

Leesburg Commercial

131 Co Rd. 468 Leesburg, FL 34748

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker

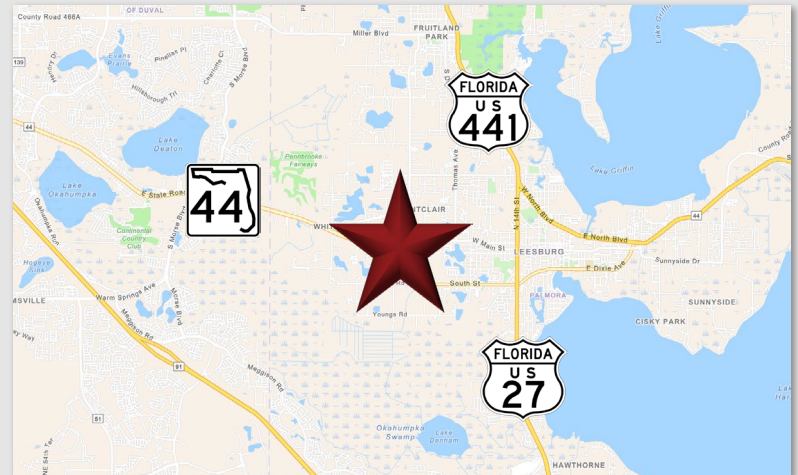


LOCATION HIGHLIGHTS

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

- **±0.46 acres** total with **±195' frontage**
- Clear and level vacant land
- **Highway Commercial zoning** and General Commercial FLU with the city of Leesburg allows for a variety of retail and office uses
- Includes **off-site retention**
- Will include easement for shared access with Blackton Flooring & Roofing building
- **Up to 4,250 SF** of commercial space allowed



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

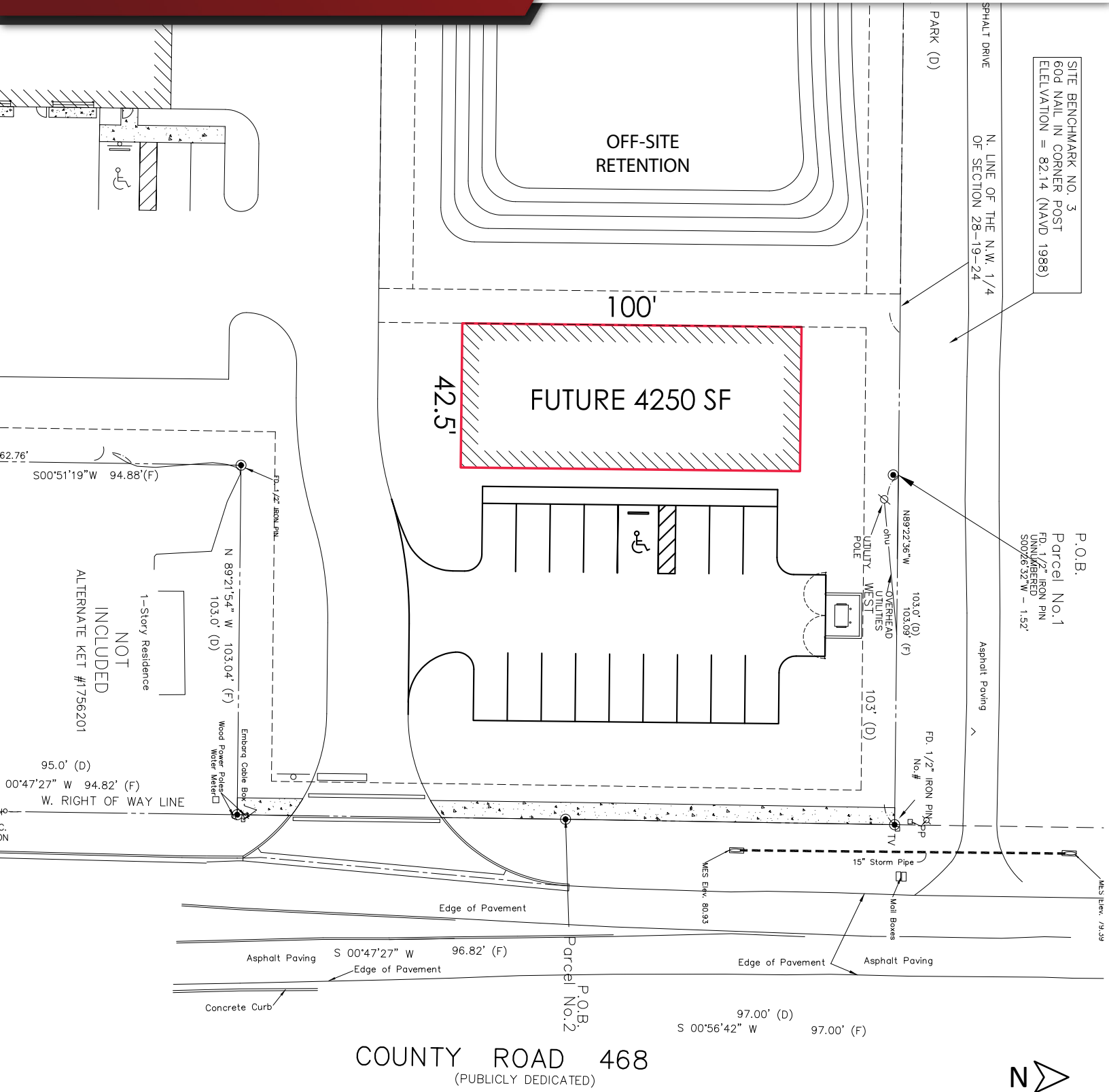
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