



VPD

South St

14th St



49,500 VPD

Walgreens



FOR LEASE

Freestanding Corner Building

911-913 S 14th St | Leesburg, FL





# Freestanding Corner Building

911-913 S 14th St | Leesburg, FL 34748



8,700 SF

Available

0.80 AC

Lot Size

Contact  
Broker

Rate

## ABOUT THE PROPERTY

- **Prime Location:** High-visibility site along S 14th St/ US-27 with strong traffic counts and easy access to Downtown Leesburg and major thoroughfares.
- **Flexible Space:** Ideal for retail, office, or service-based businesses with versatile layout options to suit a variety of uses.
- **Growing Market:** Situated in a rapidly expanding area with nearby residential, medical, and commercial developments driving demand.

## NEARBY RETAILERS

Publix

Walgreens

Hardee's

DUNKIN'



## TRAFFIC COUNTS

14th St

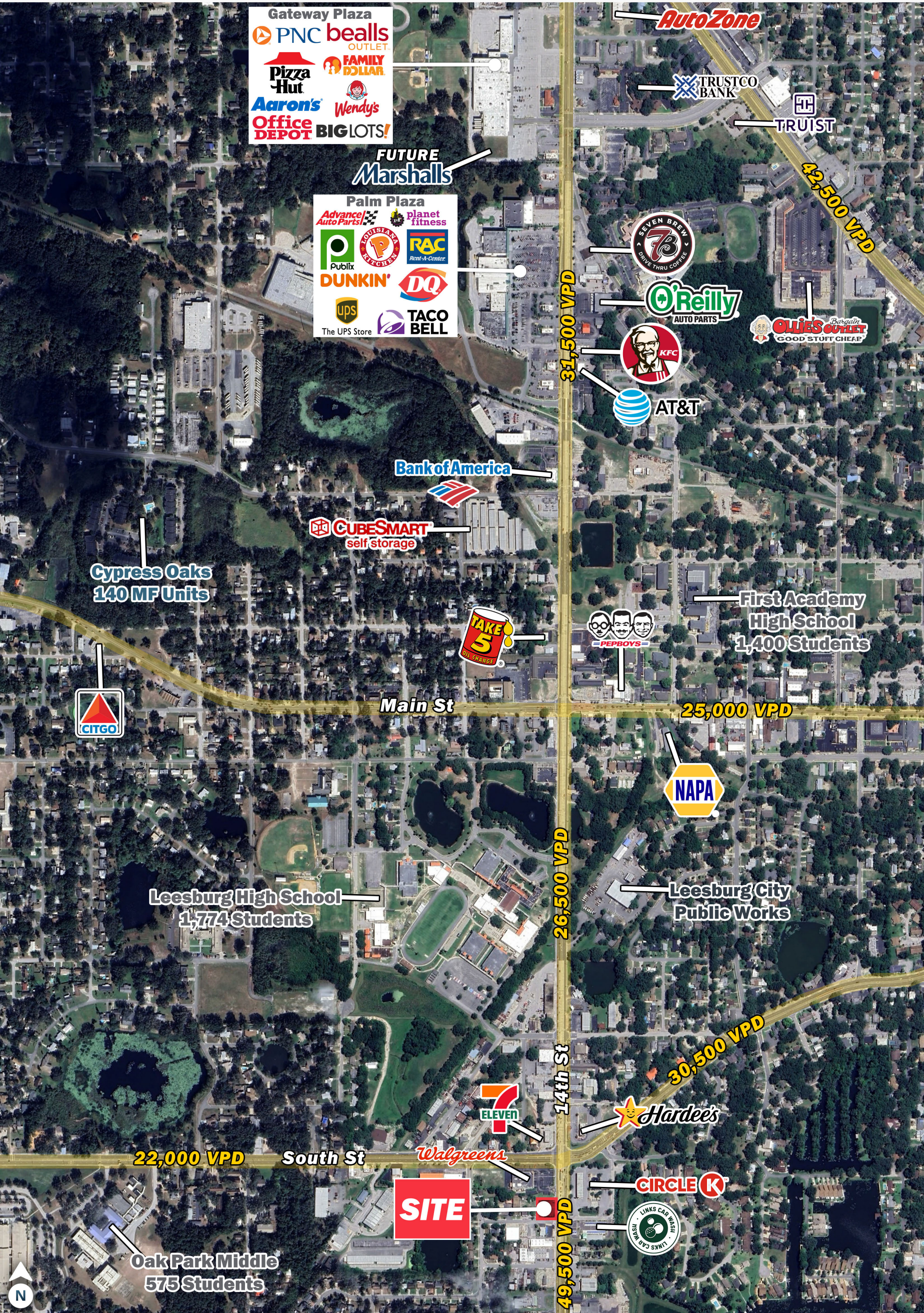
49,500 VPD

South St

30,500 VPD

Year: 2024 | Source: FDOT









22,000 VPD

South St

14th St

49,500 VPD

Walgreens

SITE

CIRCLE K

Hardee's

LINKS CAR WASH

7-Eleven

SUNOCO





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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

6,218	8,662	\$71,036	2,446
Population	Total Daytime Population	Average Household Income	Total Households

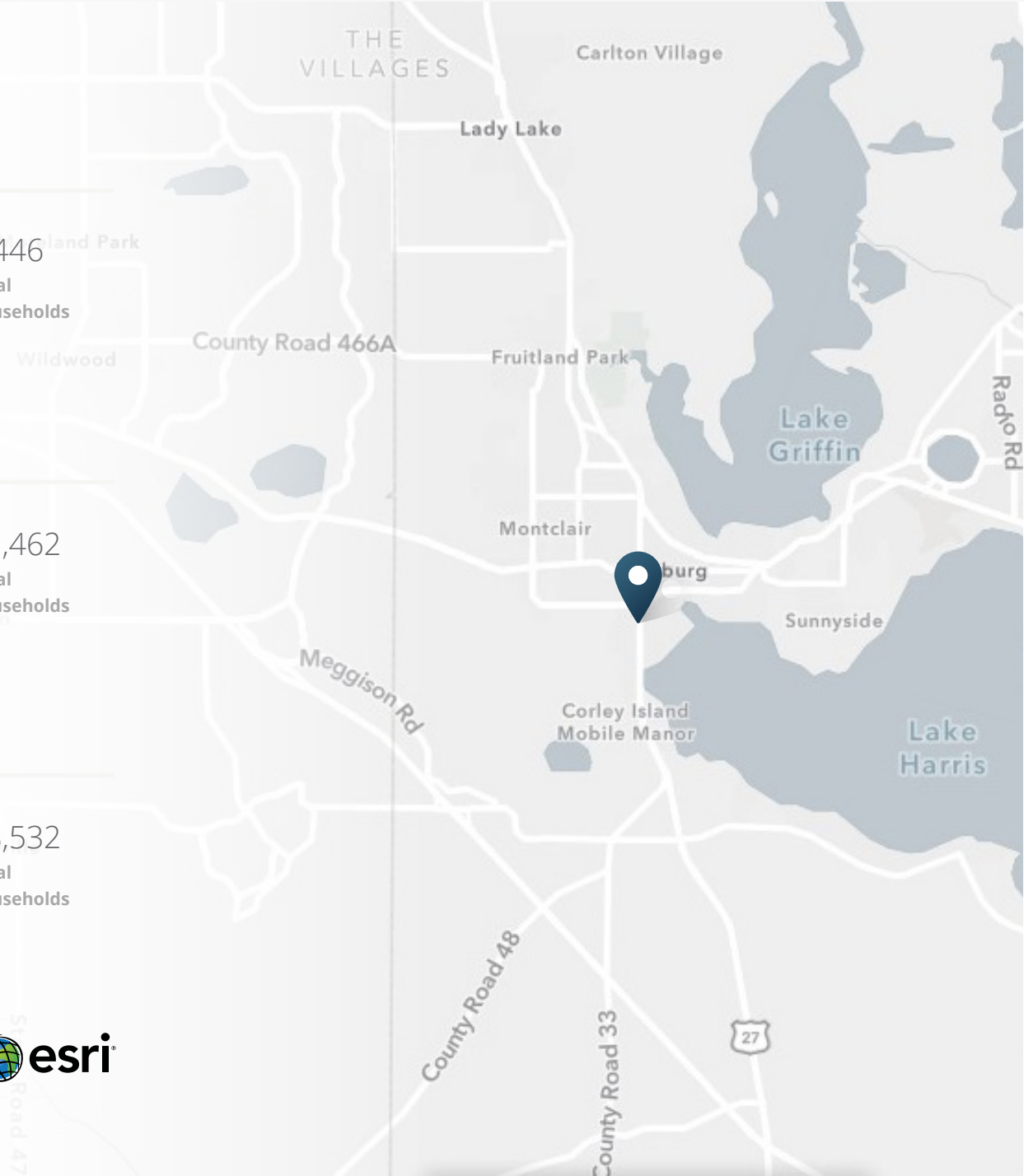
### 3 MILES

26,998	34,958	\$64,087	11,462
Population	Total Daytime Population	Average Household Income	Total Households

### 5 MILES

61,669	64,849	\$74,912	28,532
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.







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