

1.30 Acre Commercial Lot Highway 441, Leesburg, FL

1602 East Main Street & 2nd St., Leesburg, FL 34748

**36,549 ±
Cars/Day**

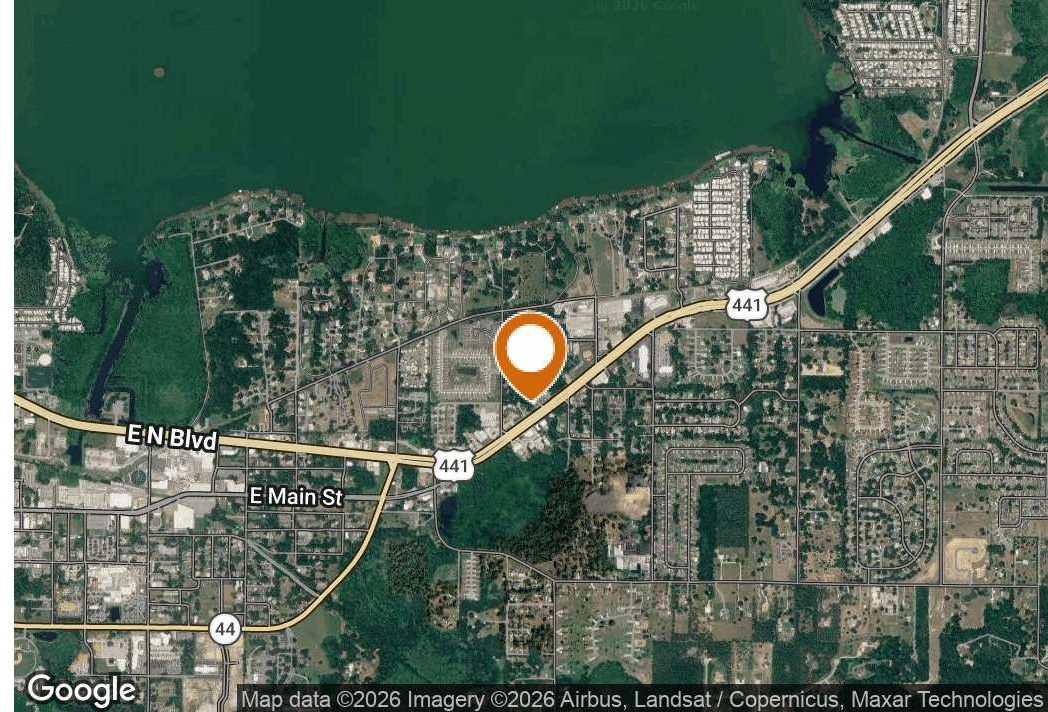


Marvin Puryear

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marvin@saundersrealestate.com

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$250,000
Lot Size:	1.3 Acres
Traffic Count:	36,549 ± Cars/Day (US Hwy 441)
Zoning:	C-3 Highway Commercial (Leesburg)
Market:	W Central Florida
Submarket:	Leesburg
Property Type:	Development Land

Property Overview

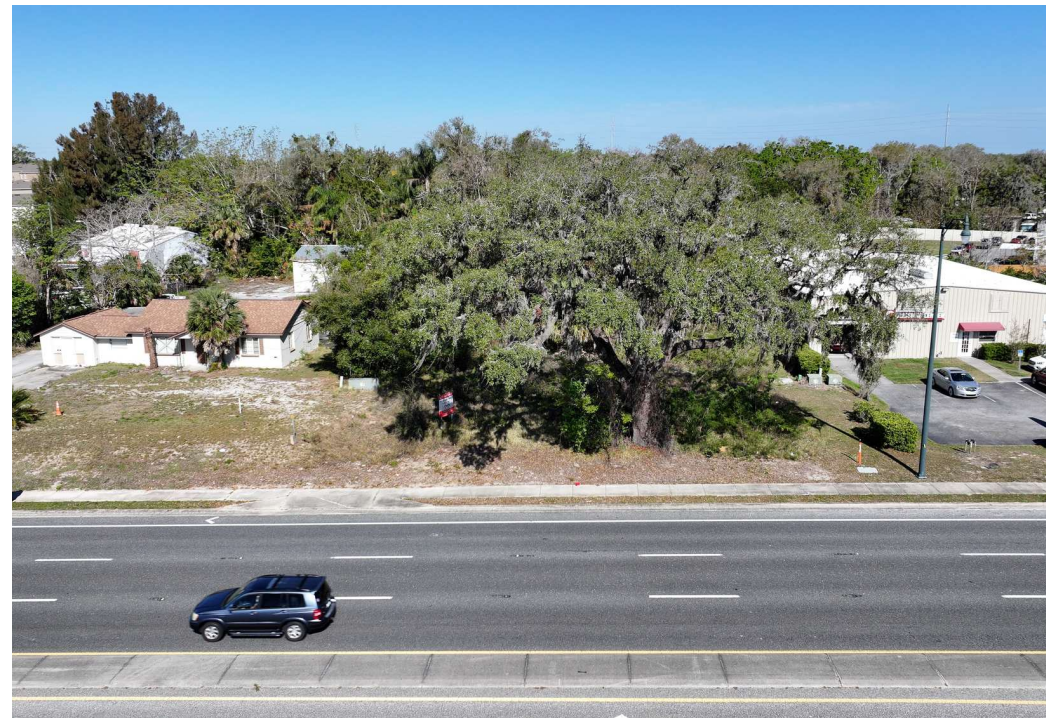
1.3 Acre Retail-Office development lot located on US Hwy 441, Leesburg, FL. Zoned C-3 Highway Commercial (Leesburg) with a General Commercial FLU, located east of the Leesburg CBD and a few miles west of the retail/mall area; AADT 36,549 vehicles. Ideal for office/retail use. Utilities: Power, city water, gas, phone/internet on/at site; Sewer and reclaimed water across 441. Owner financing available. Neighboring businesses within 1/2 mile on 441 (Main St): Gator Harley, Shell Gas, Gerber Collision, Public Storage, RaceTrac, Muffler Man, Legacy Financial, Holiday Marine, Firestone 441.

Property Highlights

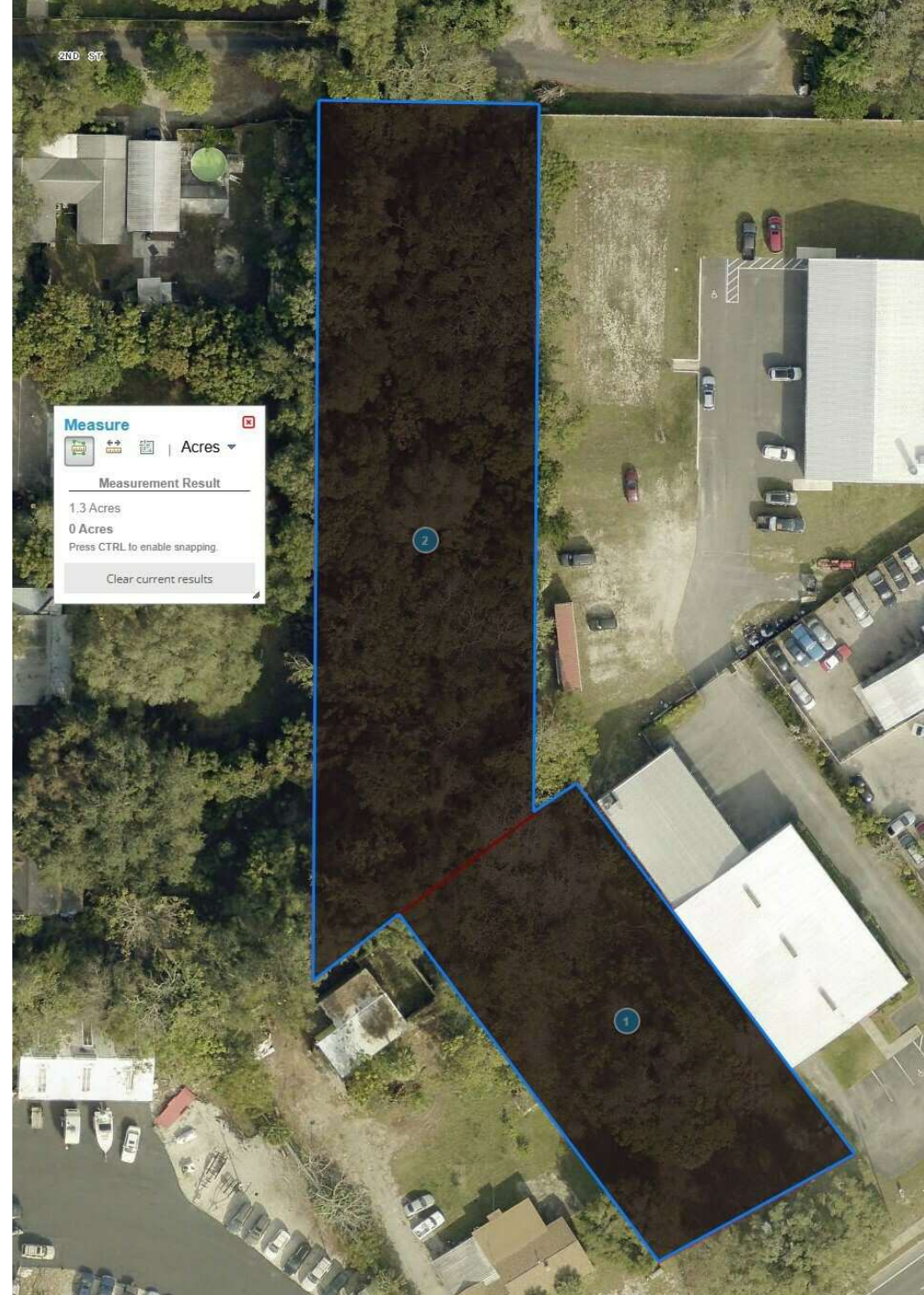
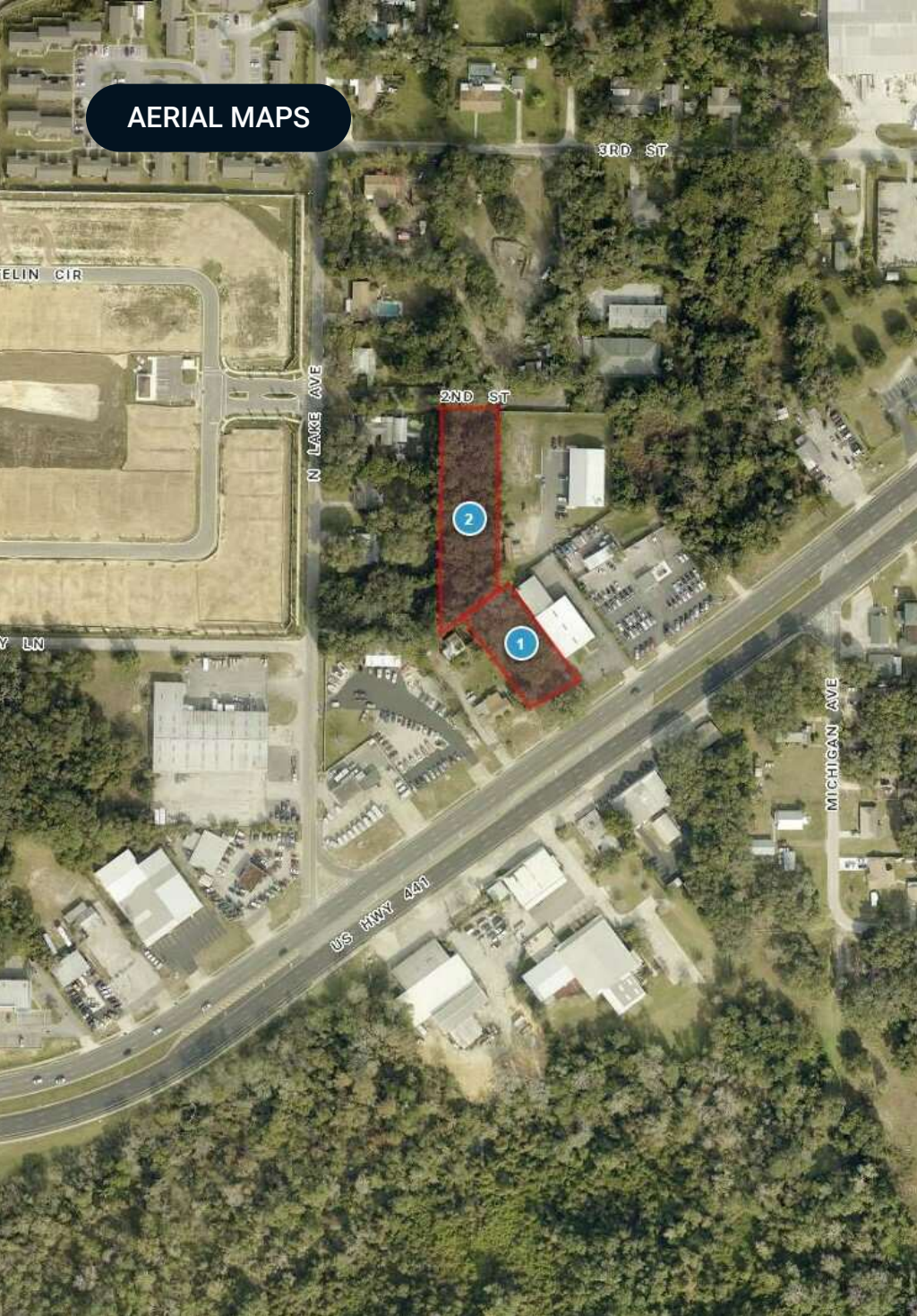
- 1.3 Acres, zoned C-3 (Leesburg)
- All utilities available
- AADT: 36,549
- Located on US Hwy 441 (4-lanes)
- Owner financing available

Lake Griffin

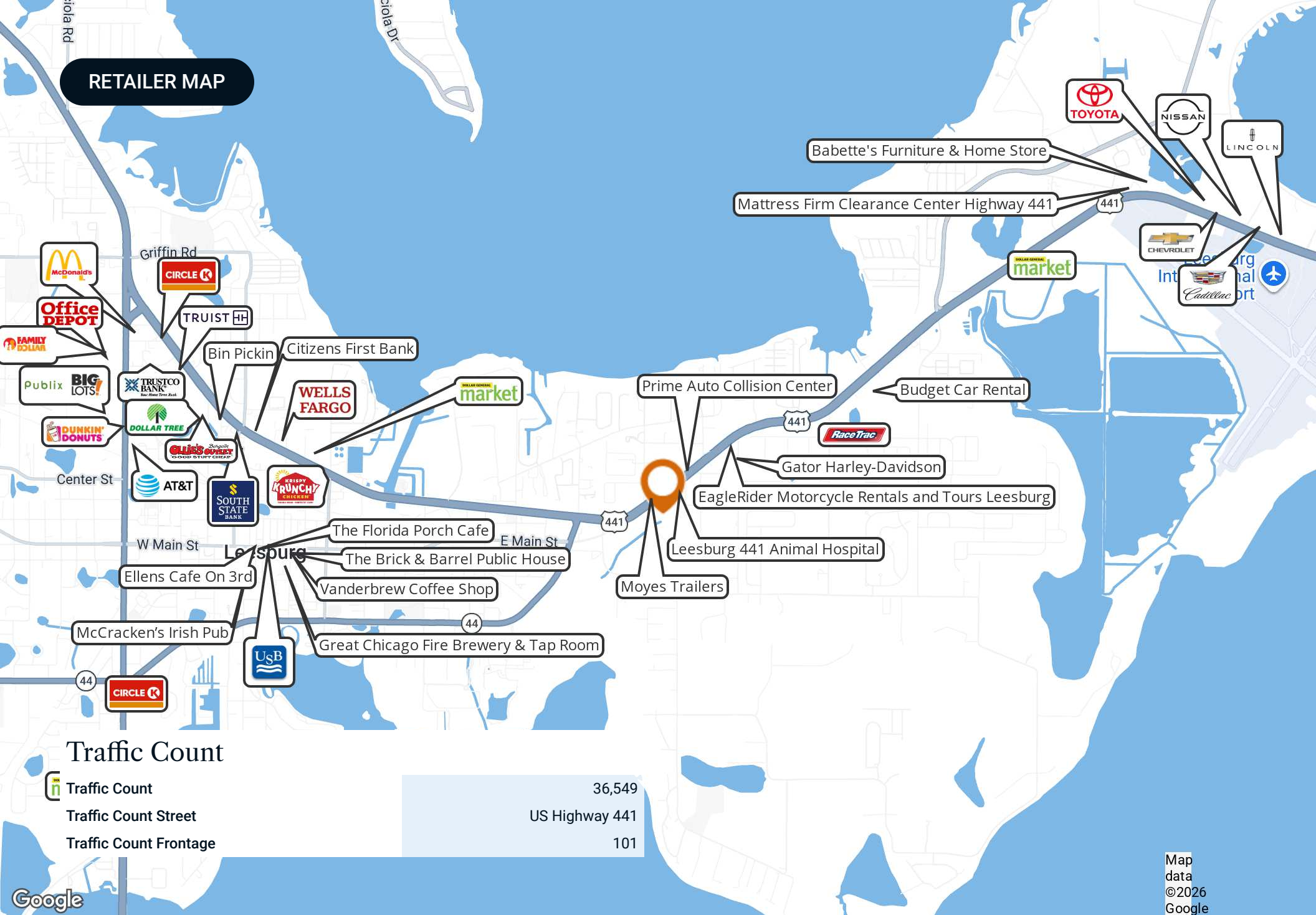
AERIAL PHOTOS



AERIAL MAPS



RETAILER MAP

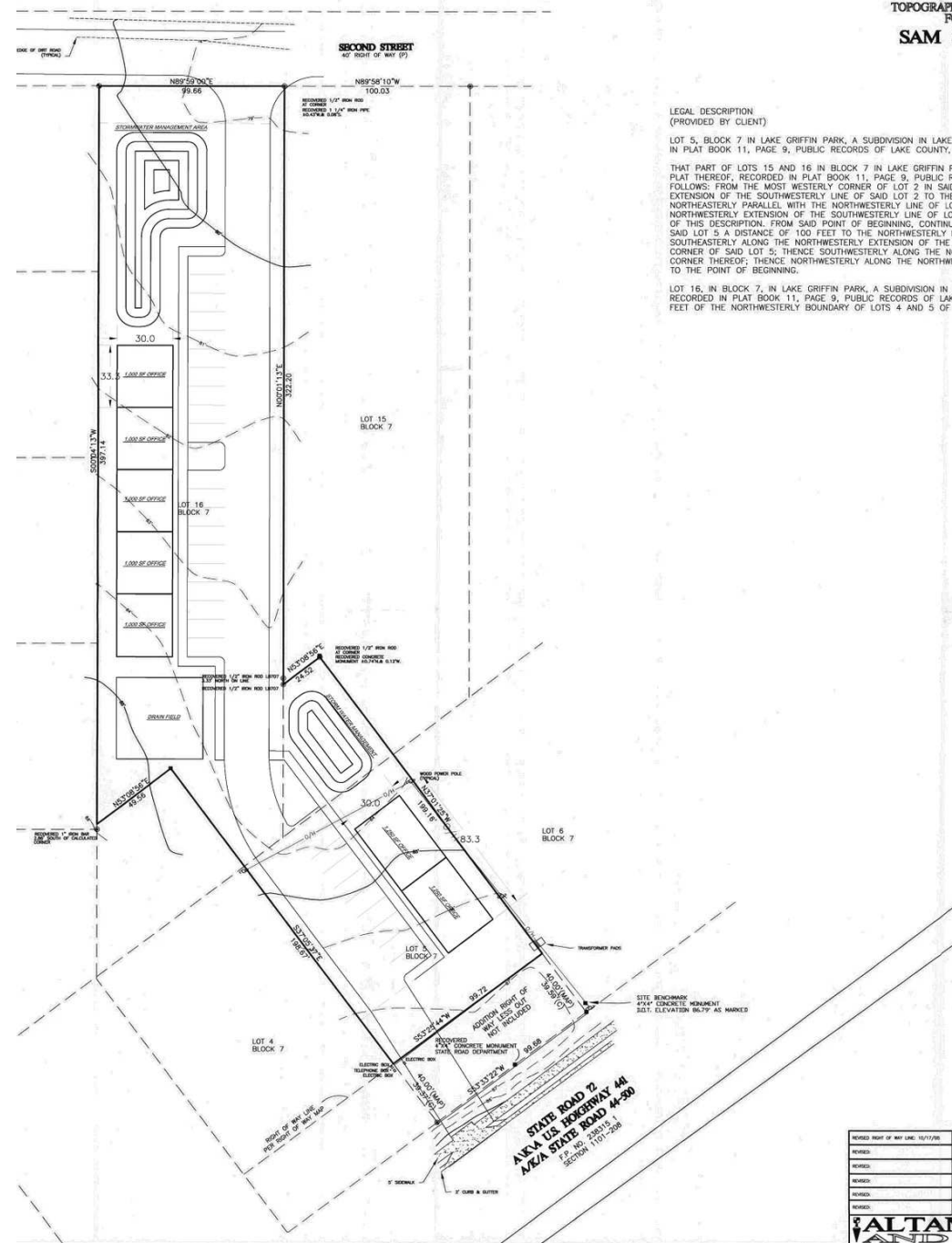
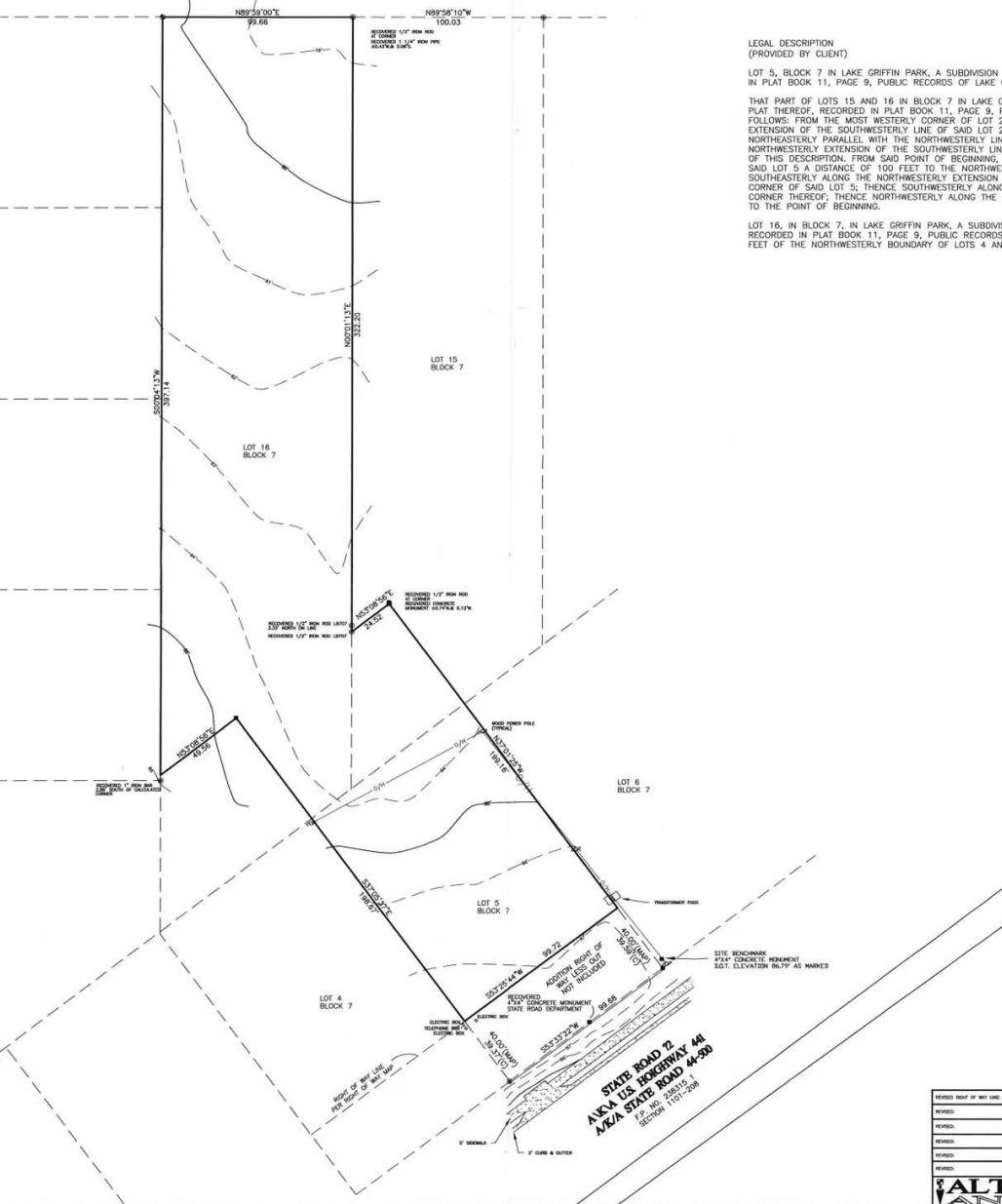


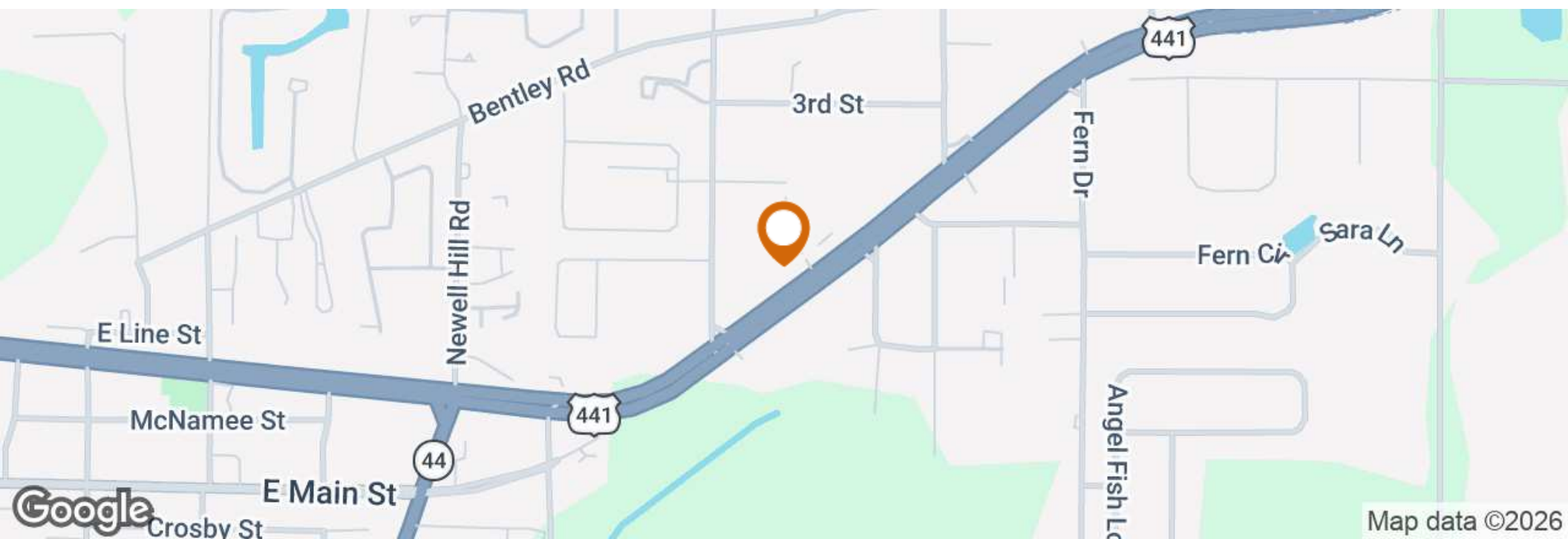
Traffic Count

Traffic Count	36,549
Traffic Count Street	US Highway 441
Traffic Count Frontage	101

Map
data
©2026
Google

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DEMOGRAPHICS MAP & REPORT

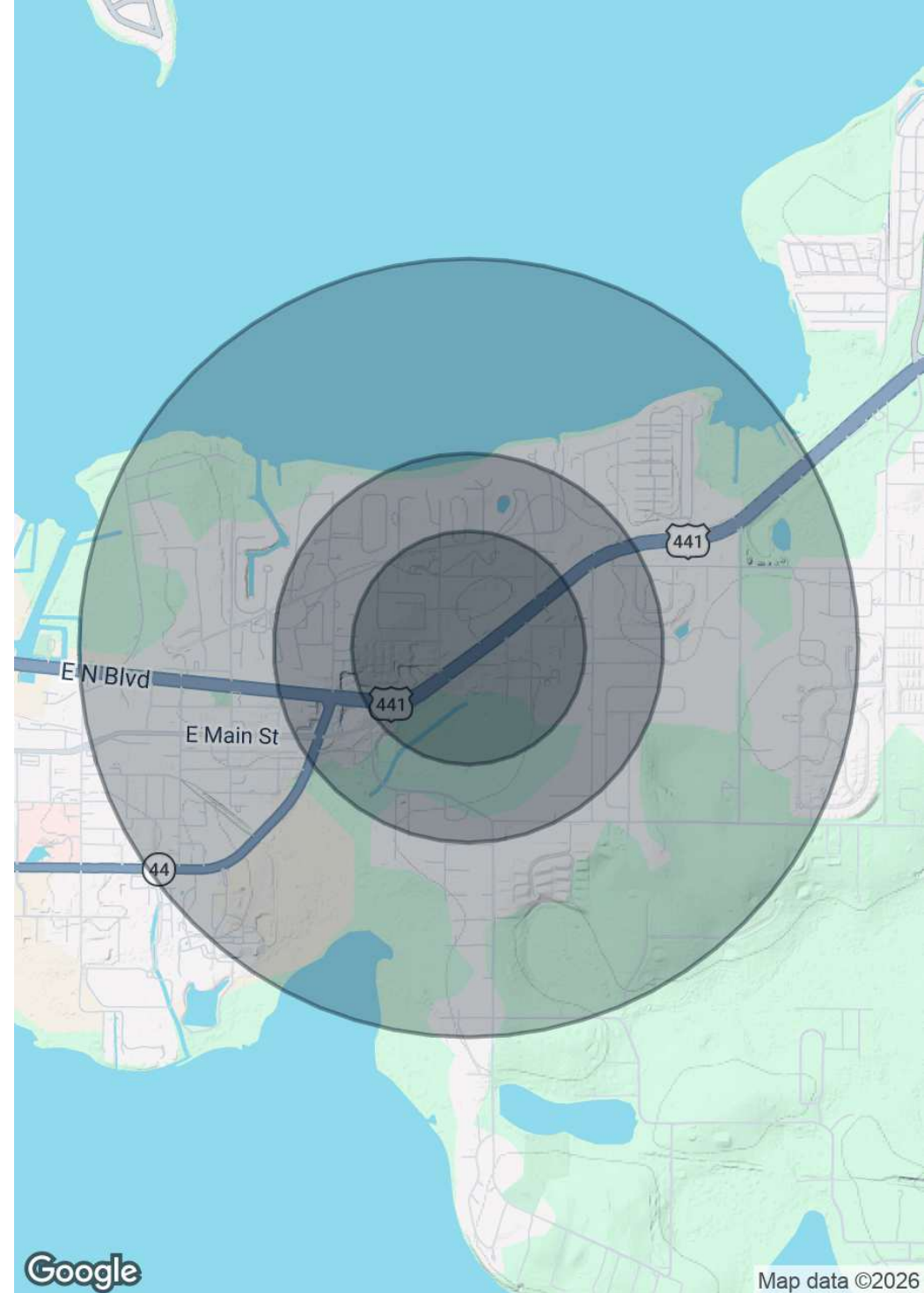
Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	588	1,504	4,306
Average Age	46	46	47
Average Age (Male)	45	45	46
Average Age (Female)	47	47	48

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	251	639	1,832
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$68,019	\$69,719	\$69,556
Average House Value	\$259,238	\$255,848	\$245,378

2020 American Community Survey (ACS)



ADVISOR BIOGRAPHY



Marvin Puryear

Senior Advisor

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Direct: **877-518-5263 x354** | Cell: **352-267-5900**

Professional Background

Marvin Puryear is a Senior Advisor at Saunders Real Estate, specializing in development land with a proven track record of large-parcel transactions across Central Florida.

Primarily focused on Lake, West Orange, and surrounding counties, Marvin works at the intersection of institutional-grade deal execution and deep local market intelligence. He represents landowners, developers, and institutional clients in the sale of development land ranging from single-product parcels to multi-use assemblages exceeding 400 acres. Developers, national homebuilders, and major lenders call Marvin first, not because he has the biggest database, but because he knows which deals are viable before a contract is ever drafted.

The Orlando Business Journal has quoted Marvin in more than 58 articles since 2020, more than any other broker in Lake County. He has been the go-to market voice on Clermont growth, the Wellness Way corridor, Groveland industrial demand, and development land absorption across the I-4 west corridor. In 2023, OBJ formally recognized him as a "Power Player."

Marvin is a preferred commercial broker for many major national and regional banks for REO asset valuation and disposition throughout Central Florida. He has served as an expert witness in large-scale property valuation matters presented before city councils and county commissions throughout the region.

Before joining Saunders Real Estate, Marvin spent 20 years building and running two internationally franchised brokerages simultaneously: ERA Professional Real Estate Services, a 60–80 agent office ranked as high as Top 5 in the United States and Top 50 internationally, and Coldwell Banker Commercial Atlantic Properties, where he served as Broker of Record and produced consistent top-ranking commercial sales in Lake County. Both firms were sold in 2014.

Prior to his real estate career, Marvin spent 10 years in corporate management in Chicago, including National Marketing Director at Tripp Lite, Operations Manager at CompUSA, and Regional Manager at Lifetouch. That background in national marketing, operations, and regional market strategy runs directly through the way he approaches commercial brokerage today.

Marvin's practice is built on a single premise: a seller's land is only worth what a qualified buyer will pay, and a qualified buyer is only found when the asset is properly positioned, priced, and marketed to the right capital sources. He evaluates highest-and-best use before a property goes to market, identifies the buyer pool most likely to close, and structures transactions to minimize contingency exposure and maximize net proceeds.

Marvin specializes in:

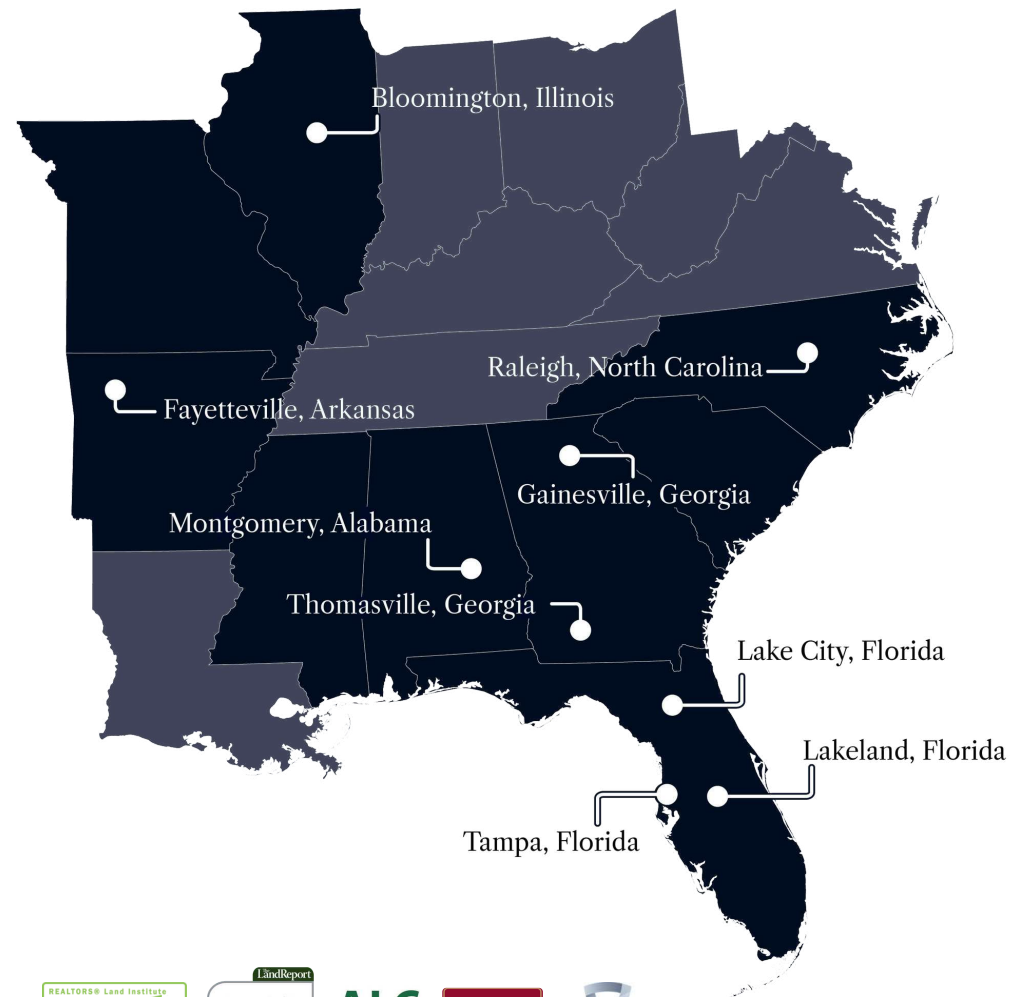
- Residential Development
- Commercial Development
- Retail
- Office
- Industrial



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A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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