

Project: U.S. Hwy 27 @ 'The Plantation at Leesburg' Leesburg, Florida (Lake County)

SITE PROSPECTUS

SITE LOCATION: West side of US Highway 27 approximately 250 feet North of *El Presidente Boulevard* at The Plantation at Leesburg in Lake Florida, (Property is situate in the unincorporated area of Lake County, Florida)

SITE SIZE: Containing 10.19 acres +/- (Note: approx. 7.4 acres is upland developable)

SITE TOPO: Relatively flat and level with considerable frontage on U.S. Hwy #27

ZONED: Currently zoned Commercial by Lake County

TRAFFIC COUNT: ADDT 26,000 (0.60 Mi. South of SR #48)
(on U.S. Hwy #27)

UTILITIES: Water and sewer is available to site

AREA POPULATION: (Est. 2007) 2,850 (1-mile) 7,800 (3-mile) 18,031 (5-mile)
(Proj.2012) 3,477 (1-mile) 9,517 (3-mile) 21,793 (5-mile)

SITE FEATURES: This commercial site fronts a major transportation corridor (660'+/-) and is adjacent to one of Lake County's premier retirement lifestyle communities of *The Plantation at Leesburg*. Strong neighborhood population, coupled with heavy local traffic makes this an ideal site for a neighborhood retail center. Community features include: a full-service restaurant on property, shuttle service transportation, three community pools (1-Olympic size) two 18-hole golf courses with full-time PGA golf professionals and assistants on staff, and two well-equipped multi-purpose clubhouses with a third under construction.

SALE TERMS: CALL BROKER.

Contact David Harden, Lic. Real Estate Broker
American Heritage Land & Investment Corp. of Florida, Inc.

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