

Leesburg Flex Space

3384 W Main St. Leesburg, FL 34748

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



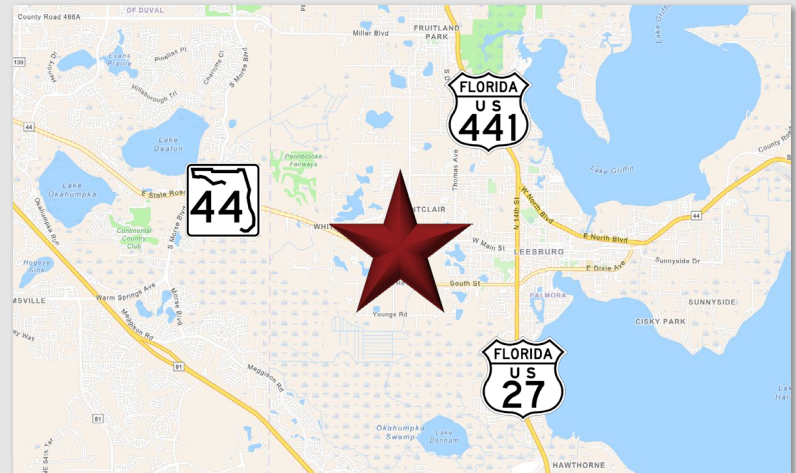
For Sale: \$239,000/unit

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:

Nick Tenczar

(407) 233-6224

Nick.Tenczar@palkiper.com

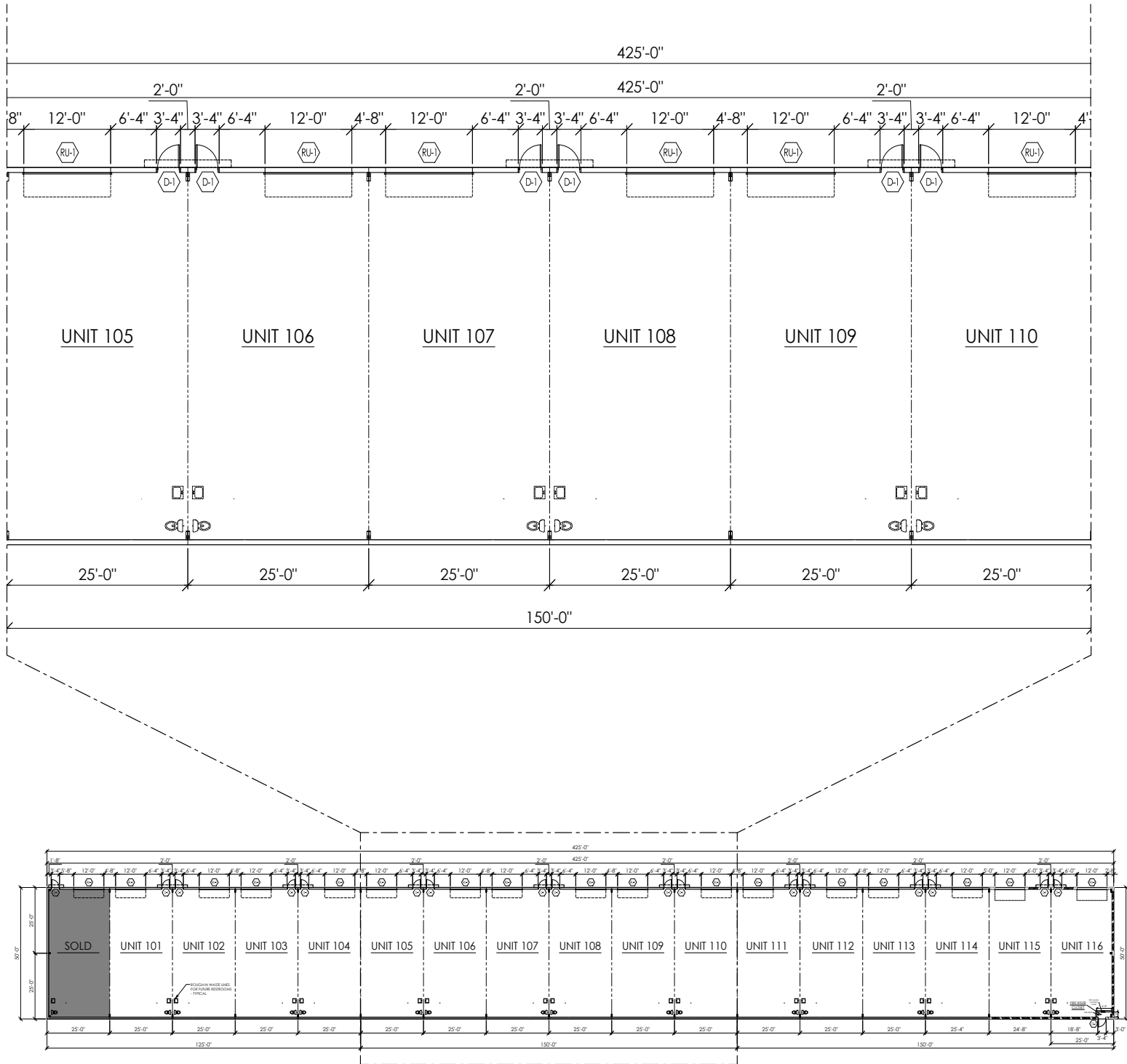
Marie Shorey, CCIM

(407) 383-8142

Marie@palkiper.com

Leesburg Flex Space

3384 W Main St. Leesburg, FL 34748



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

Contact For More Information:

Nick Tenczar

(407) 233-6224

Nick.Tenczar@palkiper.com

Marie Shorey, CCIM

(407) 383-8142

Marie@palkiper.com

Leesburg Flex Space

3384 W Main St. Leesburg, FL 34748



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
- 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)

- Ground floor office space
- Mezzanine
- Additional bathroom with shower
- Bar setup

Contact For More Information:

Nick Tenczar

(407) 233-6224

Nick.Tenczar@palkiper.com

Marie Shorey, CCIM

(407) 383-8142

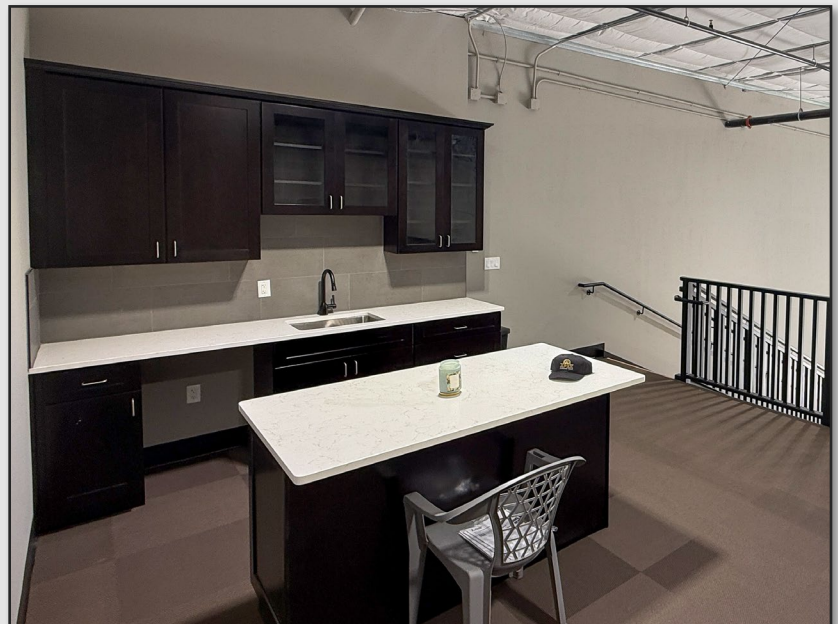
Marie@palkiper.com

Leesburg Flex Space

3384 W Main St. Leesburg, FL 34748



AI-GENERATED FOR VISUAL
CONCEPTUALIZATION



Contact For More Information:

Nick Tenczar

(407) 233-6224

Nick.Tenczar@palkiper.com

Marie Shorey, CCIM

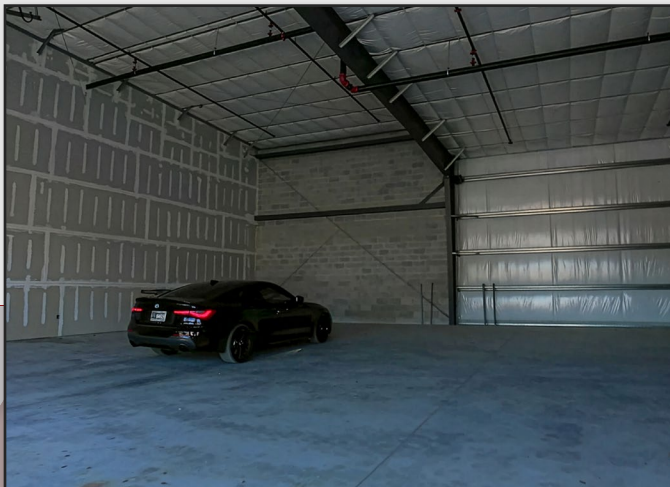
(407) 383-8142

Marie@palkiper.com

Leesburg Flex Space

3384 W Main St. Leesburg, FL 34748

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



Contact For More Information:

Nick Tenczar

(407) 233-6224

Nick.Tenczar@palkiper.com

Marie Shorey, CCIM

(407) 383-8142

Marie@palkiper.com

Palkiper has made every effort to obtain the information regarding this property from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing or withdrawal without notice.
Licensed Real Estate Broker.

08/27/26 15:15

Leesburg Flex Space

3384 W Main St. Leesburg, FL 34748

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



Contact For More Information:

Nick Tenczar

(407) 233-6224

Nick.Tenczar@palkiper.com

Marie Shorey, CCIM

(407) 383-8142

Marie@palkiper.com

Palkiper has made every effort to obtain the information regarding this property from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing or withdrawal without notice.
Licensed Real Estate Broker.

08/27/26 15:15

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

Contact For More Information:

Nick Tenczar

(407) 233-6224

Nick.Tenczar@palkiper.com

Marie Shorey, CCIM

(407) 383-8142

Marie@palkiper.com