

Leesburg Flex Space

3384 W Main St. Leesburg, FL 34748

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



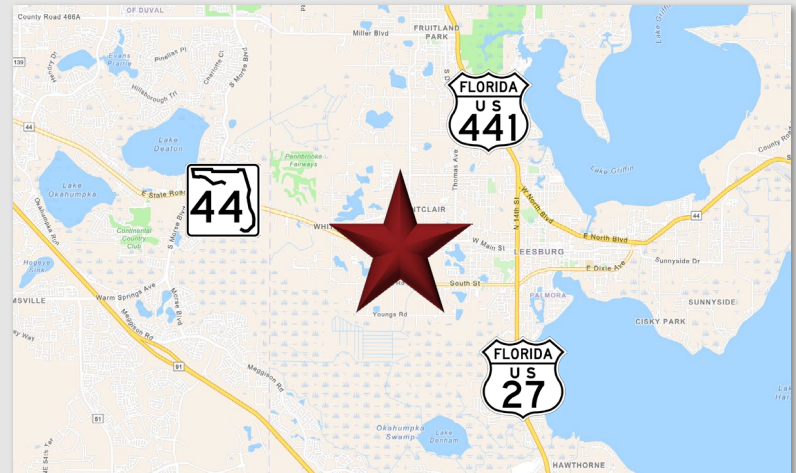
For Sale: \$239,000/unit

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:

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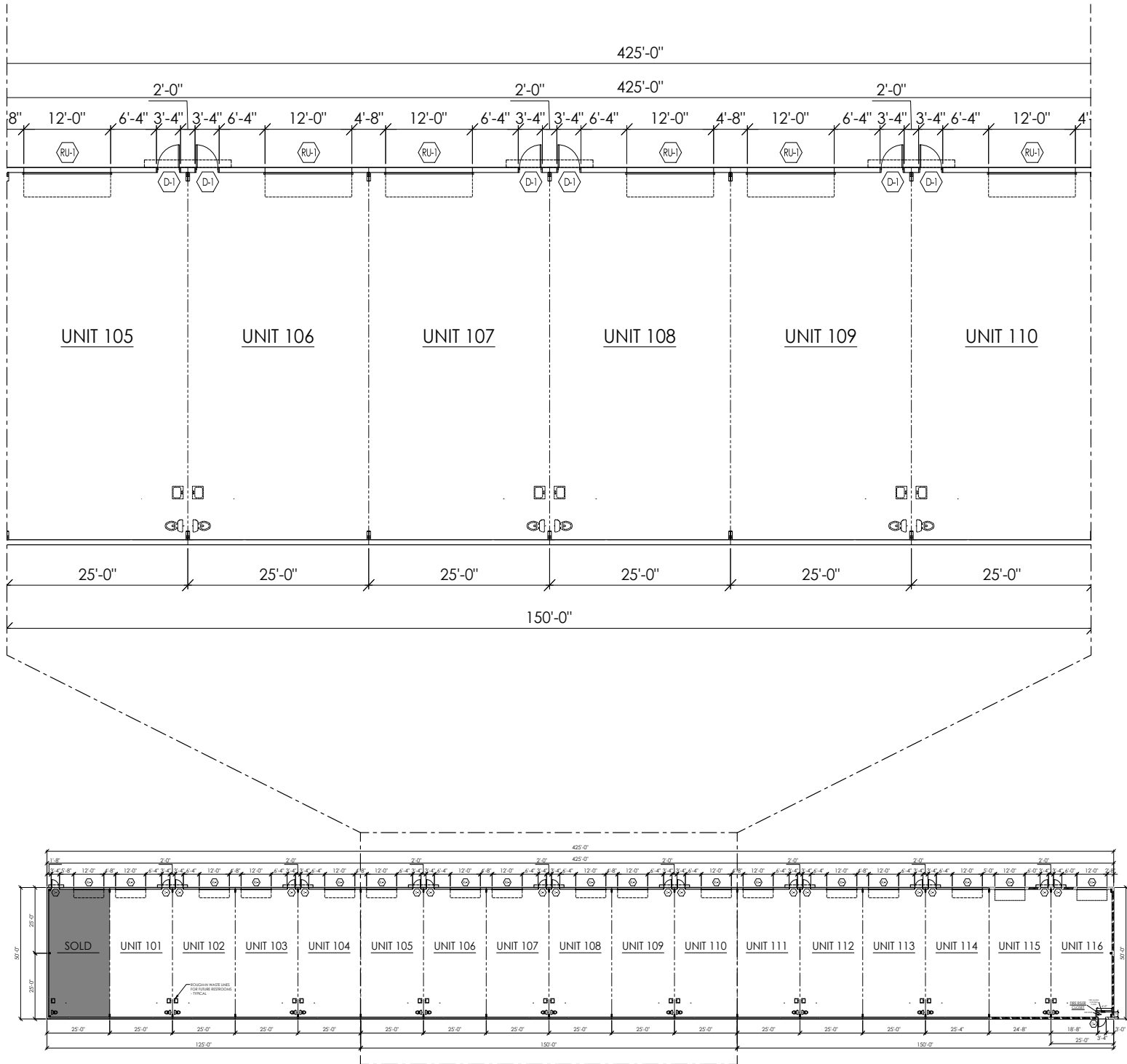
Marie Shorey, CCIM

(407) 383-8142

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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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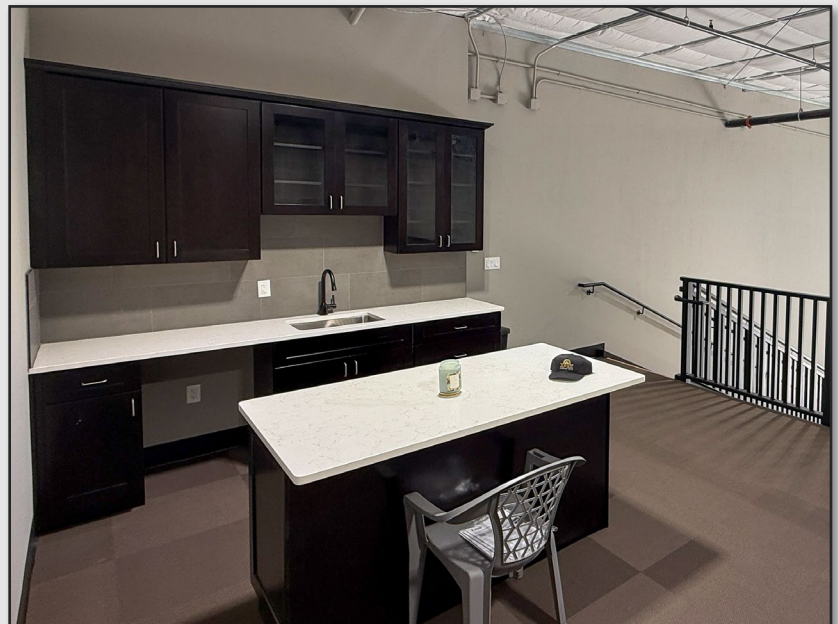
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AI-GENERATED FOR VISUAL
CONCEPTUALIZATION



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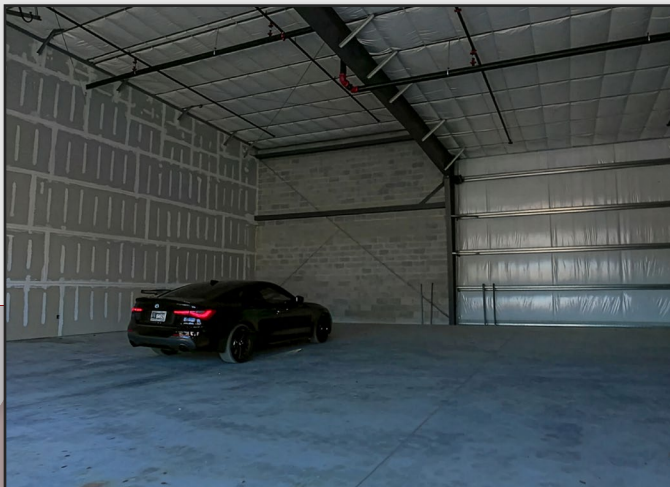
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Owner Financing Scenario

Purchase Price:	\$239,000
Down Payment:	\$24,000 (10%)
Owner Financing:	\$215,900
Interest Rate:	6.5%
Amortization / Term:	30 years
Balloon Payment:	End of Year 5
Monthly Payment:	≈ \$1,365 (Principal & Interest)
After 5 Years:	

Total Paid: ≈ **\$81,900**

Principal Paid Down: ≈ **\$13,800**

Remaining Balance: ≈ **\$202,100**

Refinance or pay off in cash

Estimated CAM / Condo Fees: \$185 / month

Lease Options

Standard Lease:

Monthly Rate:	\$1,795 / mo
Term:	3-year lease
Utilities:	Tenant pays electric
Move-In:	First month + security deposit

Lease-to-Own:

Monthly Rate:	\$1,995 / month
Term:	3-year lease
Purchase Credit:	\$300 / month toward purchase
Price Lock:	Purchase price locked during lease

After 3 Years: ≈ **\$10,800** credited toward purchase

Estimated CAM / Condo Fees: \$185 / mo

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