

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, TruEar, 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

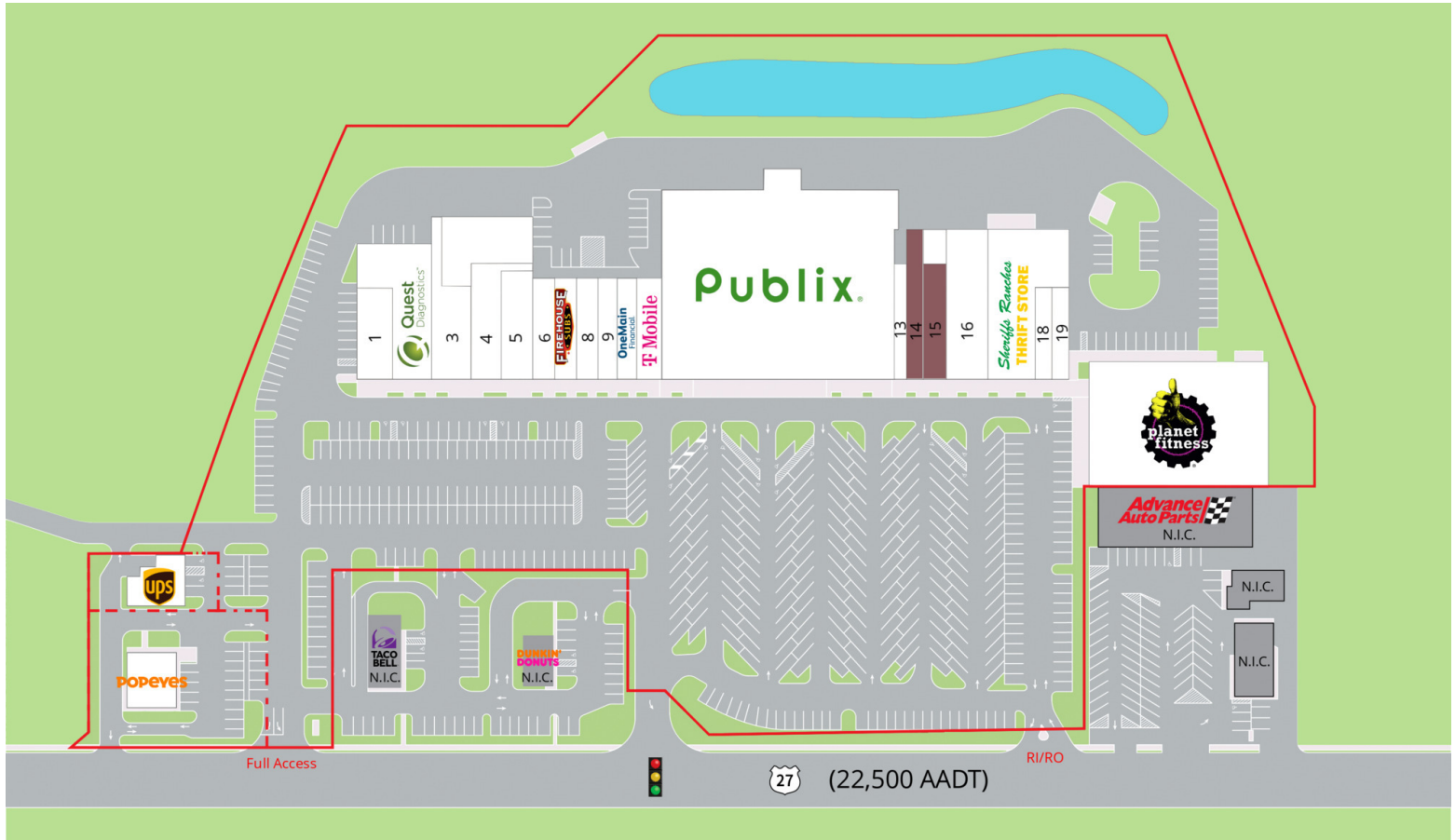
727.344.8190

serina.morison@sembler.com

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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 Lease Pending |
| 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 AVAILABLE 2,250 SF | OP1 Popeyes |
| 7 Firehouse Subs | 15 AVAILABLE 3,417 SF | OP4 UPS Store |
| 8 China Garden Restaurant | | |

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