

LAND FOR SALE

LENDER-OWNED

±53.91 ACRE VACANT MIXED-USE SITE

East Dixie Avenue (CR 44) and South Lake Street
Leesburg, Florida 34748



Location: East Dixie Avenue (CR 44) and S. Lake Street, Leesburg, Florida 34748, South Lake County, northwest of Orlando. Across from Regional Medical Center.

Size: 53.91 +/- Acres gross; 49.08 +/- net

Zoning: PUD (Planned Unit Development).
Potential for C-2 uses and residential.

Future Land Use:

- Medium Density (12 Dwelling Units/Acre)
- Estate (4 Dwelling units/Acre)

Traffic Count: 23,500 (AADT 2011)

Median Cut: Turn lanes for left and right along Dixie Avenue.

Potential Uses:

- Residential
- Active Adult Community (55+)
- Assisted Living Facility
- Medical Office
- Commercial
- Retail

Distance: Approximately one (1) hour to;

- Orlando International Airport
- Walt Disney World
- Downtown Orlando

FOR MORE INFORMATION, PLEASE CONTACT:

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CUSHMAN & WAKEFIELD OF FLORIDA, INC.

800 North Magnolia Avenue, Suite 450
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www.cushmanwakefield.com
Licensed real estate brokers

A full commission computed and earned in accordance with the rates and conditions of our agency agreement with our principal, when received from our principal, will be paid to a cooperating broker who consummates a sublease which is unconditionally executed and delivered by and between sublandlord and subtenant. (A copy of the rates and conditions referred to above are available upon request.)
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.



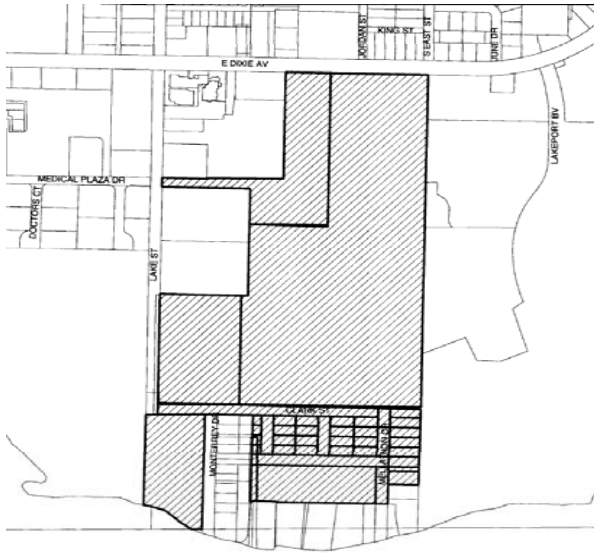


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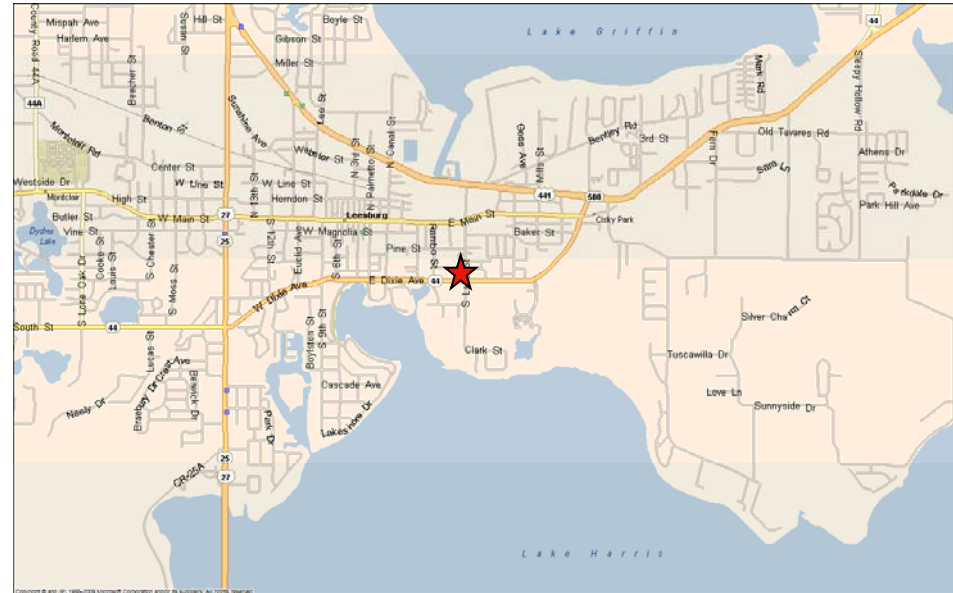
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Lake Harris



DEMOGRAPHICS (2010)	1 MILE	3 MILES	5 MILES
Population	3,946	21,446	39,397
Estimated Daytime Population	4,455	12,624	16,766
Average Household Income	\$47,606	\$44,617	\$47,261
Median Household Income	\$28,902	\$31,547	\$34,514
Estimated Median Age	54.33	48.10	53.35

Leesburg, “the lakefront city”

- Fishing, Boating – Chain of Lakes
- 1 hr to Orlando, Attractions, International Airport
- Natural Beauty
- Parks, Sport Centers, Golf
- Festivals

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