

Leesburg Commercial

CR-468 Leesburg, FL 34748

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



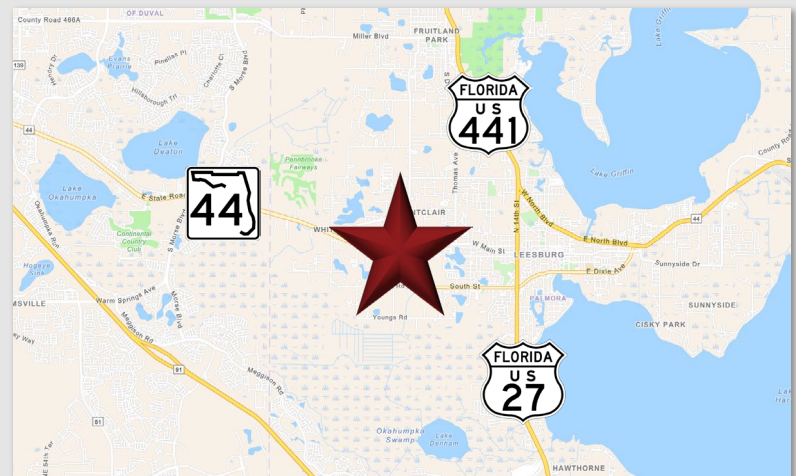
CALL FOR PRICING

LOCATION HIGHLIGHTS

Located on CR-468 with a traffic count of 8,300 cars per day. Adjacent to Blackton Flooring & Roofing, with Dollar General, 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

- Two parcels totaling **0.46 acres**
- **Up to 4,250 SF** of commercial space allowed
- **Highway Commercial Zoned** with a General Commercial FLU
- Includes off-site retention
- Will include easement for shared access with Blackton Flooring & Roofing building



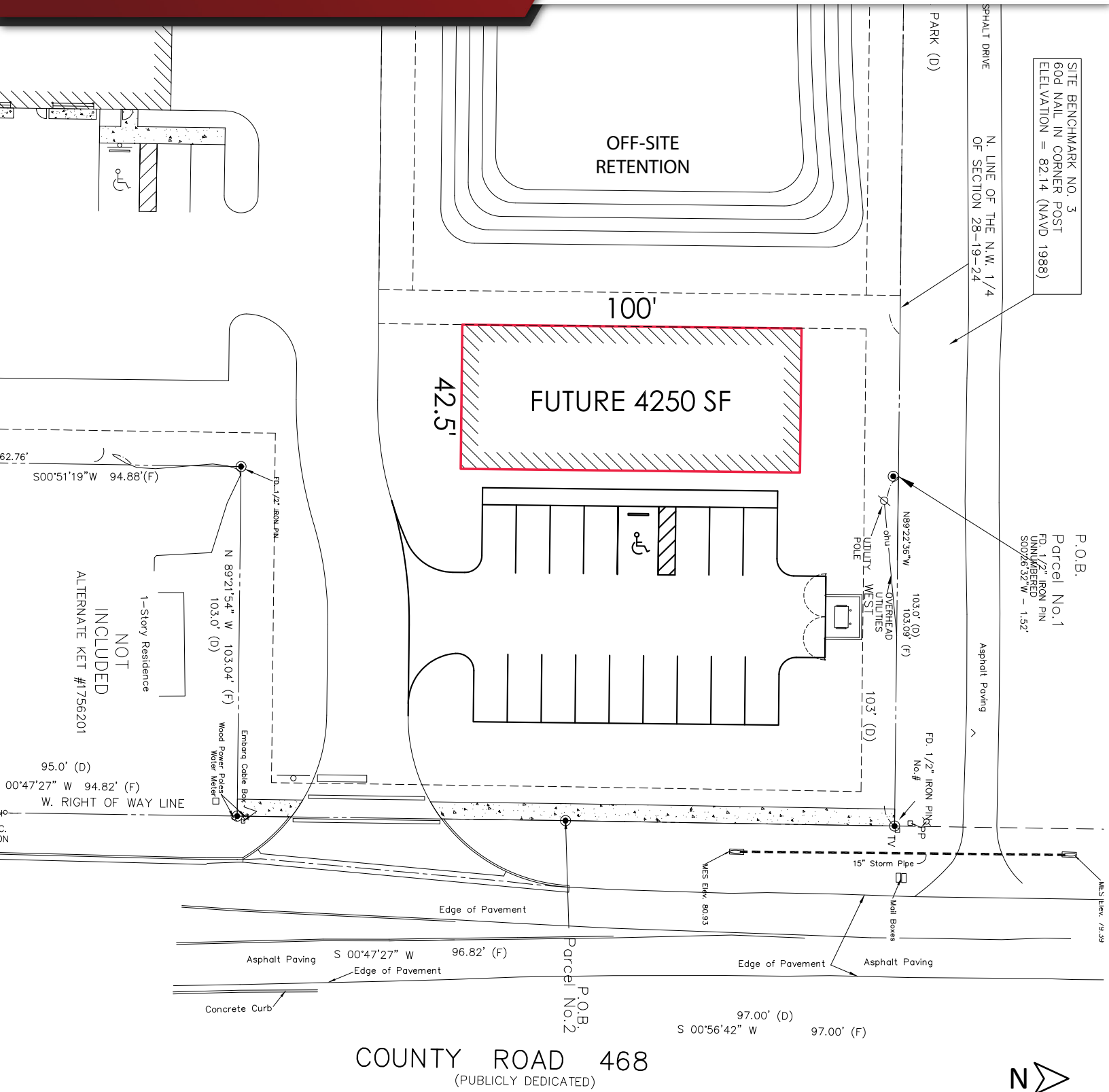
2026 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	3,117	33,603	73,538
Median HH Income	\$51,025	\$49,220	\$63,620
Average HH Income	\$68,293	\$75,337	\$96,117

Contact For More Information

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COUNTY ROAD 468
(PUBLICLY DEDICATED)



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