

Leesburg Flex Space

3384 W Main St. Leesburg, FL 34748

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



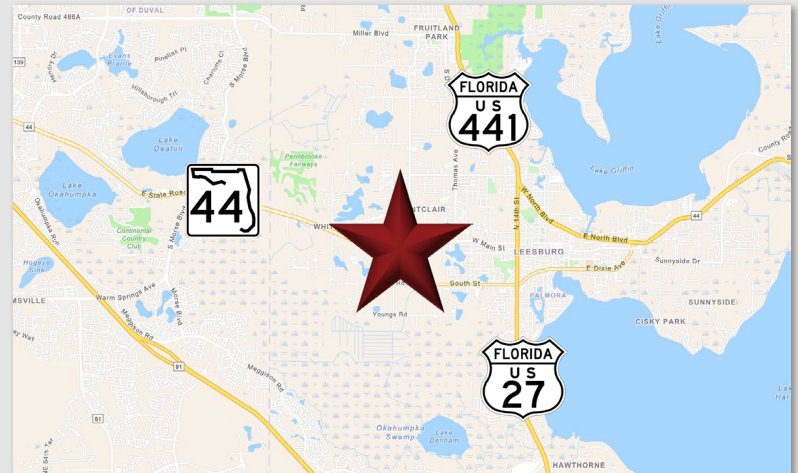
For Sale: \$259,000/unit

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**



2026 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	3,117	33,603	73,538
Median HH Income	\$51,025	\$49,220	\$63,620
Average HH Income	\$68,293	\$75,337	\$96,117

Contact For More Information:

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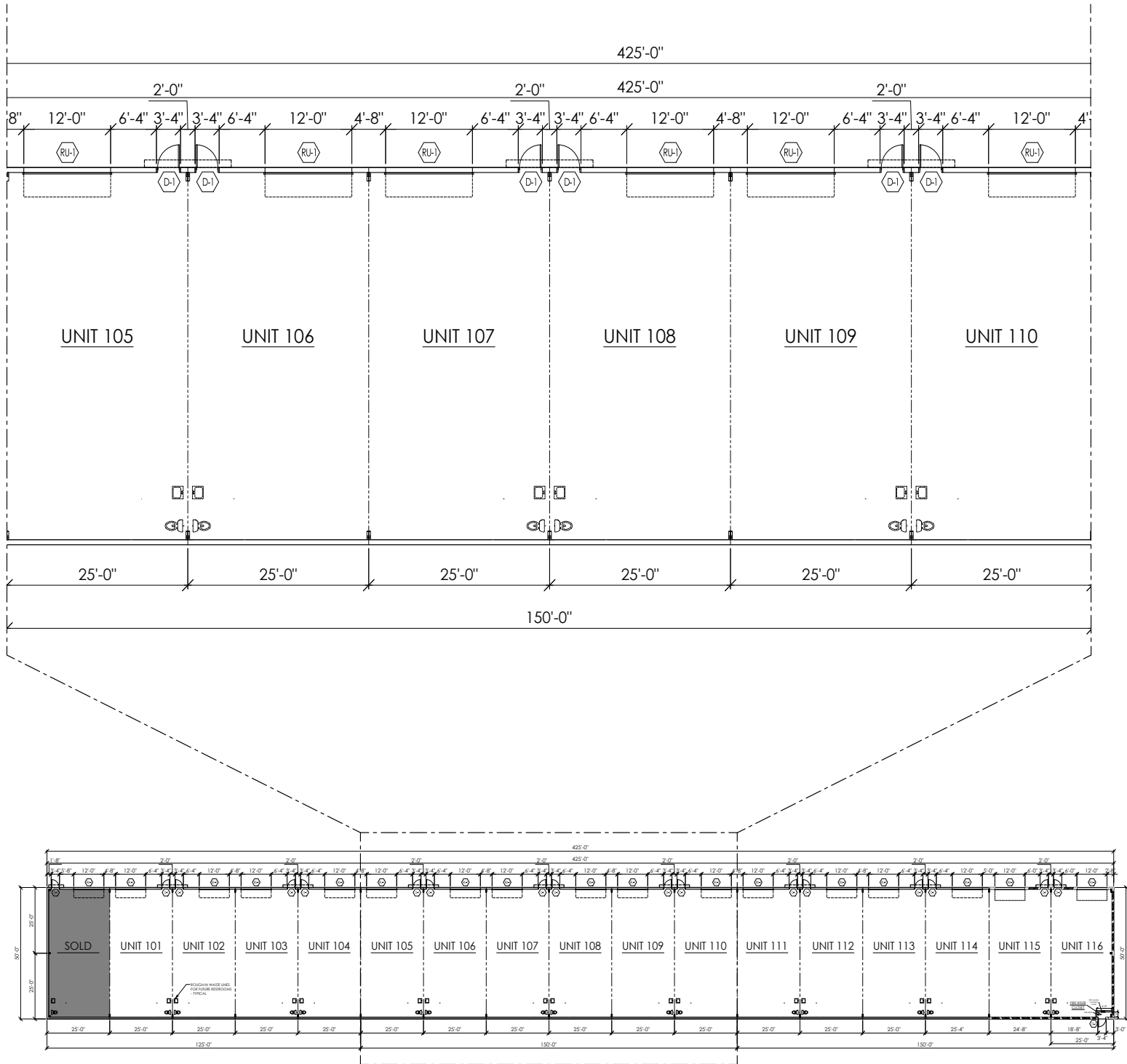
Marie Shorey, CCIM

(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
- 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

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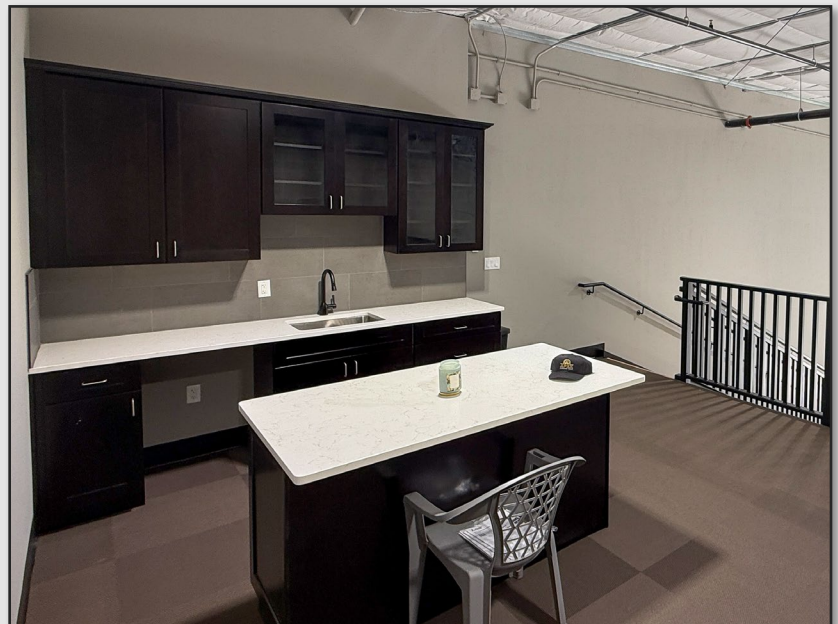
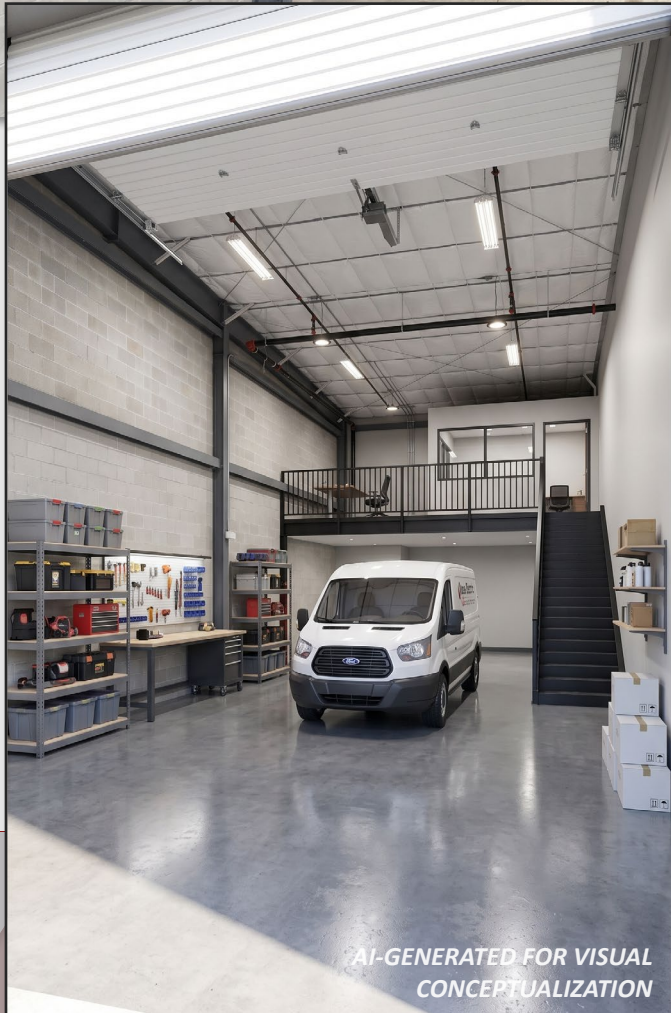
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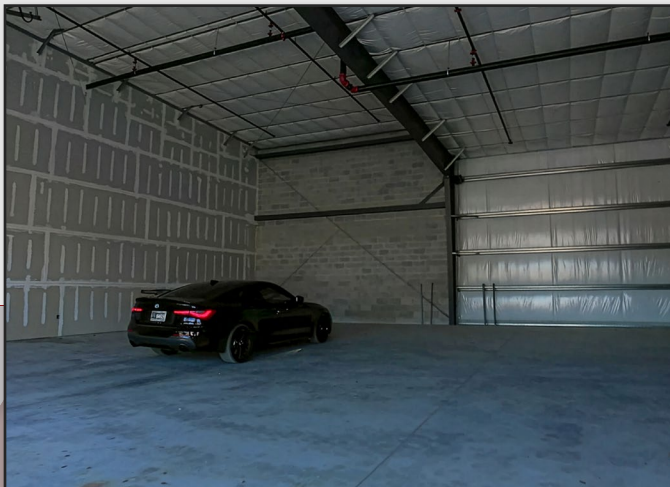
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Owner Financing Scenario

Purchase Price:	\$259,000
Down Payment:	\$51,800 (20%)
Owner Financing:	\$207,200
Interest Rate:	6.5%
Amortization / Term:	30 years
Balloon Payment:	End of Year 5
Monthly Payment:	≈ \$1,309.64 (Principal & Interest) Refinance or pay off in cash
Estimated CAM / Condo Fees:	\$185 / month

Lease Option

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

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