

FOR LEASE LEESBURG SQUARE

2241 N CITRUS BLVD | LEESBURG | FL 34748



PROPERTY HIGHLIGHTS

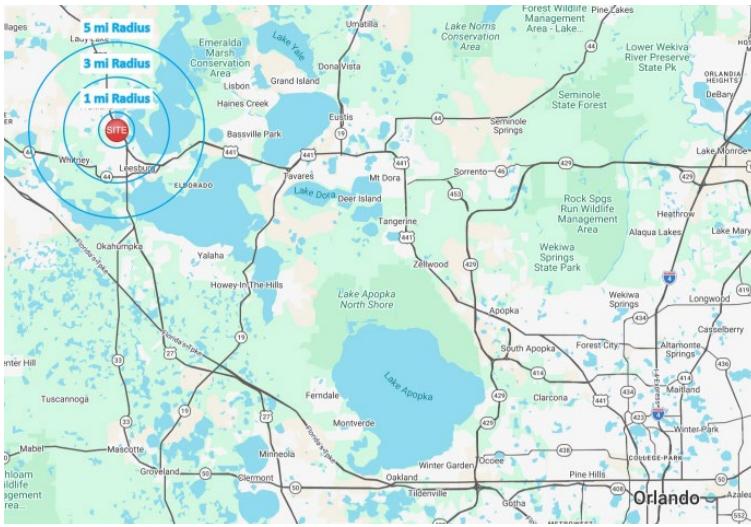
- Anchored by Aldi and complemented by nationally recognized retailers including Harbor Freight, Dollar Tree, Hibbett Sports & Pet Supermarket
- Positioned directly across from Walmart Supercenter, creating a powerful regional retail destination
- Prime signalized intersection exposure on US Hwy 441/N Citrus Blvd with 44,800 AADT
- Strong daytime and residential population driven by rapid growth throughout Lake County and The Villages area
- Excellent visibility, accessibility, and monument signage opportunities
- Established customer traffic from daily-needs, discount retail, fitness, and service-oriented tenancy mix
- Future outparcel/pad opportunity ideal for restaurant, drive-thru, medical, retail, or service users
- Conveniently located northwest of Orlando with strong connectivity throughout Central Florida

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com

www.GatorInvestments.com

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016



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DEMOGRAPHICS

2025 Estimates

TRADE AREA	1 MILE	3 MILE	5 MILE
	5,725	33,964	67,176
	\$59,041	\$76,068	\$87,002
AGE	41	46	51

AVAILABLE

± 2,000 SF - 4,000 SF

+ PAD SITE



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James A. Goldsmith, Lic. Real Estate Broker