



LEESBURG OFFICE OPPORTUNITY

32634 Blossom Ln, Leesburg, FL 34788

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Section 1

PROPERTY INFORMATION

PROPERTY SUMMARY



360° VIRTUAL TOUR

OFFERING SUMMARY

Sale Price:	\$532,000 (\$175 p/SF)
Lot Size:	.30 AC
Building Size:	3040 SF
Year Built:	1995
Parking Spaces:	14
Parcel ID:	23-19-25-0205-000-05600
County:	Lake
Land Use Code:	1700 Office 1 Story
Traffic Counts:	36,549 VPD US Highway 441



PROPERTY DESCRIPTION

Situated in Leesburg, FL (Lake County), 32634 Blossom Ln is a 3,040 SF suburban office building on a 0.30-acre lot with western frontage exposure. Designed for flexibility, the property can accommodate either a single user or multiple tenants, making it an attractive option for business owners or investors.

The building features two main front entrances, each with reception and waiting areas, along with multiple private offices, allowing for seamless multi-tenant occupancy or a functional single-user layout. It has immediate access to US Hwy 441, ensuring convenient connectivity across Lake County with close proximity to Lake Square Mall, Leesburg International Airport, and a variety of restaurants and retail options.

This well-positioned office building offers a versatile layout and strong investment potential in a growing market.

The adjacent office building (32644 Blossom Ln) is also for sale and can be purchased alongside the subject. Please contact agents for more information.

PROPERTY DESCRIPTION



LOCATION DESCRIPTION

The subject property is strategically located in Leesburg, FL, near the Golden Triangle region of Lake County. Both office buildings share a parking lot and monument sign, offering strong visibility and accessibility for businesses and visitors alike.

The surrounding area is experiencing rapid commercial growth, with several newly completed developments, including Chick-fil-A and Mister Car Wash, and more projects underway. Notable planned developments along US Highway 441 at the Shoppes of Lake Village include a KFC and 7 Brew Coffee, while Panda Express is set to open at 10849 US-441.

Additionally, less than one mile from the subject property, across from Leesburg International Airport, a well-known Orlando-based developer, is spearheading Silver Lake Commons, a new retail plaza featuring four retail buildings, further enhancing the area's commercial appeal.

With ongoing economic expansion, new amenities, and increased business activity, these properties are well-positioned to benefit from Leesburg's continued growth, making this a prime opportunity for both business owners and investors.

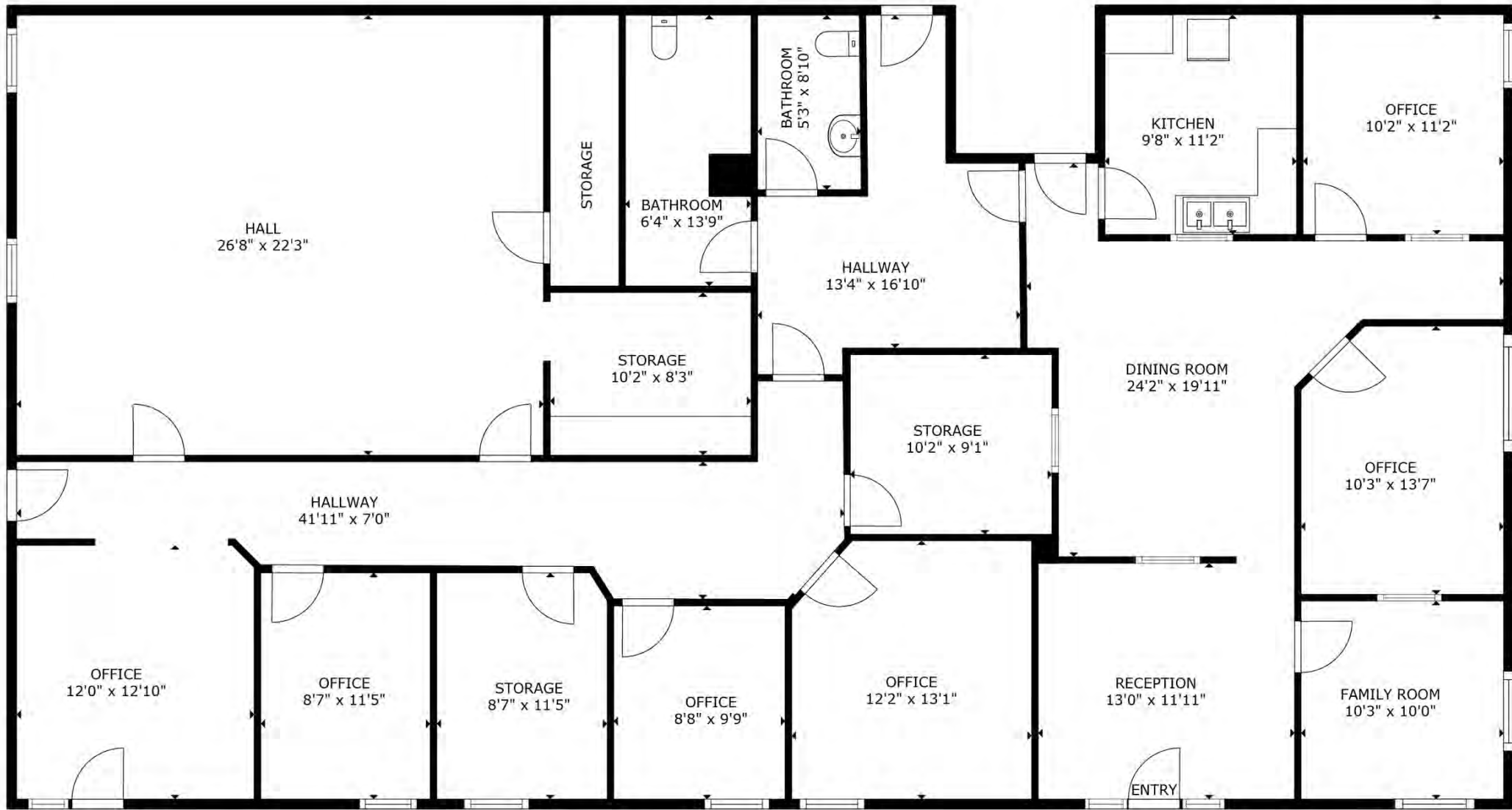
COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Well-maintained Office
- Adjacent office building also for sale
- Ideal for Owner-User or Value-Add Investor
- Below Replacement Cost
- Turnkey Professional Office
- Opportunity to Easily Convert to Multi-Tenant Net Lease
- Ample Parking
- Shared Parking Lot and Monument Sign for Strong Visibility
- Close Proximity to US Hwy 441 (36,549 VPD)
- Rapidly Growing Commercial Area with New Developments Underway
- Nearby Amenities Include: Chick-fil-A, Mister Car Wash, Pep Boys, McDonald's, Lake Square Mall, Publix, and More
- Less Than One Mile from Leesburg International Airport and the Upcoming Silver Lake Commons Retail Plaza

FLOOR PLAN

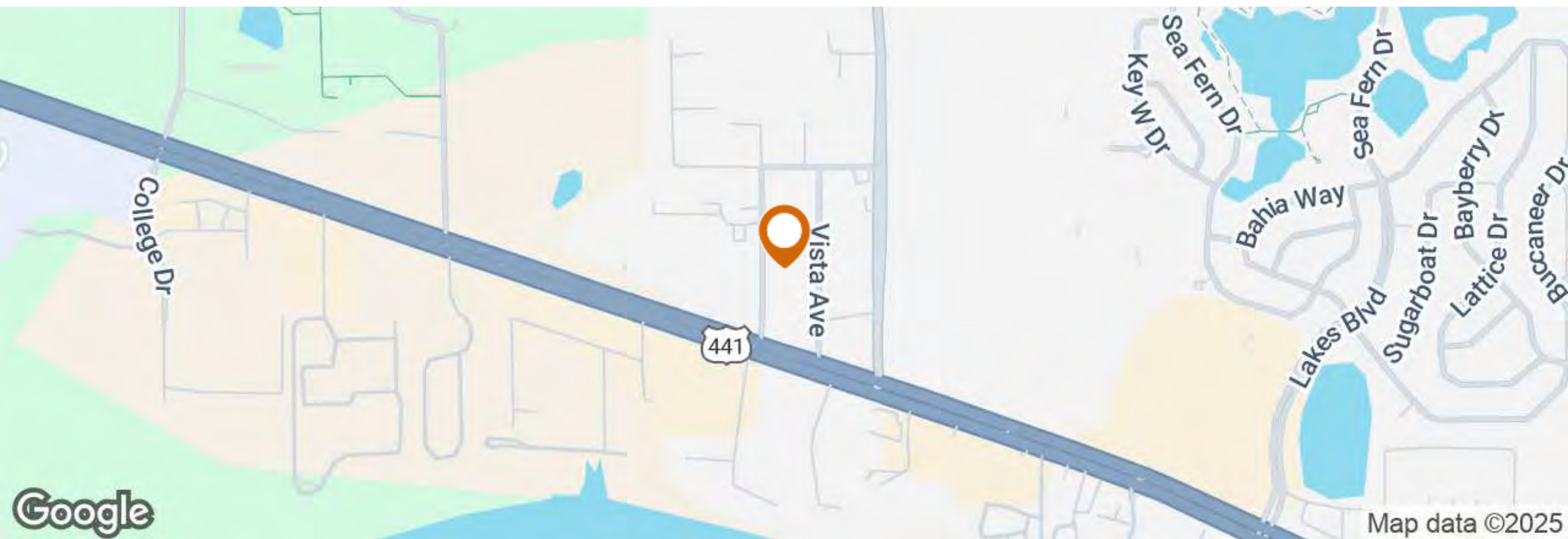


FLOOR PLAN

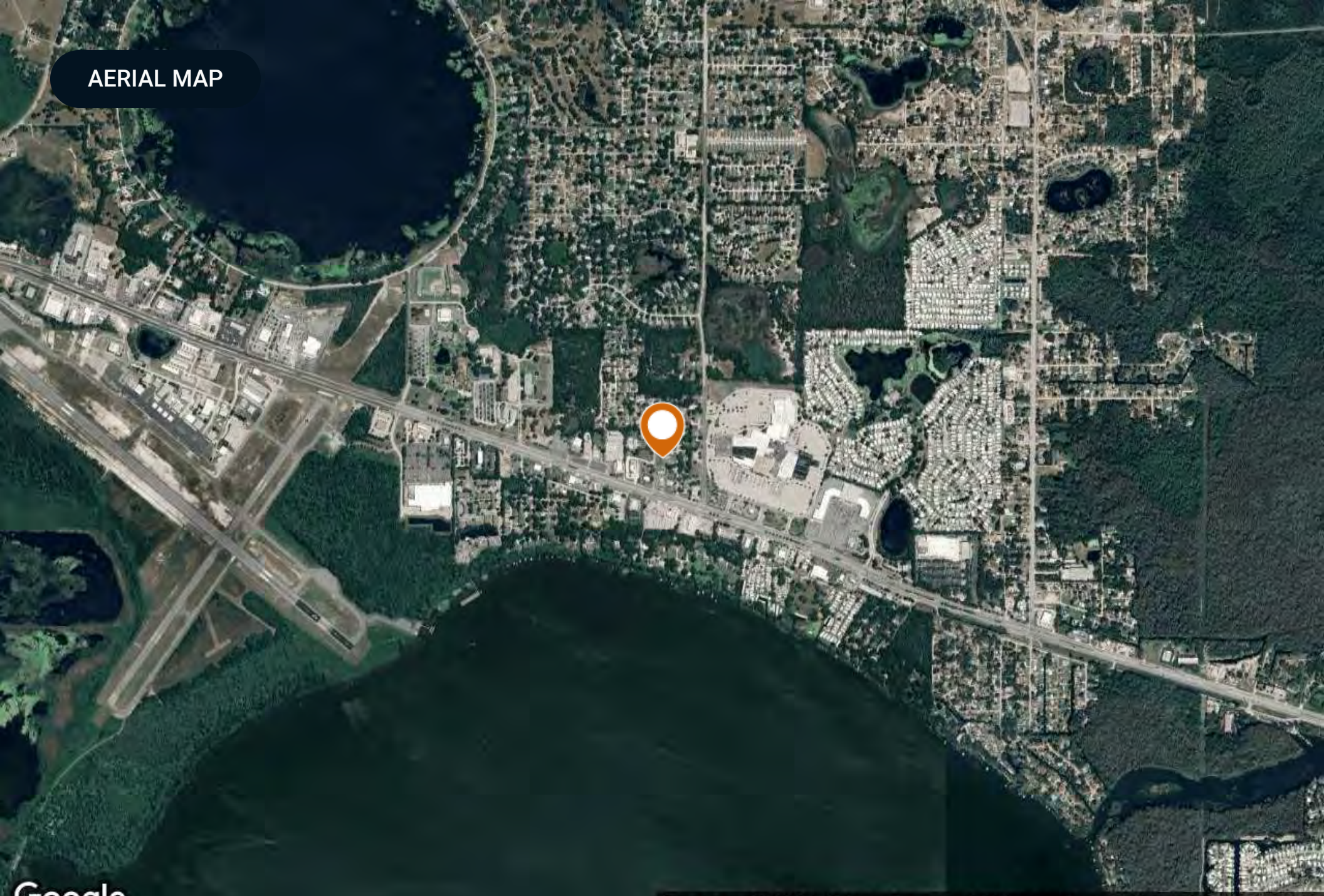


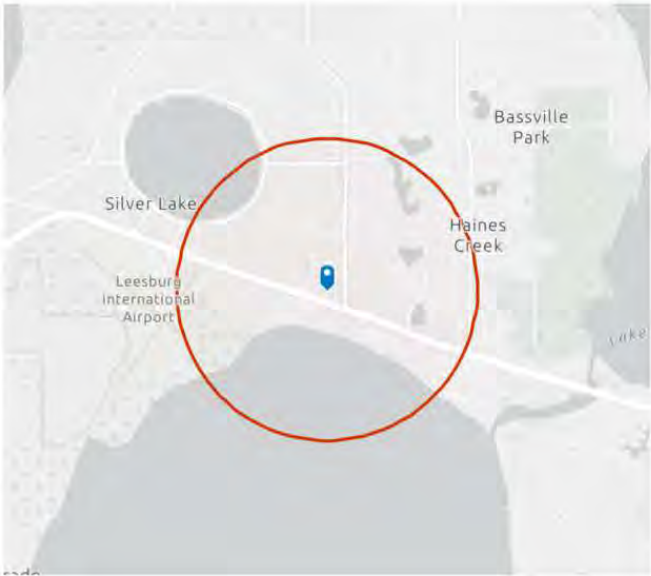
Section 2

LOCATION INFORMATION



AERIAL MAP

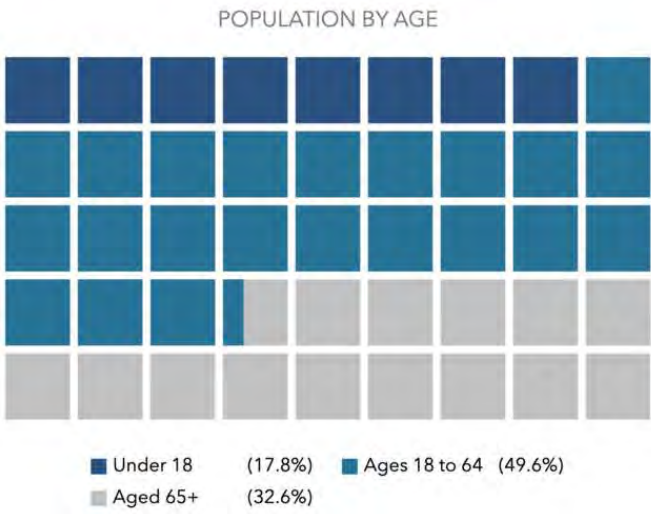
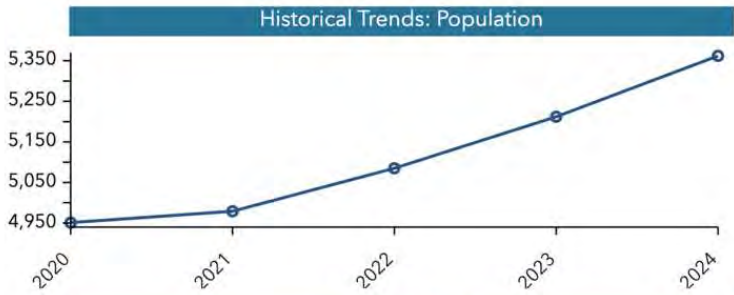




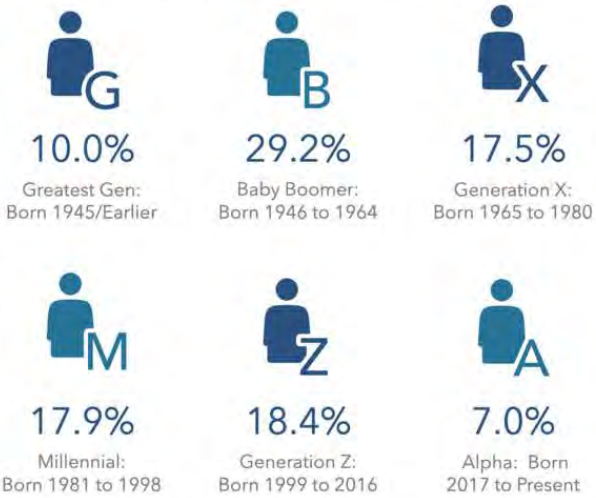
Population Trends and Key Indicators

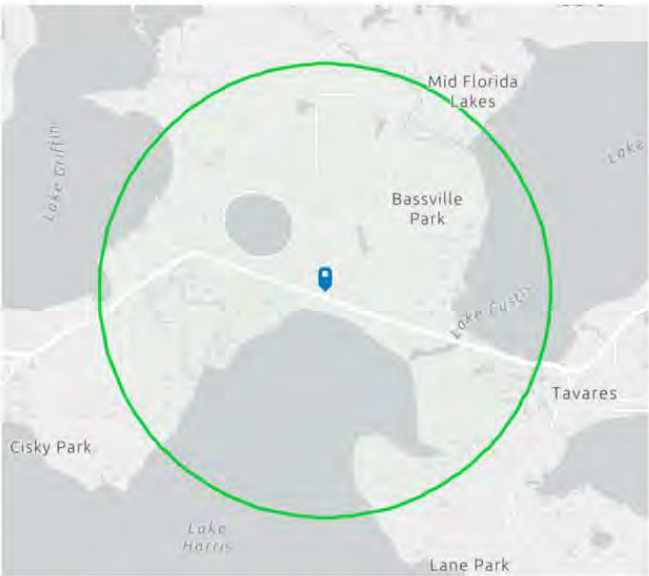
32634 Blossom Ln Ring of 1 mile								
5,362	2,382	2.25	50.7	\$57,051	\$148,158	77	153	56
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



POPULATION BY GENERATION

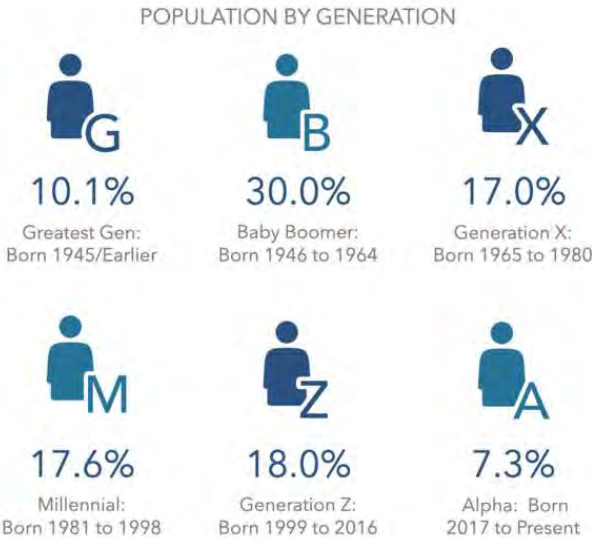
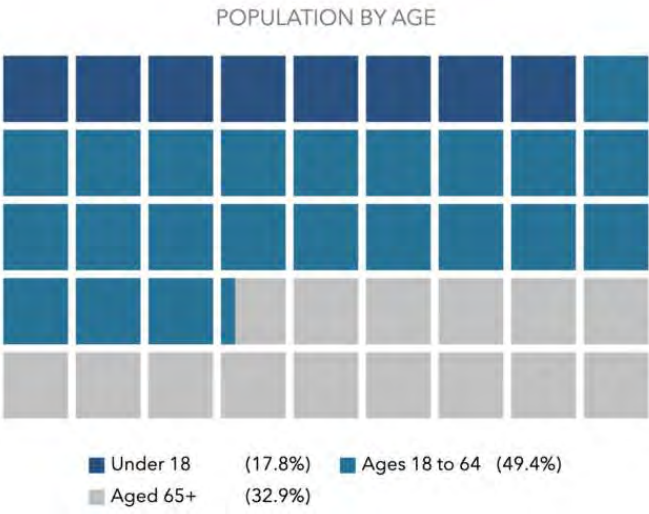
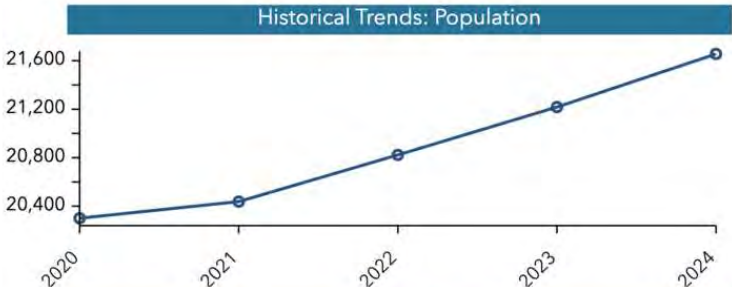




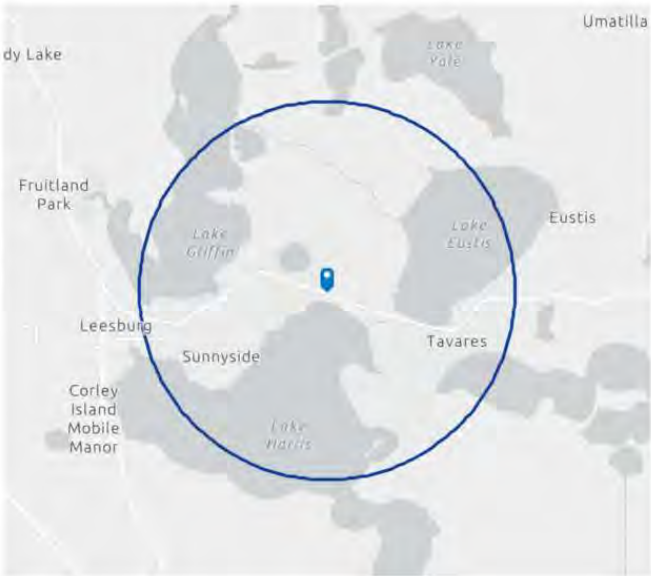
Population Trends and Key Indicators

32634 Blossom Ln Ring of 3 miles								
21,656	9,576	2.26	51.3	\$53,118	\$232,103	70	91	55
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2025 Esri



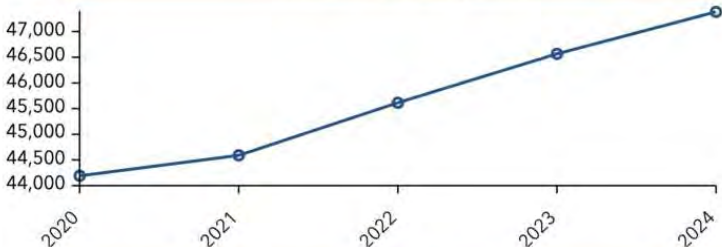
Population Trends and Key Indicators

32634 Blossom Ln Ring of 5 miles									
47,384	21,183	2.18	52.5	\$52,228	\$263,342	74	79	56	
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index	

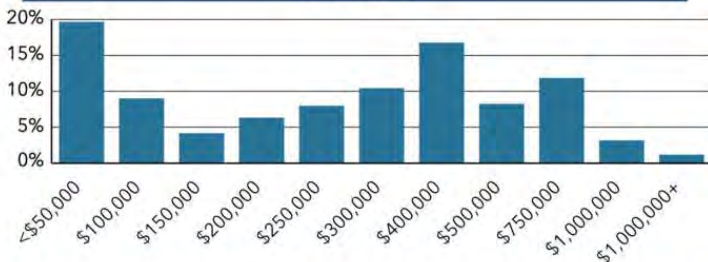
MORTGAGE INDICATORS



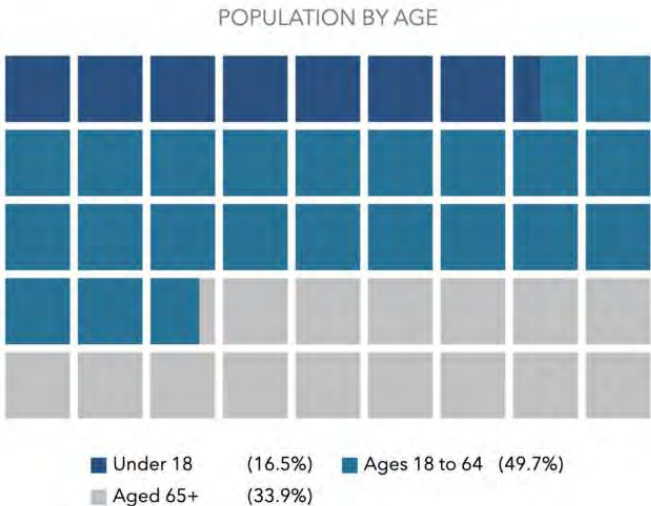
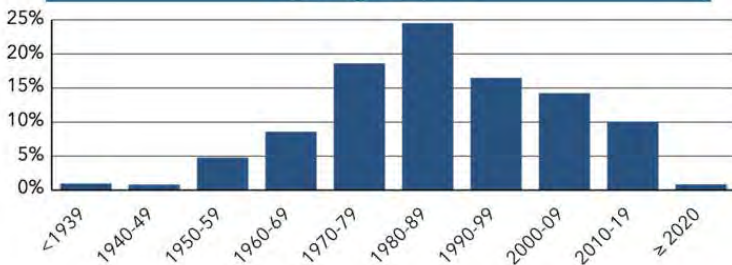
Historical Trends: Population



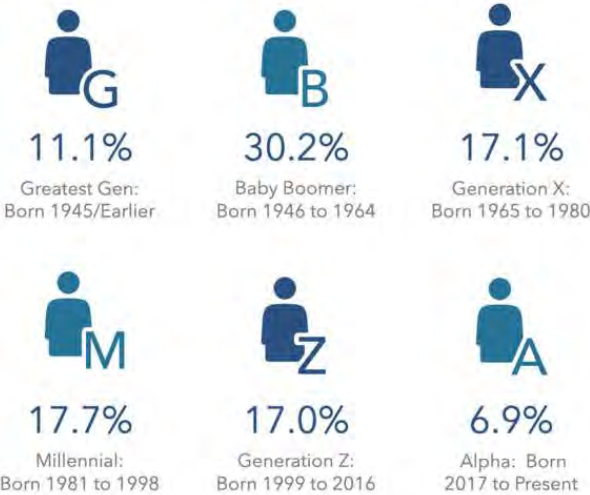
Home Value



Housing: Year Built



POPULATION BY GENERATION



COUNTY



LAKE COUNTY FLORIDA



Founded	1887	Density	385.2 (2019)
County Seat	Tavares	Population	416,179 (2023)
Area	953 sq mi	Website	lakecountyfl.gov

Lake County, part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area, was created in 1887 from portions of Sumter and Orange counties. During the 1800s, growing cotton and breeding cattle were the two main industries driving the economy. In the latter part of the 19th century, citrus tree cultivation gained momentum and eventually became the region's leading industry during the 1940s and 50s.

With its Central Florida positioning, Lake County boasts great access to US Hwy 27, I-75, the Florida Turnpike, and the new Florida 429 Beltway. This strategic location makes the area ideal for industrial distribution, warehousing, and manufacturing. Additionally, the Wellness Way area, situated just 7 miles south of Clermont, is an area of significant economic growth focused on sports and wellness.



Section 3

MAPS AND PHOTOS

RETAILER MAP

Silver Lake



US HWY 441 (36,549 VPD)



Lake Square Mall



T Mobile

Leesburg International Airport



Leesburg International Seaport



Publix



Walgreens



Lake Harris

Google

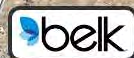
Imagery ©2025 Airbus,
Maxar Technologies

RETAILER MAP

CareerSource Central Florida

Lake Square Mall

US HWY 441 (36,549 VPD)



Google

Imagery ©2025 Airbus,
Maxar Technologies

AERIAL PHOTOS



AERIAL PHOTOS



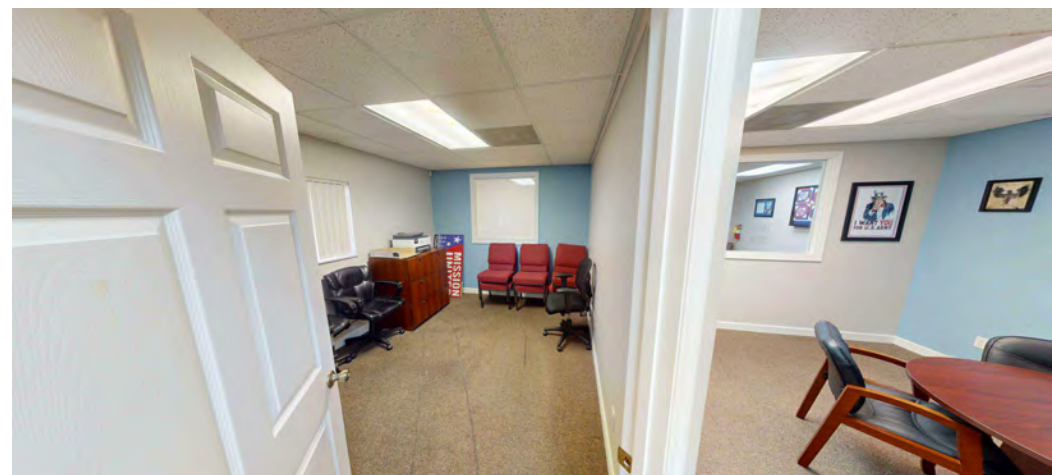
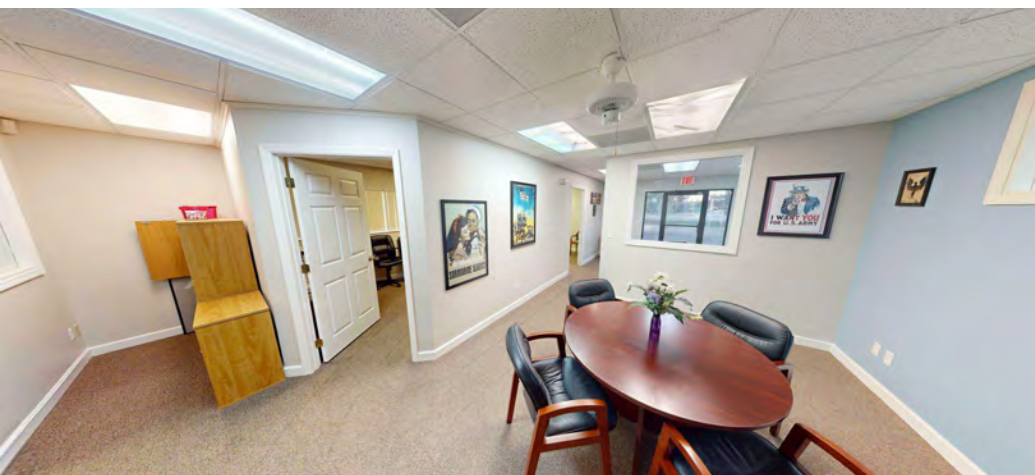
EXTERIOR PHOTOS



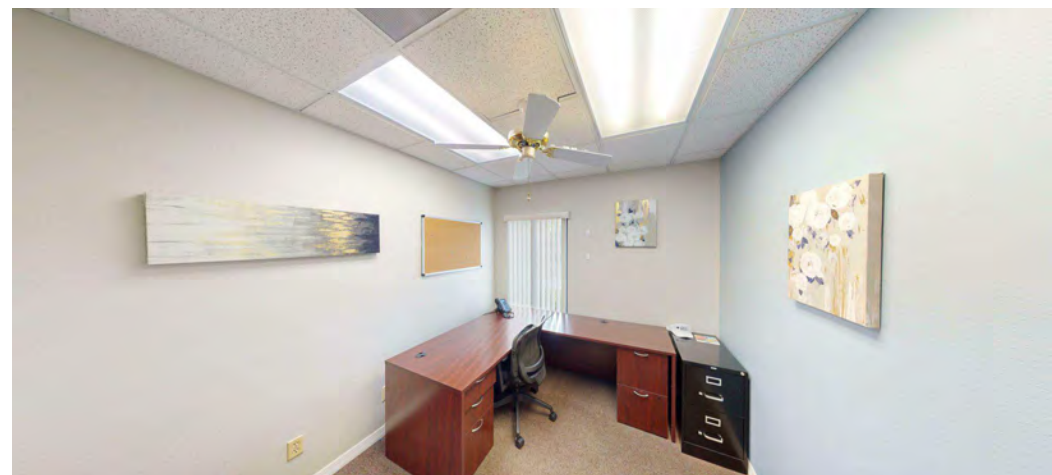
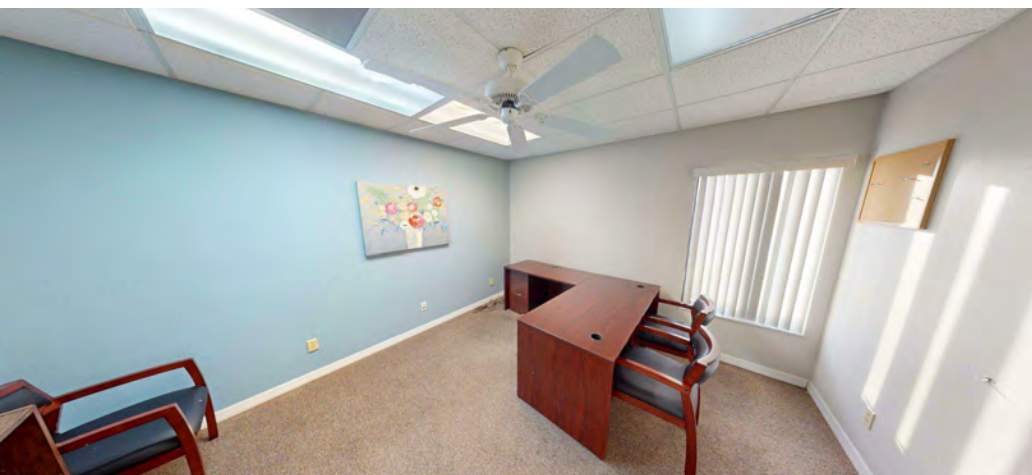
EXTERIOR PHOTOS



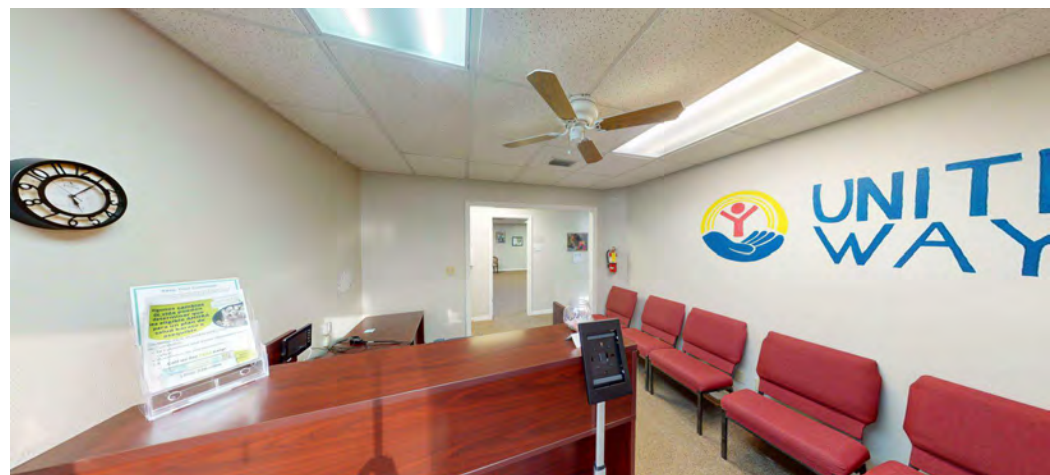
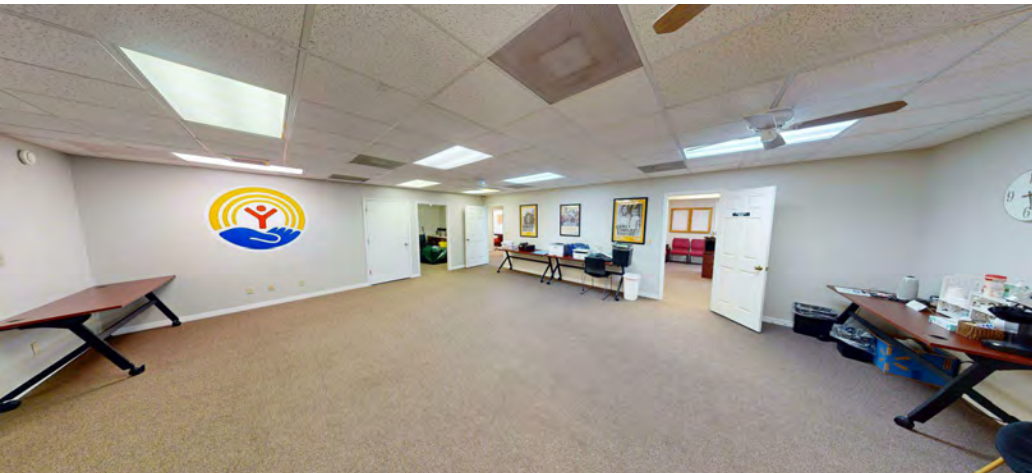
INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS





Section 4

AGENT AND COMPANY INFO

MEET RAFAEL MENDEZ



RAFAEL MENDEZ, CCIM

Regional Managing Director

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PROFESSIONAL BACKGROUND

Rafael Mendez, CCIM is the Regional Managing Director and Advisor at Saunders Real Estate in Orlando, Florida.

Rafael specializes in mid-market acquisition and disposition of industrial and office properties throughout the state of Florida. His success derives from assisting his clients with identifying optimal opportunities in the market and executing them efficiently to achieve their intended results.

Beginning his career in real estate in 2015, Rafael assisted investors in residential real estate and later transitioned into commercial real estate. Rafael brings a global perspective with a national presence, local market expertise, and a forward-thinking “client-centric” mindset built on setting clear expectations with constant communication. Through this, he has not only catapulted his own success and growth but also his client’s success and growth throughout the years.

Rafael lives in Altamonte Springs, FL, and is married to his high school sweetheart Andrea with three children. Additionally, he is involved in his community and volunteers with Habitat for Humanity Building Homes and Special Olympics. Rafael also serves on the board of directors for Commonsense Childbirth, a non-profit organization.

Rafael specializes in:

- Industrial
- Office
- Special-use Properties
- Investment Sales
- Investment Properties

MEET LAURA SENZAMICI



LAURA SENZAMICI

Broker Associate

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Direct: **352.552.0264**

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PROFESSIONAL BACKGROUND

Laura is a Multi-Million Dollar Top Producing Global Real Estate Advisor, helping many individuals, families, retirees, veterans, first responders, and investors find the perfect property for their specific needs. She has over 20 years of experience in customer service, contract negotiation, business development, and sales management. She excels in planning, marketing strategy, and attention to detail you need when you are buying or selling your home.

Laura understands the many emotions that come along with buying or selling a home and she has succeeded in making this experience the absolute best, based on her consistent 5-star reviews.

Laura has a passion for giving back to the community and has invested her time serving on multiple non-profit boards. She is familiar with all of Central Florida, and lives in Clermont with her husband and toy poodle. Her identical twin girls are grown and have started their careers in NYC.

If you are looking for a creative collaborator who will help you manage one of your most valued assets - your home - you'll find no better or more capable partner than Laura.

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