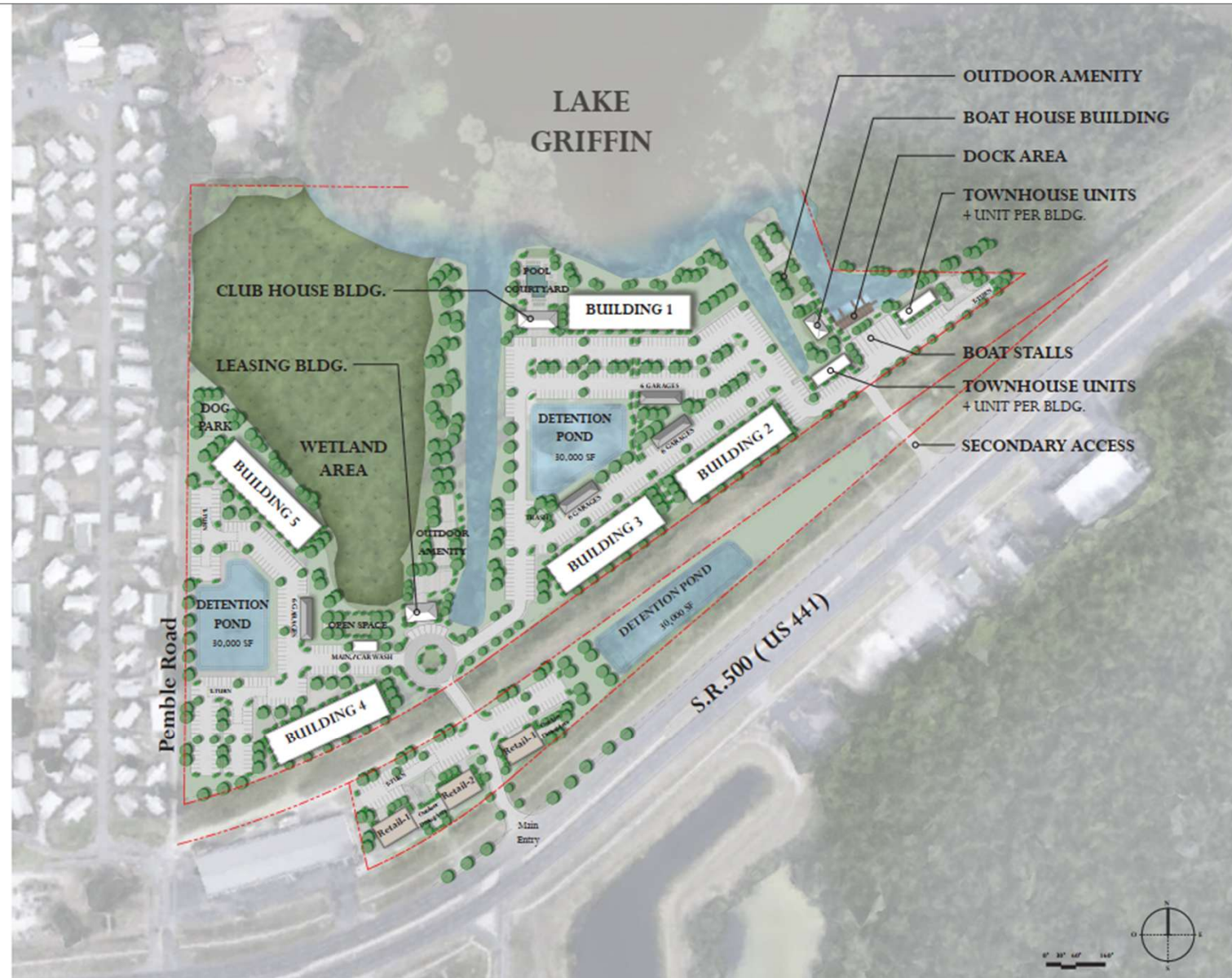
4 Units
2,200 Gross SF / Floor
100% EFF.
2,200 Net SF Floor
2 Units / Floor

Total DU

278 Units (975 SF Avg)

Parking Provided

556 Surface Parking
24 Garage Stalls
8 Boat Trailer Stalls
588 Total Stalls
2.08 sp/du



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