



FOR LEASE

25010 US HIGHWAY 27 UNIT #EF/6,7,
LEESBURG, FLORIDA 34748

ALYSSA RODRIGUEZ & ANTHONY TUEROS
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COLDWELL BANKER
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PROPERTY OVERVIEW



ALYSSA RODRIGUEZ & ANTHONY TUEROS
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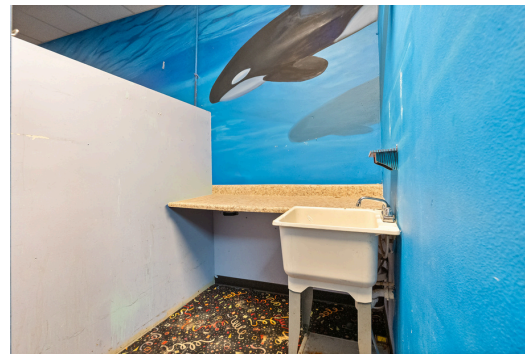
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PRICING INFORMATION

TENANTATIVE RENT SCHEDULES

25010 US HWY 27 @ 2128 SF SF @ \$17.50/ SF		
	Yearly Rent	Monthly Rent
Year 1	\$37,240.00	\$3,103.33
Year 2	\$39,102.00	\$3,258.50
Year 3	\$41,057.10	\$3,421.43
Year 4	\$43,109.96	\$3,592.50
Year 5	\$45,265.45	\$3,772.12

25010 US HWY 27 @ 1064 SF @ \$17.50/ SF		
	Yearly Rent	Monthly
Year 1	\$18,620.00	\$1,551.67
Year 2	\$19,551.00	\$1,629.25
Year 3	\$20,528.55	\$1,710.71
Year 4	\$21,554.98	\$1,796.25
Year 5	\$22,632.73	\$1,886.06

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PROPERTY & BUILDING INFORMATION

- RETAIL STRIP CENTER LOCATED IN THE SANTA ROSA COMMERCE CENTER ON U.S. HIGHWAY 27, A PRIMARY NORTH-SOUTH COMMERCIAL CORRIDOR IN LEESBURG.
- BUILT IN 2009, WELL-MAINTAINED ONE-STORY COMMERCIAL STRUCTURE.
- TOTAL BUILDING SIZE APPROXIMATELY 10,308 SF WITH MULTIPLE CONDO UNITS.
- MULTIPLE RETAIL/OFFICE UNITS AVAILABLE IN VARYING SIZES INCLUDING:
 - 1,064 SF UNITS
 - 1,430 SF UNIT WITH EXISTING INTERIOR BUILD-OUT (FORMER SALON/SPA).
 - 2,128 SF UNIT (POTENTIALLY DIVISIBLE).

SPACE TYPES & LAYOUT

- RETAIL / PROFESSIONAL / MEDICAL / OFFICE USES POSSIBLE; FLEXIBLE STRIP CENTER LAYOUT.
- UNITS OFFER HIGH VISIBILITY STOREFRONTS WITH DIRECT ACCESS FROM US-27.
- CENTRAL AIR CONDITIONING, TILE FLOORING, SLAB FOUNDATION — BUILT FOR COMMERCIAL TENANT ADAPTABILITY.

PARKING & SITE FEATURES

- OVER 30+ PARKING SPACES ON SITE, ACCOMMODATING TENANTS AND CUSTOMERS.
- SUBURBAN SHOPPING CENTER SETTING WITH PAVED ROAD FRONTAGE AND EASY INGRESS/EGRESS.

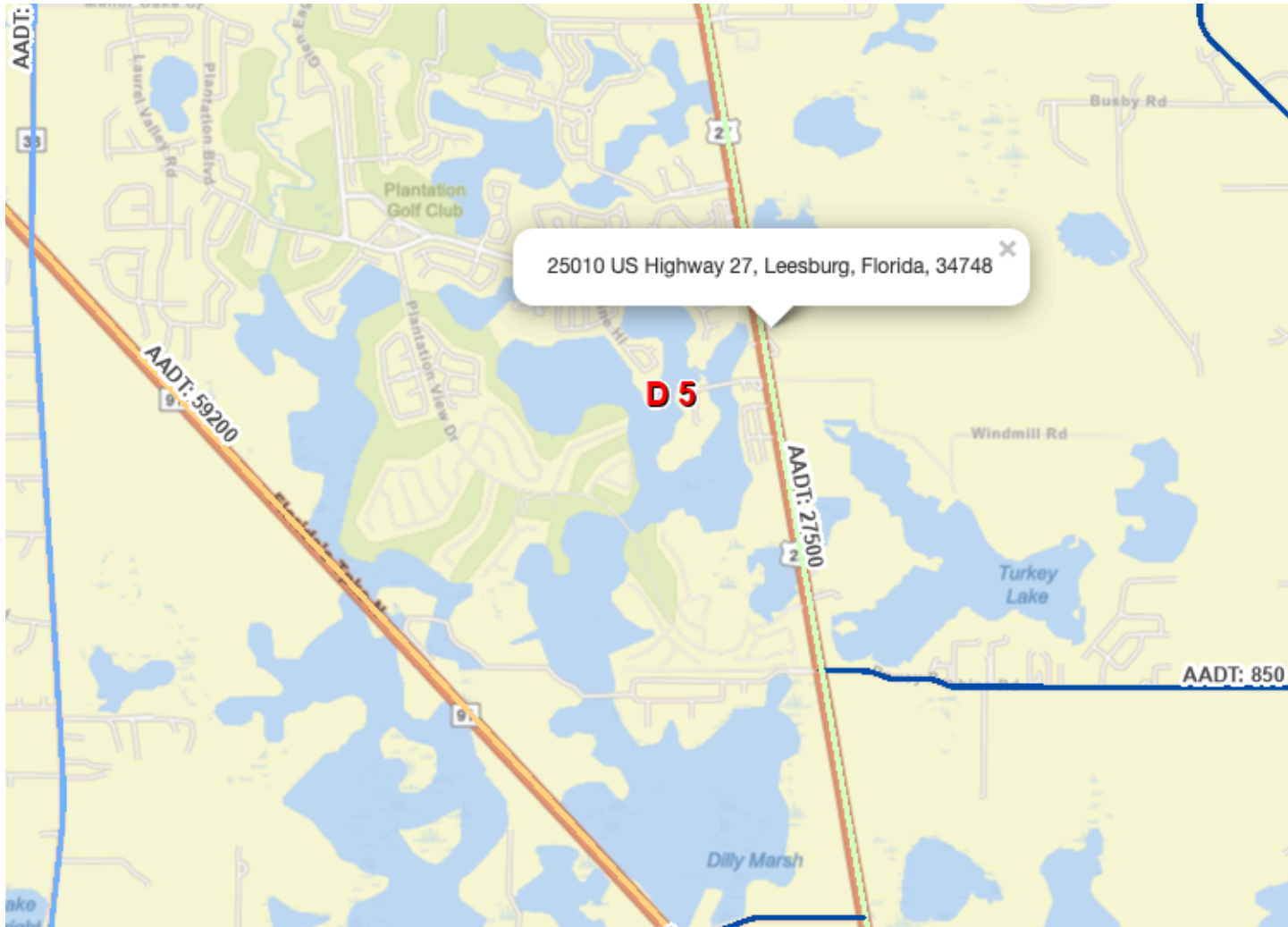
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TRAFFIC & LOCATION OVERVIEW



- HIGHWAY FRONTAGE ON U.S. HIGHWAY 27 ENSURES STRONG DAILY TRAFFIC EXPOSURE FOR TENANT BUSINESSES.
- EXCELLENT REGIONAL ACCESS WITH PROXIMITY TO MAJOR ROUTES INCLUDING FL-33 AND THE FLORIDA TURNPIKE, ENHANCING REACH THROUGHOUT CENTRAL FLORIDA.
- TRAFFIC AND ACCESS COMBINED WITH ADJACENT BUSINESSES HELP DRIVE CUSTOMER AWARENESS AND WALK-IN POTENTIAL.

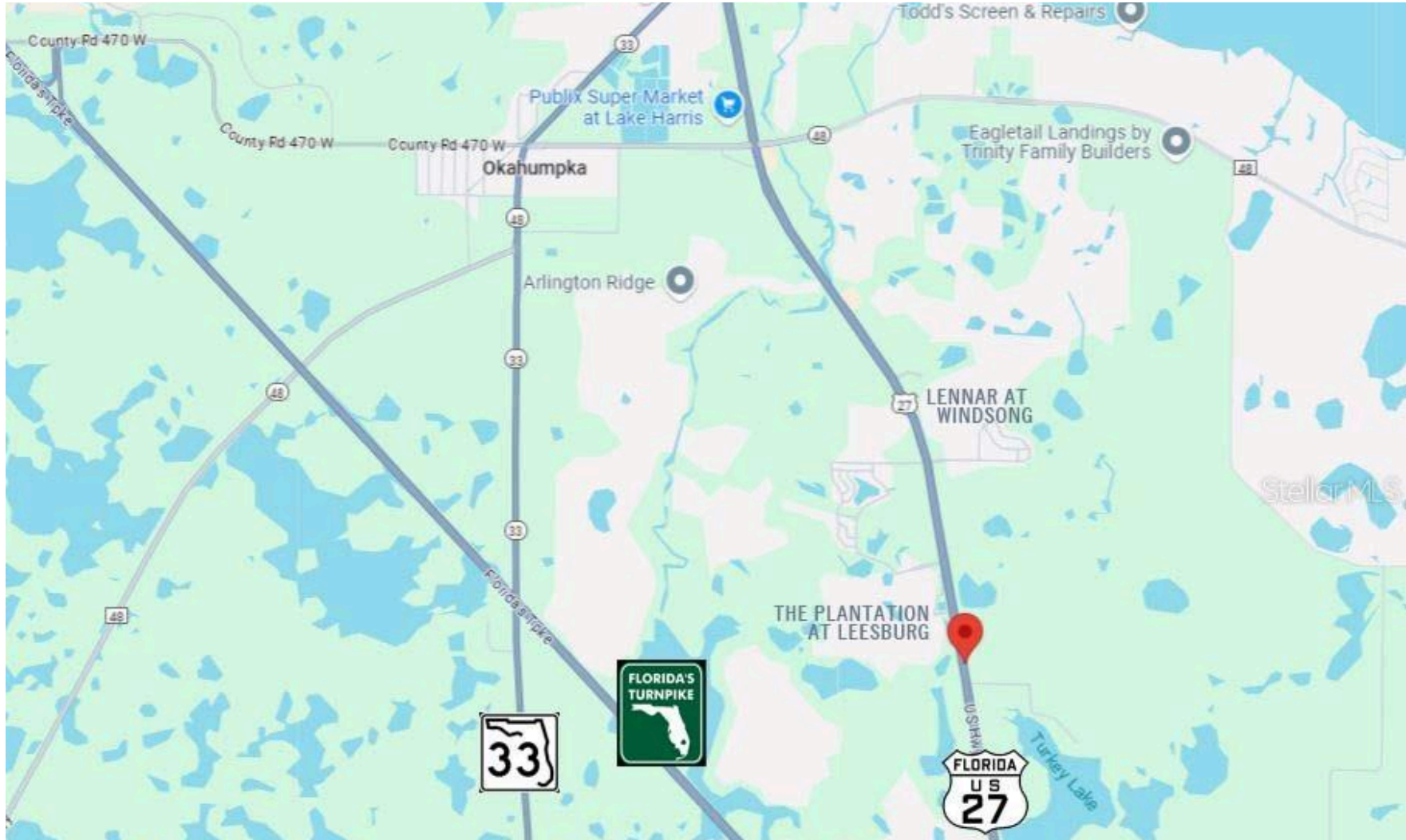
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LOCATION



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DEMOGRAPHIC OVERVIEW

SURROUNDING AREA & DEMOGRAPHICS

- NEARBY ESTABLISHED RESIDENTIAL COMMUNITIES LIKE THE PLANTATION AT LEESBURG GOLF COMMUNITY AND WINDSONG SUPPORT LOCAL CUSTOMER BASES.
- LOCATED APPROXIMATELY 16 MINUTES TO DOWNTOWN LEESBURG, 25 MINUTES TO CLERMONT, AND ~30 MINUTES TO THE VILLAGES, POSITIONING TENANTS NEAR MULTIPLE POPULATION CENTERS.
- DEMOGRAPHIC GROWTH TRENDING UPWARD, WITH POPULATION INCREASES PROJECTED WITHIN 1-5 MILE RADII.


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DEMOGRAPHIC DETAIL REPORTS

 Demographic Summary – 25010 US Highway 27 /			
Category	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population (2024 est.)	2,247	14,169	24,469
Population Growth (2024–2029)	17.30%	17.60%	17.60%
Total Households	1,291	7,563	12,513
Household Growth (2024–2029)	17.10%	17.30%	17.30%
Median Household Income	\$66,606	\$70,017	\$65,555
Avg. Household Size	1.7	1.9	1.9
Median Home Value	\$193,219	\$245,026	\$236,708
Median Age	70	66	62

All information is approximate and sourced from third-party providers believed reliable but not verified.

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