

FOR LEASE | 23,630 SF MEDICAL FACILITY | DIVISIBLE | LEESBURG, FL
 2500 CITRUS BLVD LEESBURG, FL 34748

EXECUTIVE SUMMARY

OFFICE BUILDING FOR LEASE



OFFERING SUMMARY

Available SF:	23,630 SF
Lease Rate:	\$18 SF/yr (NNN)
Lot Size:	6.04 Acres
Year Built:	1993
Building Size:	23,630 SF
Zoning:	C-3
Market:	Medical
Submarket:	Commercial
Traffic Count Street:	45,000 AADT

PROPERTY OVERVIEW

This impressive 23,630 SF medical facility sits on 6.04 acres at the high-traffic intersection of Hwy 441 and Hwy 27 in Leesburg, offering exceptional visibility, access, and signage opportunity. Originally constructed in 1993, the property is currently configured into four suites and can accommodate a variety of medical, office, or hybrid users. The entire building is available for lease, including the current 15,934 SF owner-occupied medical space, providing a rare opportunity for a full-building user or multi-tenant configuration.

The facility features a spacious main lobby, multiple exam rooms, imaging capabilities, administrative offices, and an on-site pharmacy with convenient drive-thru pick-up. The building's layout supports a wide range of healthcare users, including urgent care, specialty practices, outpatient services, or wellness providers. Originally occupied by a garden center, the property also includes rear loading dock access, offering flexibility for conversion to medical/distribution hybrid or light industrial use if desired.

PROPERTY HIGHLIGHTS

- 15,934 SF – Fully built-out, high-quality medical space (currently owner-occupied; available)
- 3,500 SF – Turnkey medical suite, built out for healthcare use
- 1,500 SF – Office Shell - located front of building near Lobby entrance
- 2,696 SF – Shell space ready for customization

FOR MORE INFORMATION CONTACT:

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BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

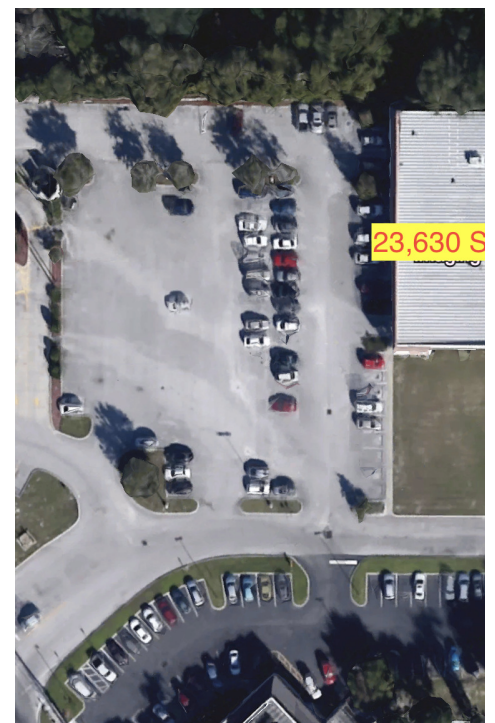
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ADDITIONAL PHOTOS

OFFICE BUILDING FOR LEASE



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LOCATION MAP

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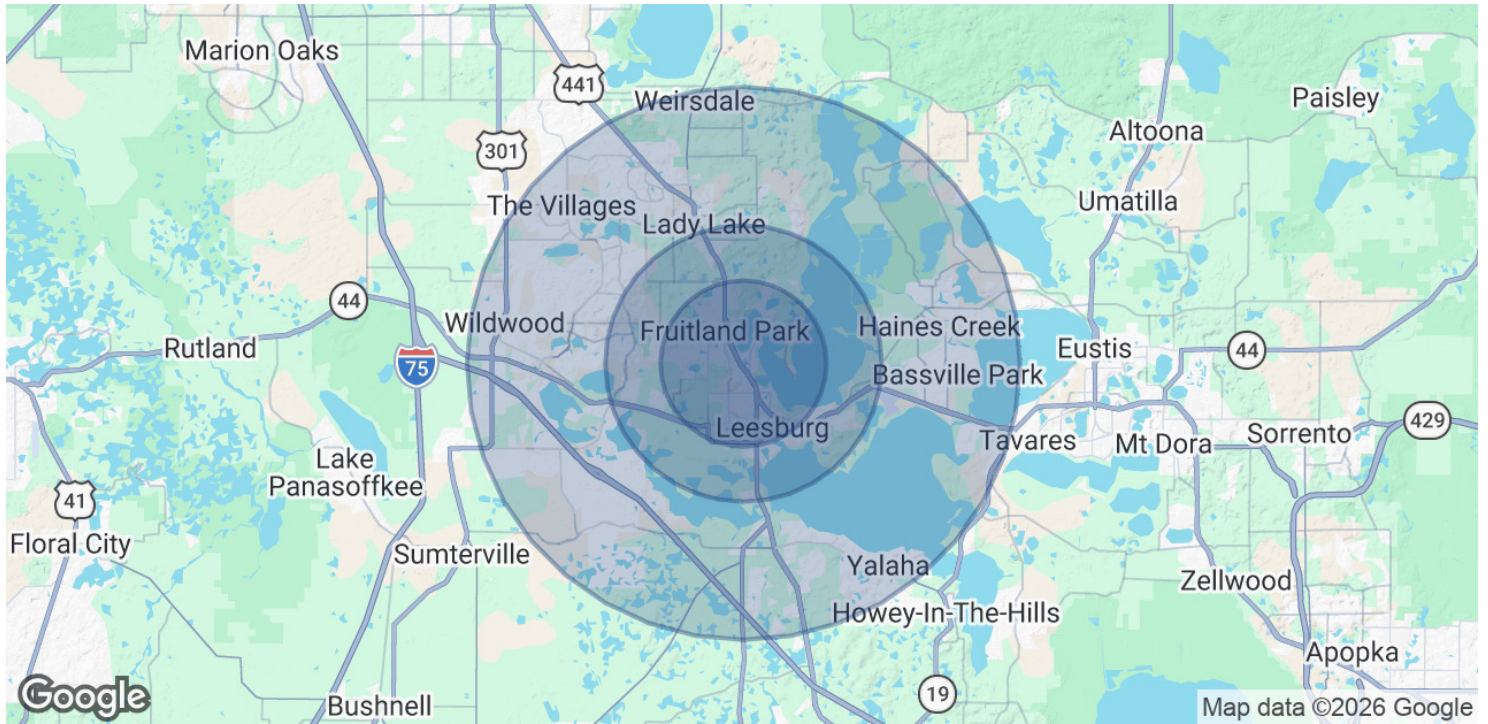
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DEMOGRAPHICS MAP & REPORT

OFFICE BUILDING FOR LEASE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	30,899	66,754	232,223
Average Age	47	53	60
Average Age (Male)	45	53	60
Average Age (Female)	48	54	60

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	13,292	30,728	113,993
# of Persons per HH	2.3	2.2	2
Average HH Income	\$70,214	\$80,937	\$83,220
Average House Value	\$262,819	\$332,799	\$345,926

2020 American Community Survey (ACS)

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