

**FOR
SALE**

RETAIL AUTOMOTIVE

LEESBURG, FL 34748

1200 SOUTH 14TH STREET



CONTACT

Scott Garrett
407.733.8159 *mobile*
Scott@ResultsREPartners.com

Results Real Estate Partners, LLC
Licensed Real Estate Brokers
108 Commerce Street, Suite 200
Lake Mary, Florida 32746

407.647.0200 *main*
407.647.0205 *fax*

www.ResultsREPartners.com

PROPERTY HIGHLIGHTS

- 10, 121 SF +/- Two Buildings Cost PSF: \$128.35
 - 6,921 SF Concrete Block Roll Ups: 10W x 12H
 - 3,200 SF Ribbed Metal Roll Ups: 16W x 14H
 - 2,000 +/- Carport, additional space for use
- Land Size: 1.69 acres Zoning: C-3
- Bordered by 3 roadways Rear gated ingress/egress, too
- Frontage US Hwy 27: 247 Linear Foot
- Close to: US Hwy 441, Florida Turnpike, I-75
- Purchase Price: \$1.299 Million

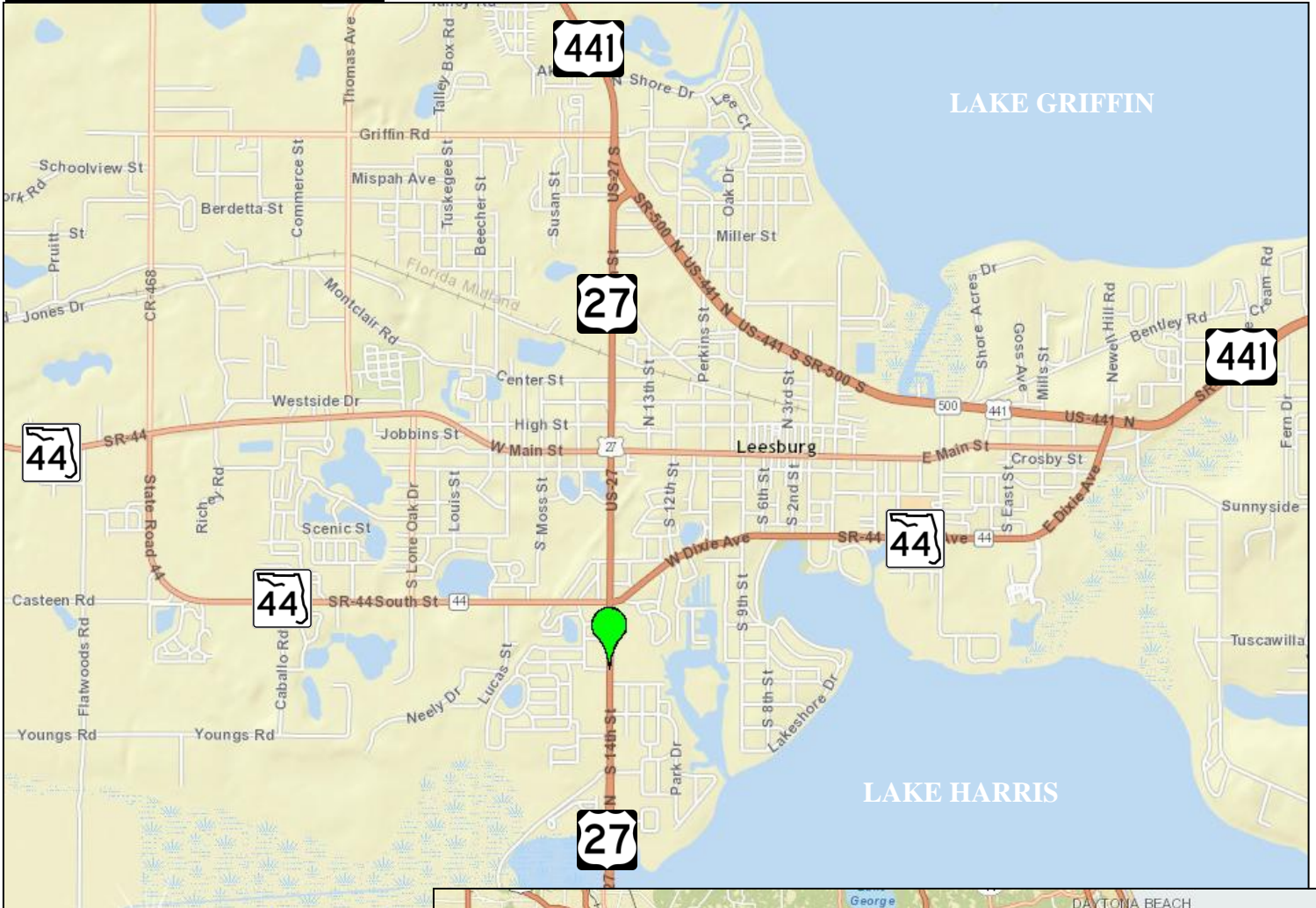
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MAP OVERVIEW



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AERIAL OVERVIEW



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TRAFFIC COUNTS

US Hwy 27	34,725		
	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	5,028	20,378	39,641
Households:	2,085	8,685	17,562
Avg Income:	\$49,946	\$46,346	\$49,956

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AERIAL OVERVIEW, LEESBURG, FL



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