

PALM PLAZA

715 N. 14th Street Leesburg, FL 34748



PROPERTY HIGHLIGHTS

- Centrally located in the heart of Leesburg, FL along US 27 between US 441 and SR 44
- Anchored by a high-performing Publix with strong national tenants including Planet Fitness, T-Mobile, Cora Health, TruEars, Firehouse Subs, and UPS and more
- Regional draw from The Villages, Florida's fastest-growing, top-selling master-planned retirement community
- Exceptional traffic exposure with 22,500 AADT on US 27, 43,000 AADT on US 441, and 26,000 AADT on SR 44
- Proximity to UF Health that recently expanded to 350 beds, which has over 1,500 employees
- Ideal for smoothie/juice concepts, hair salon or barbershop, hardware, pet supplies, eye care, specialty medical, and urgent care

DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

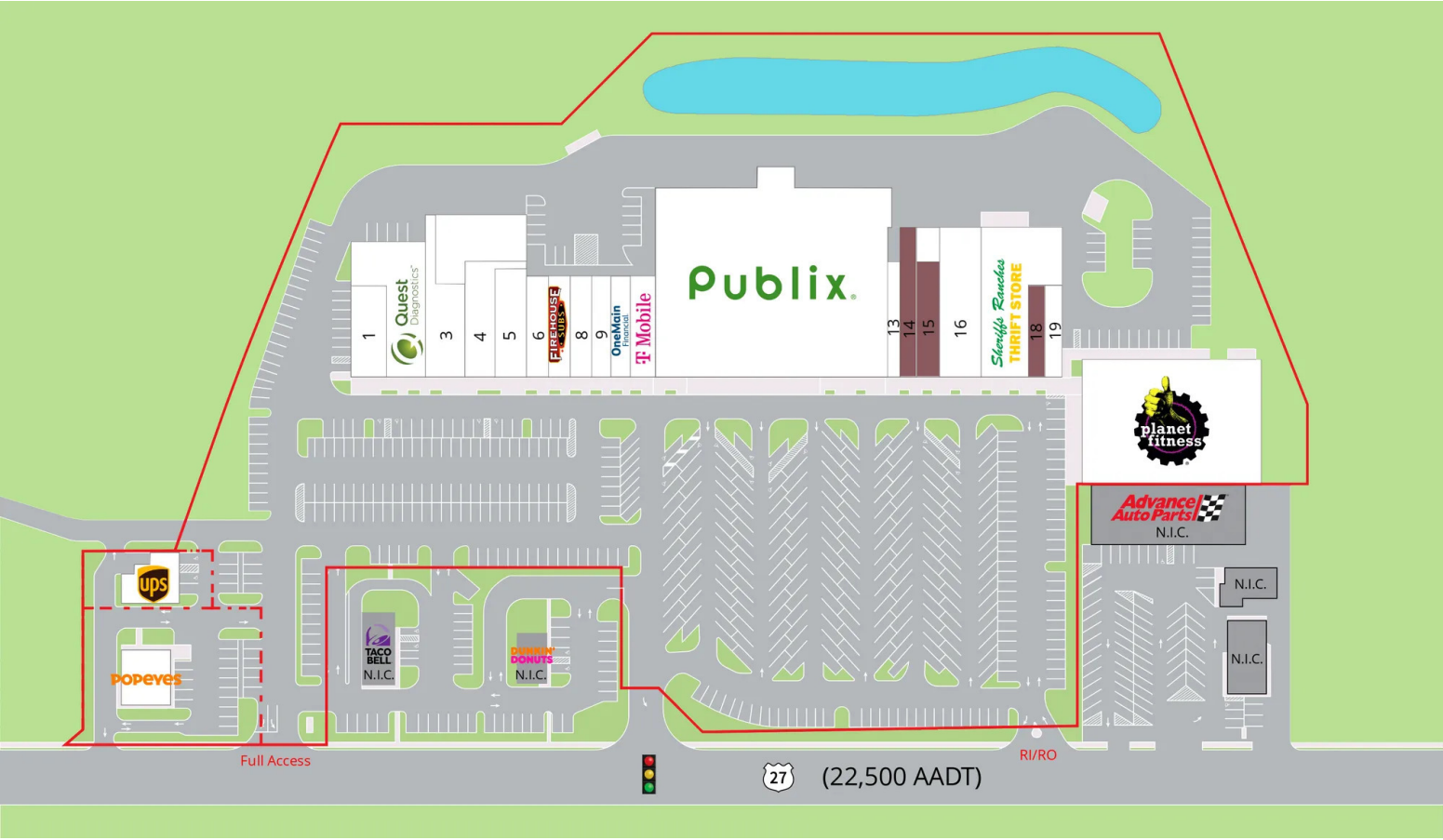
Total Households	12,778	26,675	58,042
Total Population	30,122	59,224	118,757
Average HH Income	\$67,457	\$80,389	\$91,426



The Sembler Company | 800.940.6000 | <https://www.sembler.com>

SERINA MORISON
727.344.8190
serina.morison@sembler.com

Although the Sembler Company has obtained the information contained herein from sources it believes to be reliable, and believes the information to be correct, no representations or warranties, express or implied, are made as to the accuracy or reliability of this information. Any references to square footage or age are approximate only. The recipient bears sole responsibility for verification of the accuracy of the information contained herein and bears all risk for any inaccuracies. The Sembler Company shall have no liability or responsibility to any party for any loss or damage arising from reliance by any party on the information contained herein. Site plans subject to change.



SITE PLAN & AVAILABILITY

1	Cora Health	9	TruEar	16	Bob's Liquors
2	Quest Diagnostics	10	OneMain Financial Group	17	Sheriffs Ranches Thrift
3	Rent A Center	11	T-Mobile	18	AVAILABLE900 SF
4	Affordable Dentures	12	Publix	19	Total Wireless
5	Read's Uniform	13	Linda's Nails and Spa	20	Planet Fitness
6	Advance America	14	AVAILABLE2,250 SF	OP1	Popeyes
7	Firehouse Subs	15	AVAILABLE3,417 SF	OP4	UPS Store
8	China Garden Restaurant				