



**27101 US HIGHWAY 27
LEESBURG, FL 34748**

**FOR SALE
\$2,500,000**



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- 2.31 Acres
- C-3 Zoning
- Turnkey property, Buyer will only need a site plan approval



- Parcel ID #14-20-24-0004-000-04601
- Acreage: 2.31 Acres
- Zoning: C-3
- Location: 27101 US HIGHWAY 27, LEESBURG, FL 34748
- Highlights:
 - Quick Access to the Florida Turnpike
 - High traffic counts along US Highway 27
 - Minutes from Orlando and The Villages
 - Thriving Commercial & Business Corridor
 - Immediate Development Potential with FDOT Improvements
 - 329 FT of Highway Frontage Offering Maximum Visibility



Property Synopsis

Whether you are an investor seeking a premier commercial land opportunity or a developer looking for a site with substantial pre-development work already completed, this property is truly turnkey and ready for its next phase.

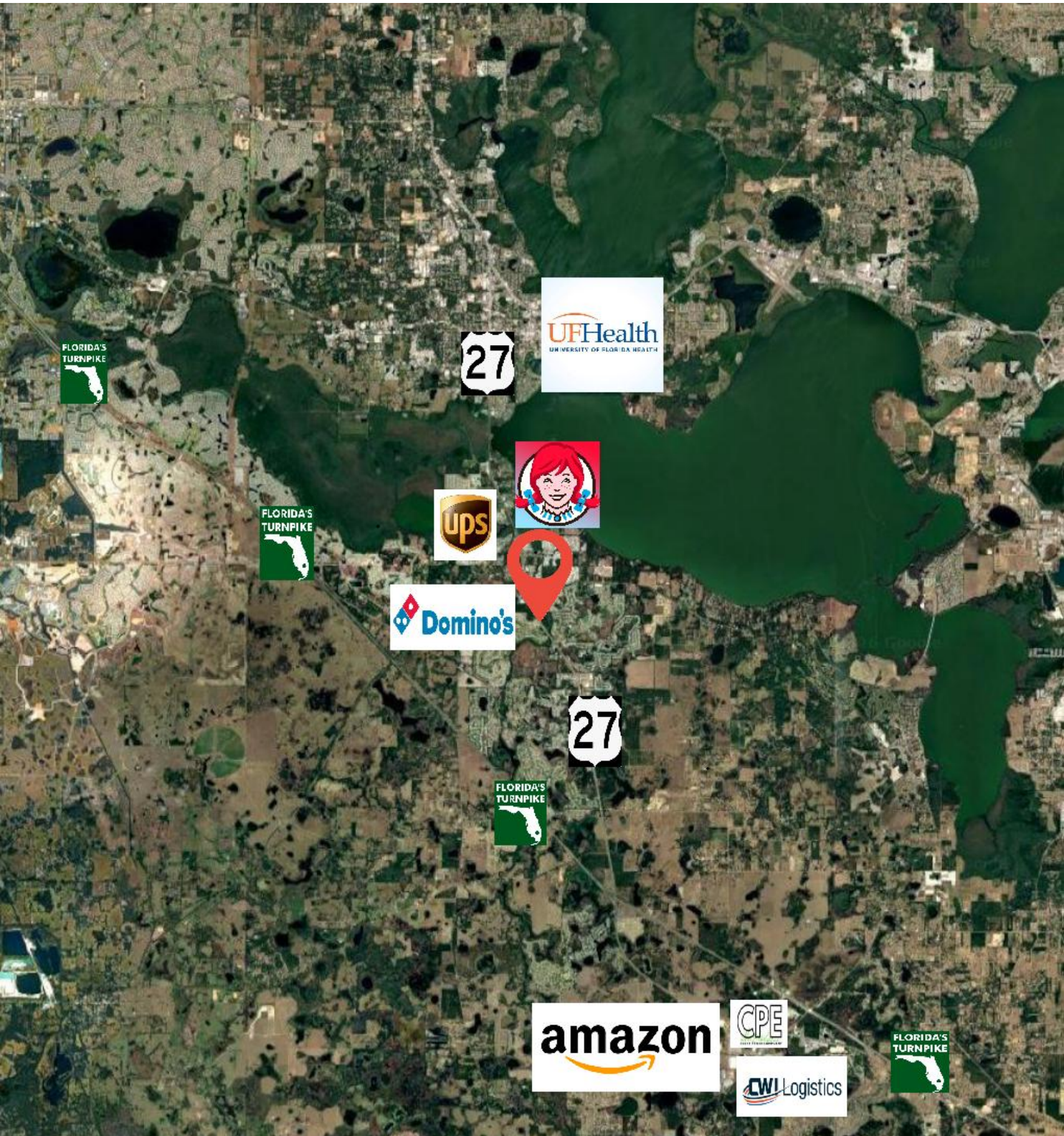
The property currently operates on a private well and septic system, while public water and sewer are readily available at the curb. The actual electrical infrastructure includes two 230-amp systems, two 30-amp outlets, and five 50-amp outlets, providing substantial capacity for a variety of commercial operations. Also, with the FDOT turn lane already completed, the only remaining requirement for a prospective buyer is site plan approval—potentially saving the next owner considerable time and hundreds of thousands of dollars in development costs.

With prime highway frontage, C-3 zoning, existing infrastructure, the property is exceptionally positioned to accommodate a wide range of commercial developments. Its design and location also provide outstanding accessibility for businesses requiring semi-truck, delivery vehicle, commercial fleet, or other large-vehicle access

Located directly on US Highway 27, one of Central Florida's primary north-south transportation corridors, the site provides convenient ingress and egress without the restrictions commonly associated with urban locations. Strategically positioned between Orlando and The Villages, the property benefits from strong regional traffic and is ideally suited for transportation, logistics, distribution, equipment sales, fleet services, RV- and truck-related operations, destination retail, and numerous other commercial uses. **Rarely does a commercial property become available with this combination of highway visibility, accessibility, completed infrastructure, utility availability, entitlement progress, and genuine development readiness. This is an exceptional opportunity to move forward with a commercial project while avoiding much of the time, expense, and uncertainty typically associated with site development.**



Local Area



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



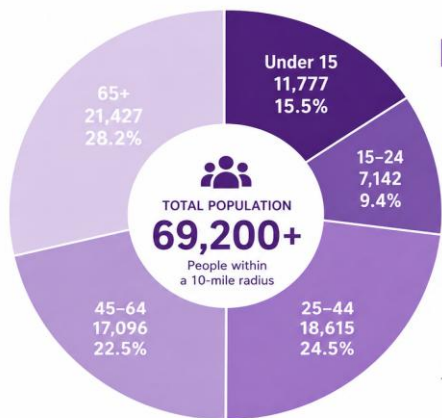
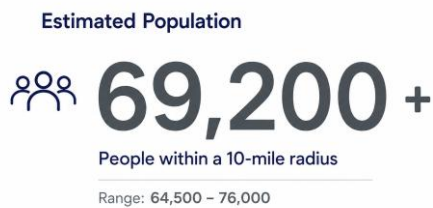
Property Photos



Local Area Demographics (10-Mile Radius)

ESTIMATED POPULATION BY AGE GROUP

10-MILE RADIUS | 27101 US HIGHWAY 27, LEESBURG, FL 34748



AGE GROUP	POPULATION	% OF TOTAL
Under 15	11,777	15.5%
15-24	7,142	9.4%
25-44	18,615	24.5%
45-64	17,096	22.5%
65+	21,427	28.2%
TOTAL	69,200+	100%



The largest age segment is **65 years and older**, representing **28.2%** of the total population.
The combined **45+** population accounts for **50.7%** of the trade area.

Source: ESRI 2024 Demographic Estimates
Note: Population total is approximate within a 10-mile radius.

Population Characteristics

- Growing residential base throughout South Lake County
- Strong retiree and active adult population driven by nearby **The Villages**
- Continued residential development creating increasing demand for commercial services
- Stable workforce supporting retail, healthcare, logistics, and service industries
- Excellent customer base for destination retail and highway-oriented businesses

Demographic

Value

Households	Approximately 31,500 households
Median Age	48–50 Years
Average Household Size	2.4 Persons
Median Household Income	Approximately \$63,600
Average Household Income	Approximately \$58,000–\$60,000
Median Home Value	Approximately \$304,000

Building 1

Building 1

Commercial	Building Value: \$44,555.00 Building Use: LIGHT MANUFACTURING MIN FINISHED (41D) Structure Type:		
Summary	Section(s)		
Year Built:	1967	Section Type	No. Stories
Total Effective Area:	3240	COMMERCIAL CANOPY (COP)	1.00
Full Bathrooms:	0	FINISHED LIVING AREA (FLA)	1.00
Half Bathrooms:	2		Ground Floor Area
Elevators:	0		840
Elevator Landings:	0		2400
Residential Units:	0		
Kitchens:	0		
Fireplaces:	0		
COP (840 sf) FLA (2,400 sf)			

Building 2

Building 2

Commercial		Building Value: \$19,269.00 Building Use: OFFICE BLDG 1 STORY (17C) Structure Type:		
Summary		Section(s)		
Year Built:	1970	Section Type	No. Stories	Ground Floor Area
Total Effective Area:	640	FINISHED LIVING AREA (FLA)	1.00	640
Full Bathrooms:	0	32 20 20 32 FLA (640 sf) View Larger		
Half Bathrooms:	1			
Elevators:	0			
Elevator Landings:	0			
Residential Units:	0			
Kitchens:	0			
Fireplaces:	0			



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