

Vacant Land Near The Villages

605-625 SR 44, Leesburg, FL 34748

Offered at: \$950,000



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Suite 2000

The Villages, FL 32159

fran@franakin.com

Direct: (352) 266-7795



Executive Summary

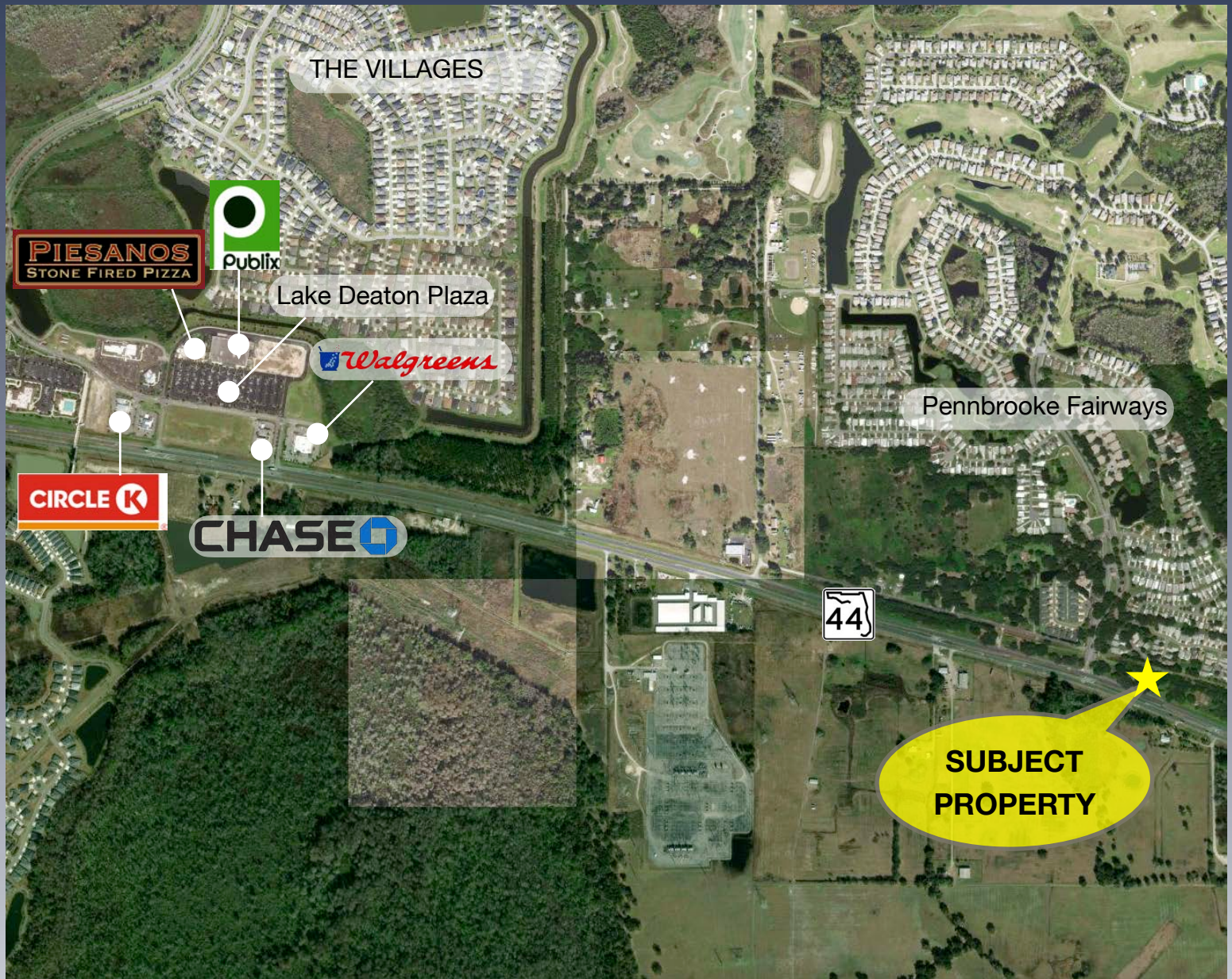
- 3.11 +/- acres per 2008 survey
- Commercial Zoning
- 870' frontage
- City Water available across the street
- Lake County Alt Keys: 1699991, 1171954, 1171938

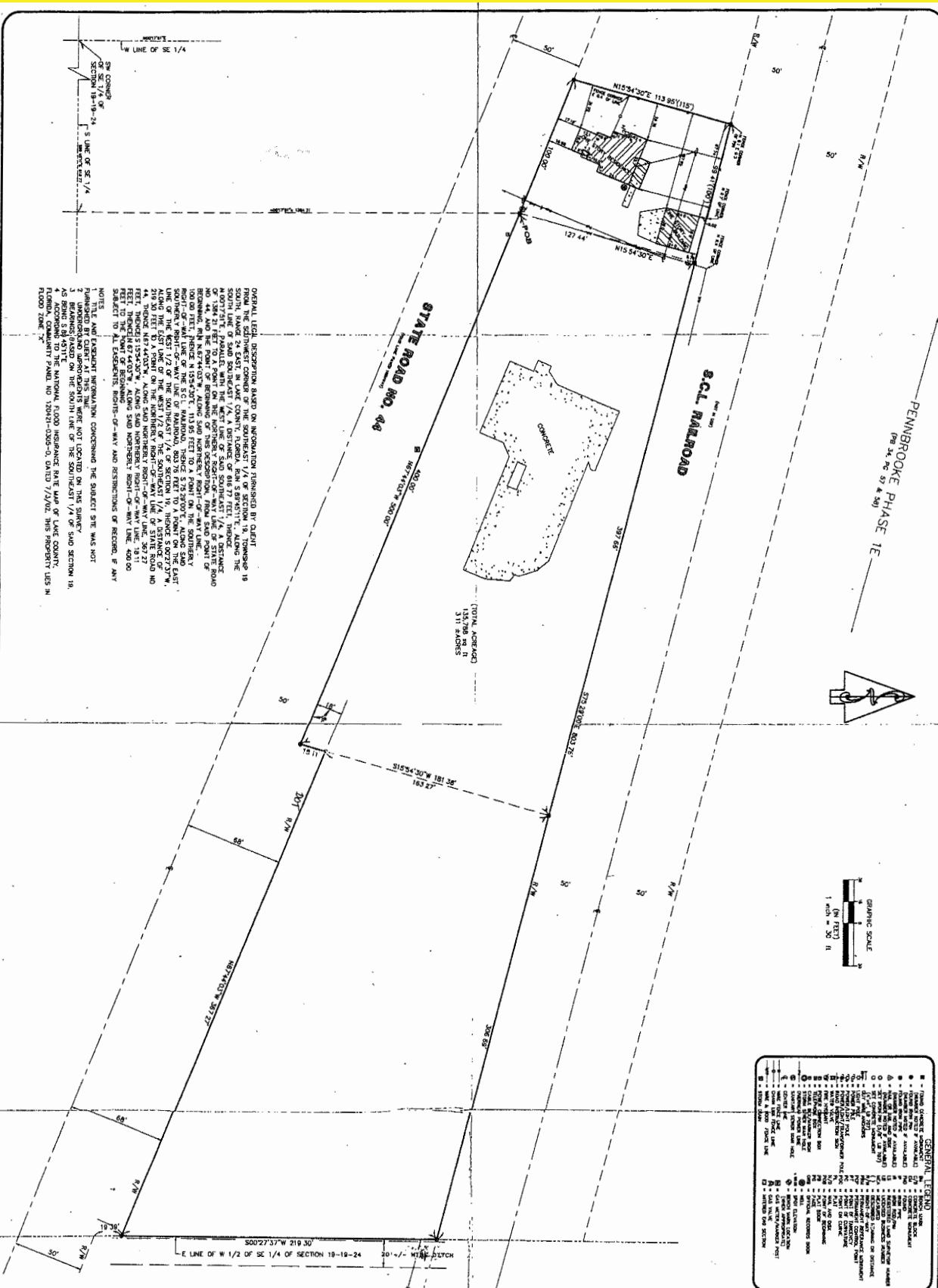
3.11 +/- acres per 2008 survey with 870' frontage on SR 44. Excellent visibility, less than a mile to The Villages. Located east of CR 468, Morse Blvd. and The Villages BOOMING expansion area. Lake Deaton Plaza is 1.5 miles west of this location with Publix, Campus USA Credit Union, Walgreens, Chase Bank, Piesanos Stone Fired Pizza, Circle K and more. Property is an out parcel to entrance of Pennbrooke Fairways, with 1,200 homes on 538 acres, a 55+ community. City utilities nearby and community water possibility. FLU Codes: Rural Transition, Zoning: CP Planned Commercial. AADT 25,000 cars per day (FDOT).





Aerial with nearby Amenities





FARNER AND ASSOCIATES SURVEYORS • PLANNERS G.P.S. CONTROL SURVEYS 2007 W BUTLER STREET LEESBURG, FLORIDA 34748 PHONE (352) 787-5115 FAX (352) 787-5787 • SERVING FLORIDA SINCE 1962 •			
SHEET 1	PROJECT NUMBER 04-1470	DRAWING FILE NUMBER 41470C01	

BOUNDARY & LOCATION SURVEY
IN SE 1/4 OF SECTION 19-19-24
SCOTT + RHONDA MAPES

I hereby certify that the survey was made under my responsible charge and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61B7-2, Florida Administrative Code, pursuant to Section 477.027, Florida Statutes.

[Signature] 6/25/94
 Signature Date
 Gerald W. Farnsworth, Jr.
 Professional Surveyor, No. 12345, State of Florida

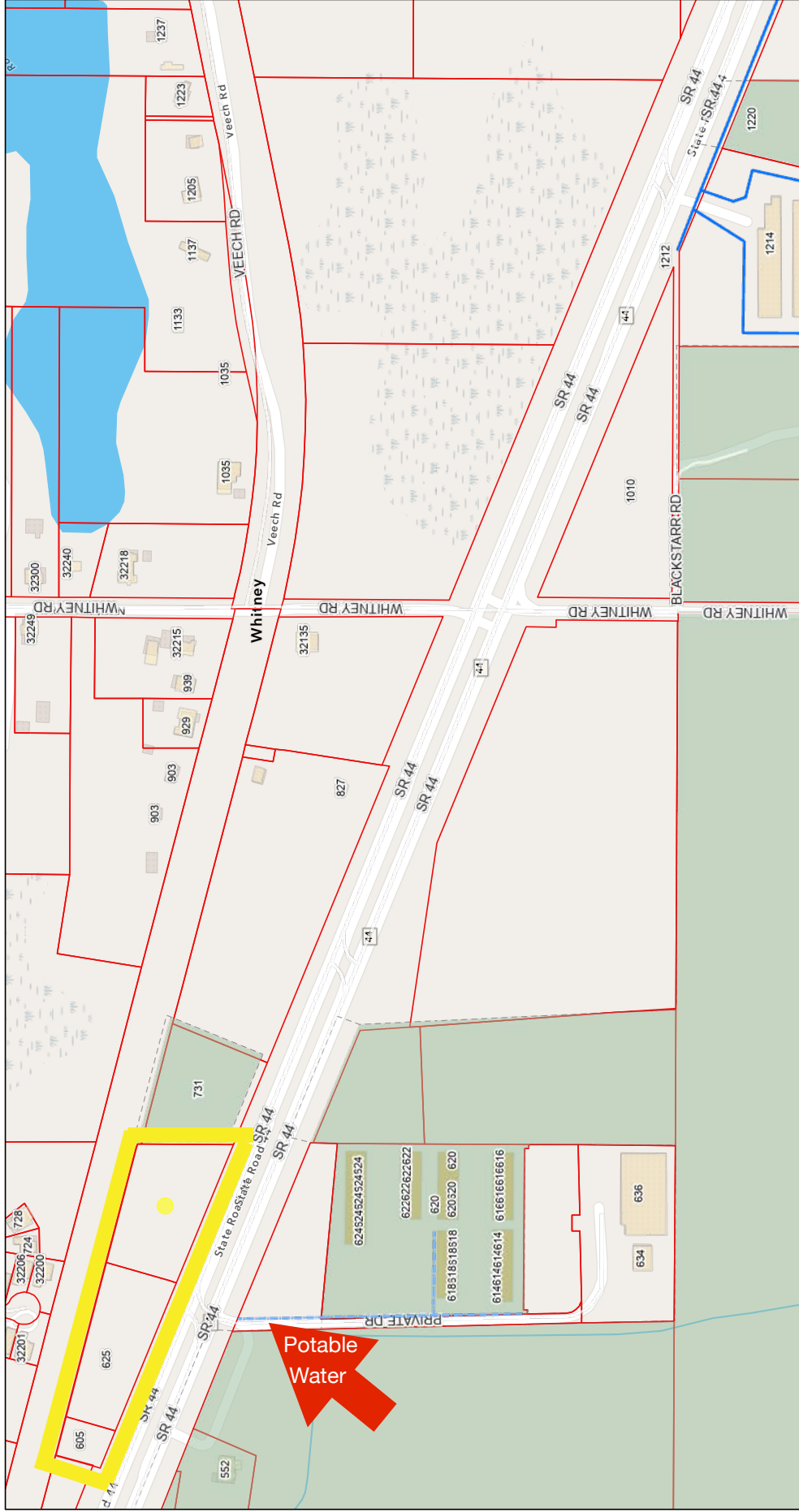
NOTE: 1) This drawing is being certified to be a duplicate of the field notes and field sketches.
 2) Reproductions of this drawing not signed and stamped with the surveyor's seal and certification shall be null and void.

61B7-2, F.A.C.

ADD PARCEL "B"			
REVISION	NO	BY	DATE
SCALE		1" = 30'	
FILED 8007/92		911/22	DATE 10/20/04
SRC			

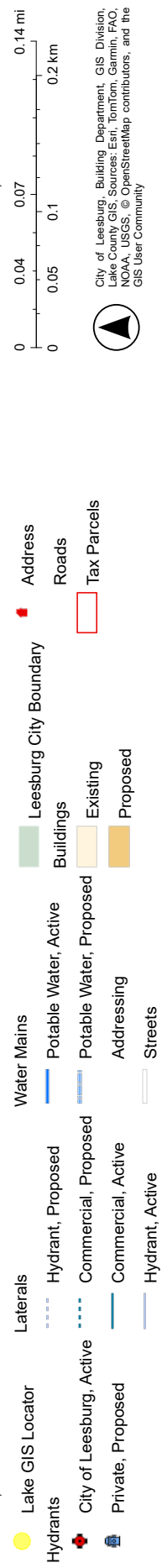
Water Mains Map

ArcGIS Web Map



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City of Leesburg - Building Department, GIS Division,
 Lee County GIS, Sources: Esri, TomTom, Garmin, FDO,
 NOAA, USGS, © OpenStreetMap contributors, and the
 GIS User Community

Demographic and Income Profile

605 State Road 44, Leesburg, Florida, 34748 2

605 State Road 44, Leesburg, Florida, 34748

Ring: 5 mile radius



Summary	Census 2020	2026	2031
Total Population	68,643	82,995	92,510
Total Households	33,749	42,525	48,151
Family Households	22,512	26,412	28,096
Average Household Size	2.02	1.94	1.91
Owner Occupied Housing Units	27,365	35,945	40,892
Renter Occupied Housing Units	6,384	6,580	7,259
Median Age	66.3	68.1	69.2

Trends 2026 - 2031	Area	State	National
Population	2.20%	1.10%	0.50%
Households	2.50%	1.30%	0.70%
Family Population	1.20%	1.30%	0.60%
Owner Occupied Housing Units	2.60%	1.60%	0.00%
Median Household Income	3.10%	3.60%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,917	2.8%	2,133	2.6%	2,341	2.5%
5-9	2,026	3.0%	2,207	2.7%	2,316	2.5%
10-14	1,928	2.8%	2,297	2.8%	2,392	2.6%
15-19	1,816	2.6%	2,166	2.6%	2,387	2.6%
20-24	1,724	2.5%	2,012	2.4%	2,265	2.5%
25-29	1,946	2.8%	2,076	2.5%	2,351	2.5%
30-34	1,825	2.7%	2,344	2.8%	2,313	2.5%
35-39	1,792	2.6%	2,215	2.7%	2,671	2.9%
40-44	1,805	2.6%	2,186	2.6%	2,572	2.8%
45-49	1,831	2.7%	2,416	2.9%	2,670	2.9%
50-54	2,444	3.6%	2,404	2.9%	2,947	3.2%
55-59	3,910	5.7%	3,683	4.4%	3,413	3.7%
60-64	6,538	9.5%	6,339	7.6%	6,108	6.6%
65-69	10,593	15.4%	11,349	13.7%	11,194	12.1%
70-74	12,746	18.6%	15,418	18.6%	16,583	17.9%
75-79	8,239	12.0%	12,164	14.7%	14,141	15.3%
80-84	3,420	5.0%	6,006	7.2%	8,335	9.0%
Age 85+	2,144	3.1%	3,579	4.3%	5,512	6.0%

Full report available upon request.

 **Source:** Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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Retail Goods and Services Expenditures

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605 State Road 44, Leesburg, Florida, 34748

Ring: 5 mile radius



Top Tapestry Segments	Percent	Demographic Summary	2026	2031
The Elders (J2)	53.7%	Population	82,995	92,510
Silver and Gold (J4)	14.2%	Households	42,525	48,151
Rural Versatility (E5)	8.1%	Families	26,412	28,096
Senior Escapes (J1)	5.6%	Median Age	68.1	69.2
Rural Resort Dwellers (I5)	4.7%	Median Household Income	\$72,770	\$84,603

	Spending Potential Index	Average Amount Spent	Total
Apparel and Services	83	\$2,120.68	\$90,181,764
Men's	84	\$425.94	\$18,113,222
Women's	92	\$776.50	\$33,020,794
Children's	62	\$217.13	\$9,233,486
Footwear	81	\$480.85	\$20,447,934
Watches & Jewelry	86	\$144.82	\$6,158,585
Apparel Products and Services (1)	85	\$75.43	\$3,207,742
Computer			
Computers and Hardware for Home Use	84	\$186.50	\$7,931,046
Portable Memory	98	\$4.08	\$173,484
Computer Software	83	\$15.76	\$670,258
Computer Accessories	89	\$18.36	\$780,653
Education	88	\$3,803.44	\$161,741,246
Educational Books, Supplies, and Other Expenditures	69	\$33.06	\$1,405,736
Other School Supplies	81	\$73.52	\$3,126,358

Full report available upon request.

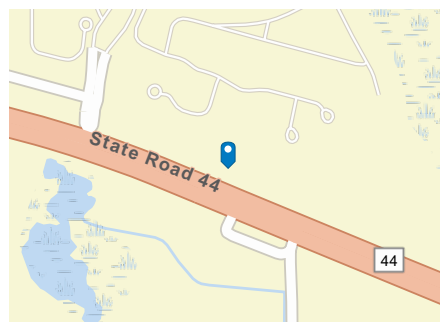
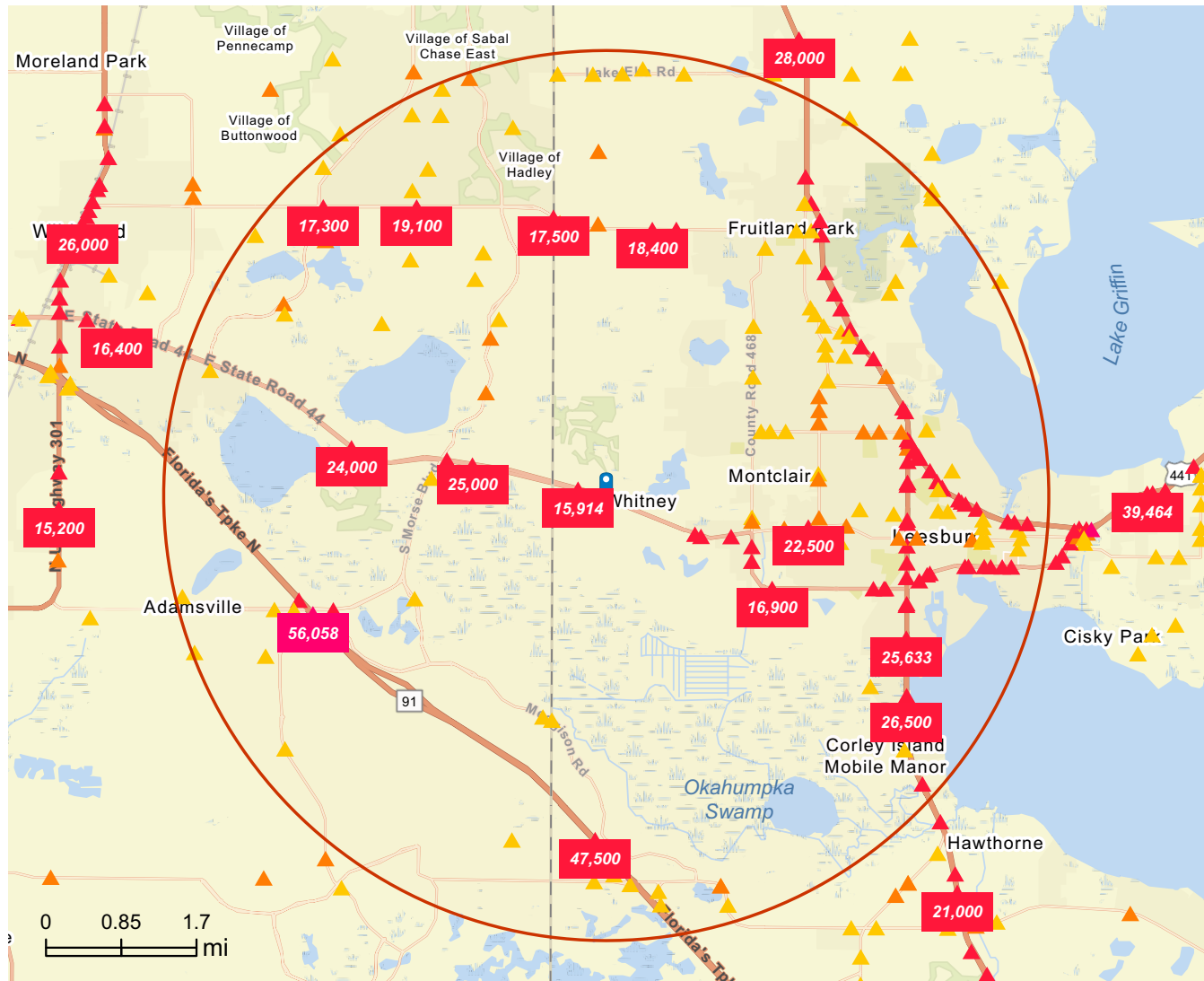
Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

 **Source:** Esri forecasts for 2026 and 2031; Consumer Spending data are derived from the 2023 and 2024 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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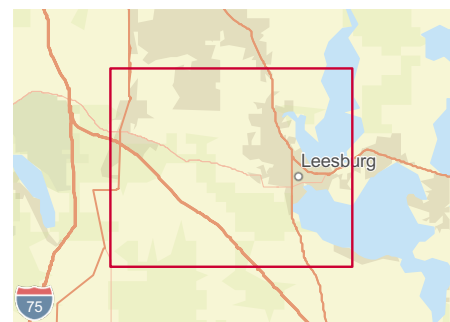
Traffic Count Map

605 State Road 44, Leesburg, Florida, 34748 2
605 State Road 44, Leesburg, Florida, 34748
Rings: 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2026)

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