



AVAILABLE FOR SUB-LEASE

27405 US Hwy 27
Leesburg, FL 34748

PROPERTY HIGHLIGHTS

- Available: 20,572 SF
- 80' of frontage | 22' clear height
- Access to signalized intersection (39,000 ADT)
- Delivery Immediately

Join



AREA TENANTS

Publix.



TRUIST 



 ADVANCE
AUTO PARTS



2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	3,947	17,725	37,135
Median HH Income	\$66,176	\$66,658	\$62,598
Median Age	71.9	70.2	63.0

MARKET AERIAL



ELIZABETH WRIGHT

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BRENT ANDREWS

772.708.1599

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ZOOM AERIAL



ELIZABETH WRIGHT

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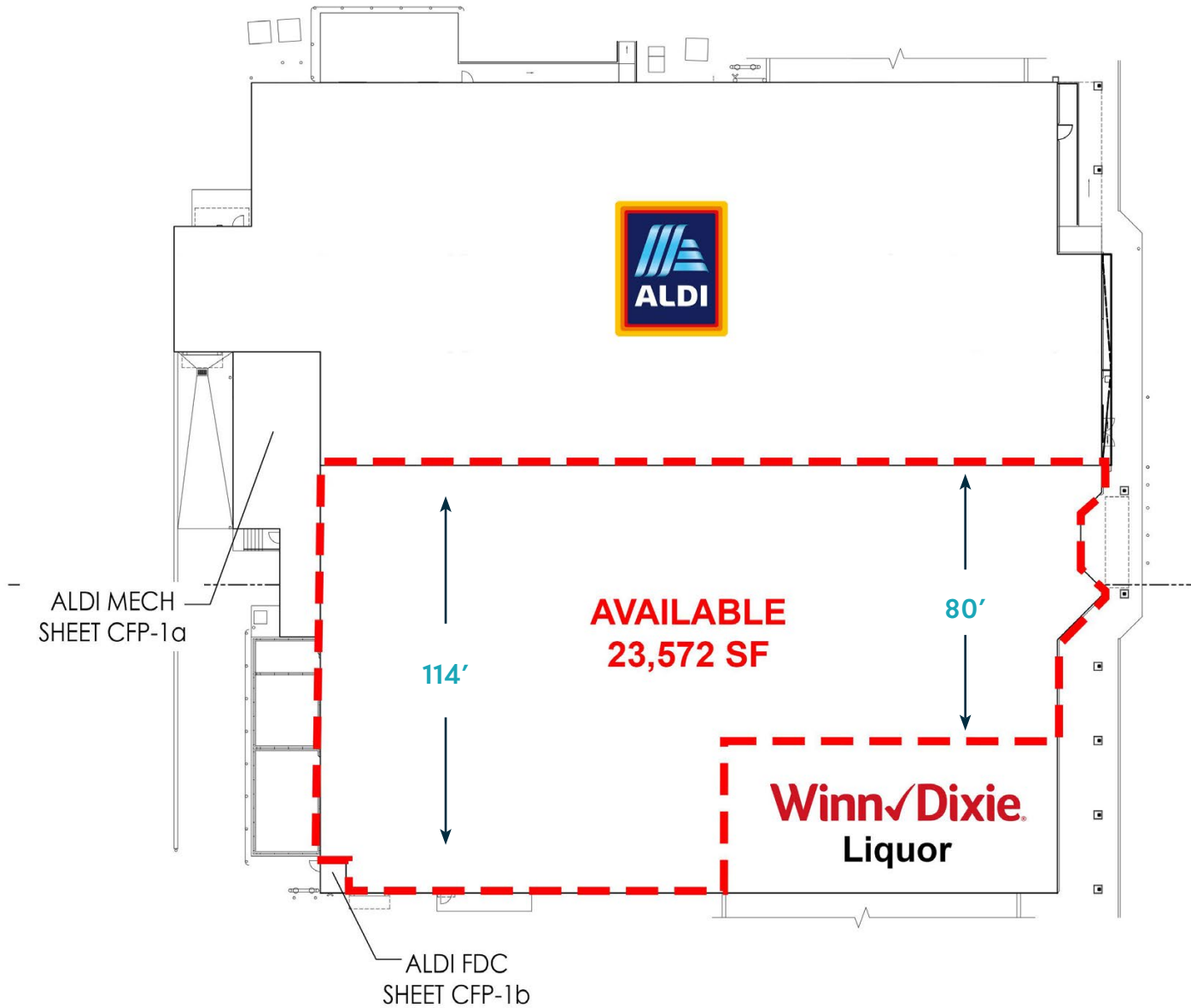
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FLOOR PLAN



DRIVETIME MAP

2025 DEMOGRAPHICS

	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
	4,064 POPULATION	20,329 POPULATION	41,507 POPULATION
	2,142 HOUSEHOLDS	10,614 HOUSEHOLDS	19,881 HOUSEHOLDS
	5,072 DAYTIME POPULATION	20,460 DAYTIME POPULATION	49,629 DAYTIME POPULATION
	\$76,605 AVERAGE HH INCOME	\$80,361 AVERAGE HH INCOME	\$76,280 AVERAGE HH INCOME
	70.9 MEDIAN AGE	68.8 MEDIAN AGE	62.0 MEDIAN AGE

