



**32900 RADIO ROAD,
LEESBURG, FL 34788**

FOR SALE
\$1,950,000



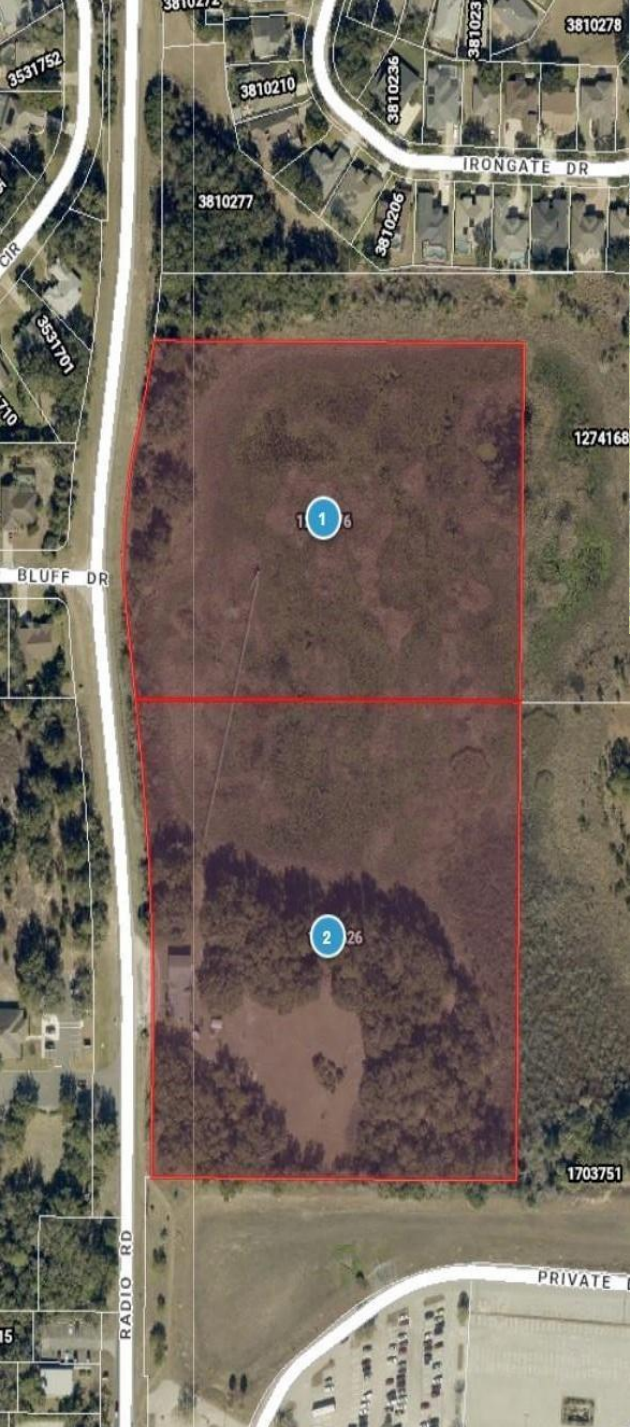
Sophie Halper

Sales Associate

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- 17.05 Acres total
- 6.5 Acres available for a Planned Unit Development
- Survey and environmental report recently completed



Property Overview

- Two Parcels:
 - #23-19-25-0002-000-00300
 - #01-19-25-0500-041-00501
- Total Acreage: 17.05 Acres
- Usable Land Acreage: 6.5 Acres available for a PUD
- Location: 32900 RADIO ROAD, LEESBURG, Florida 34788
- Highlights:
 - Located in the heart of Leesburg
 - Next to Lake Square Mall, Major Retailers and Leesburg International Airport
 - Minutes from Orlando and The Villages!
 - Thriving Commercial & Business Corridor



Property Synopsis

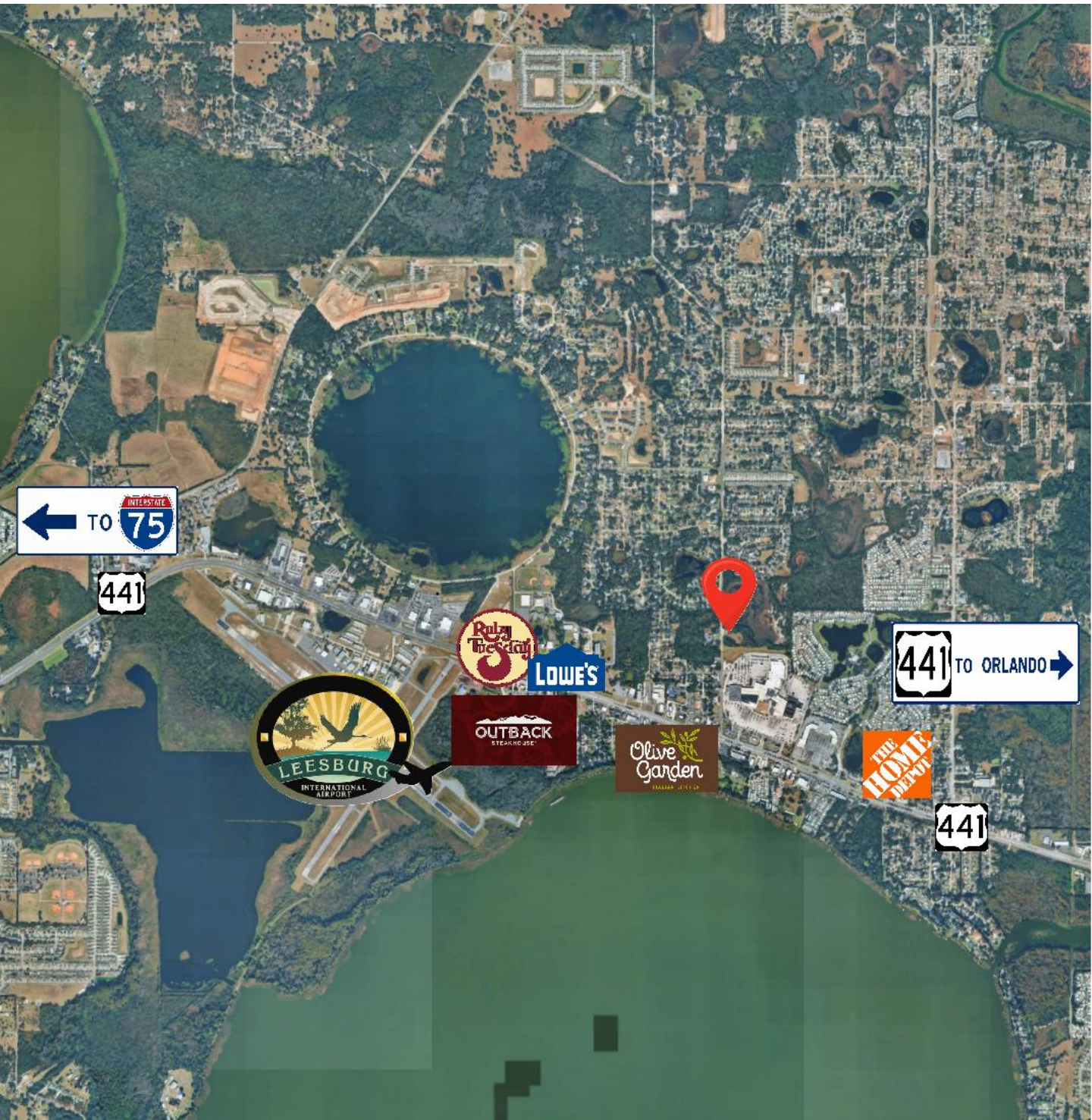
INVESTOR & DEVELOPER OPPORTUNITY!

Position your next project in the heart of Leesburg—one of Central Florida’s fastest-growing communities. These two strategically located parcels included in the sale (Alt #1183626 & Alt #1274176) total 17.05 acres and provide approximately 6.5 acres of usable land with potential for commercial or residential development. The property is ideally situated next to Lake Square Mall, just off U.S. Highway 441 and directly across from Leesburg International Airport. Major retailers—including Home Depot and Lowe’s—along with numerous restaurants, shopping destinations, and essential services are all nearby

A recently completed survey and environmental report are available, helping streamline the due-diligence process. With excellent highway access, outstanding visibility, and convenient proximity to The Villages and Orlando, this property presents an exceptional opportunity to invest in one of Central Florida’s most active growth corridors. **Bring your vision and take advantage of this prime development opportunity.**



Local Area



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



Local Area Demographics (10-Mile Radius)

Estimated Population



232,000 +

People within a 10-mile radius of
32900 Radio Rd, Leesburg, FL 34788



Households

114,000+

Range: 110,000 – 115,000



Average Household Size

2.0 – 2.2

Range: 2.0 – 2.2 persons



Average Age

59 – 60

Range: 59 – 60 years



Median Household Income

\$65,000 – \$70,000

Range: \$65,000 – \$70,000



Average Household Income

\$80,000 – \$85,000

Range: \$80,000 – \$85,000



Median Home Value

\$330,000 – \$350,000

Range: \$330,000 – \$350,000



Population
Density

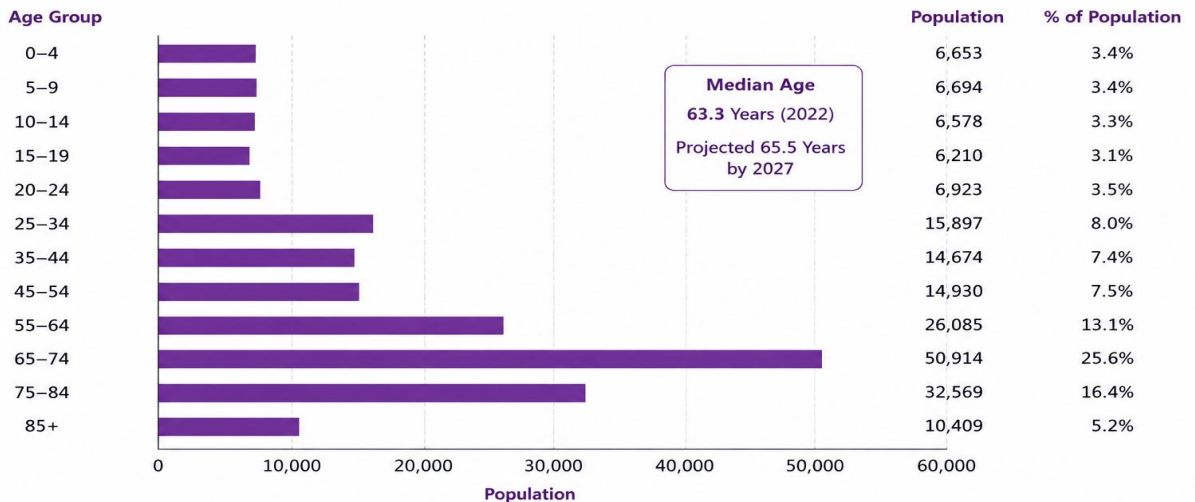
700 – 800 people per square mile

Range: 700 – 800 people/sq. mi.

Source: Esri Demographic Data (2022)

Population by Age (10-Mile Radius)

Located within a 10-mile radius of 32900 Radio Road, Leesburg, FL



Source: Esri Demographic Data (2022)

Population Characteristics

Located within a 10-mile radius of 32900 Radio Road is a population base of approximately 232,000 residents and 114,000 households. The area benefits from an estimated \$83,000+ average household income and an average home value approaching \$346,000. The surrounding market is anchored by Leesburg and neighboring communities including Tavares, Eustis, Mount Dora and Fruitland Park, providing a substantial and growing consumer base for future commercial or residential development.

Building 1

Commercial		Building Value: \$74,374.00 Building Use: OFFICE RES CONST (17D) Structure Type:		
Summary		Section(s)		
Year Built:	1950	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	2752	FINISHED LIVING AREA (FLA)	1.00	2752
Full Bathrooms:	0	FLA (2,752 sf) View Larger		
Half Bathrooms:	1			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			



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