



# COUNTY ROAD 48 COMMERCIAL CORNER LOT

3601 COUNTY ROAD 48  
OKAHUMPKA, FL 34762

Trish Leisner, CCIM  
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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$999,000
Lease Rate:	Negotiable
Available SF:	65,340 SF
Lot Size:	1.6± Acres
Price / SF:	\$1,130.09
Year Built:	1963
Zoning:	CP - FLU - Urban Medium R6
Market:	Orlando
Submarket:	Clermont/Lesburg
Traffic Count:	8,900
APN:	15-20-24-0001- 000-05900

## PROPERTY OVERVIEW

Hard corner intersection located between the Florida Turnpike and Hwy 27. The Villages are in this same location to the west towards the FL Turnpike. Upcoming corridor with Lake Counties' high growth pattern, major grocery chains, fast food, restaurants, and mixed plaza stores all a mile away to the east to Hwy 27. The Florida Turnpike is 2.75 miles over on CR48/470 to the west. Water and Sewer are located at the intersection. The City of Leesburg will incorporate this site.

## PROPERTY HIGHLIGHTS

- Water and Sewer nearby
- Phase 1 and Survey - April 2022
- Hard Corner Lighted Intersection
- Florida Turnpike 2.75 miles to the West
- Hwy 27 and major grocery chains, fast food, gas - 1 mile to the East.

# Property Description



## PROPERTY DESCRIPTION

Hard corner intersection located between the Florida Turnpike and Hwy 27. The Villages are in this same location to the west towards the FI Turnpike. Upcoming corridor with Lake Counties' high growth pattern, major grocery chains, fast food, restaurants, and mixed plaza stores all a mile away to the east to Hwy 27. The Florida Turnpike is 2.75 miles over on CR48/470 to the west. Water and Sewer are located at the intersection. The City of Leesburg will incorporate this site.

## LOCATION DESCRIPTION

Hard corner intersection located between the Florida Turnpike and Hwy 27. The Villages are in this same location to the west towards the FI Turnpike.

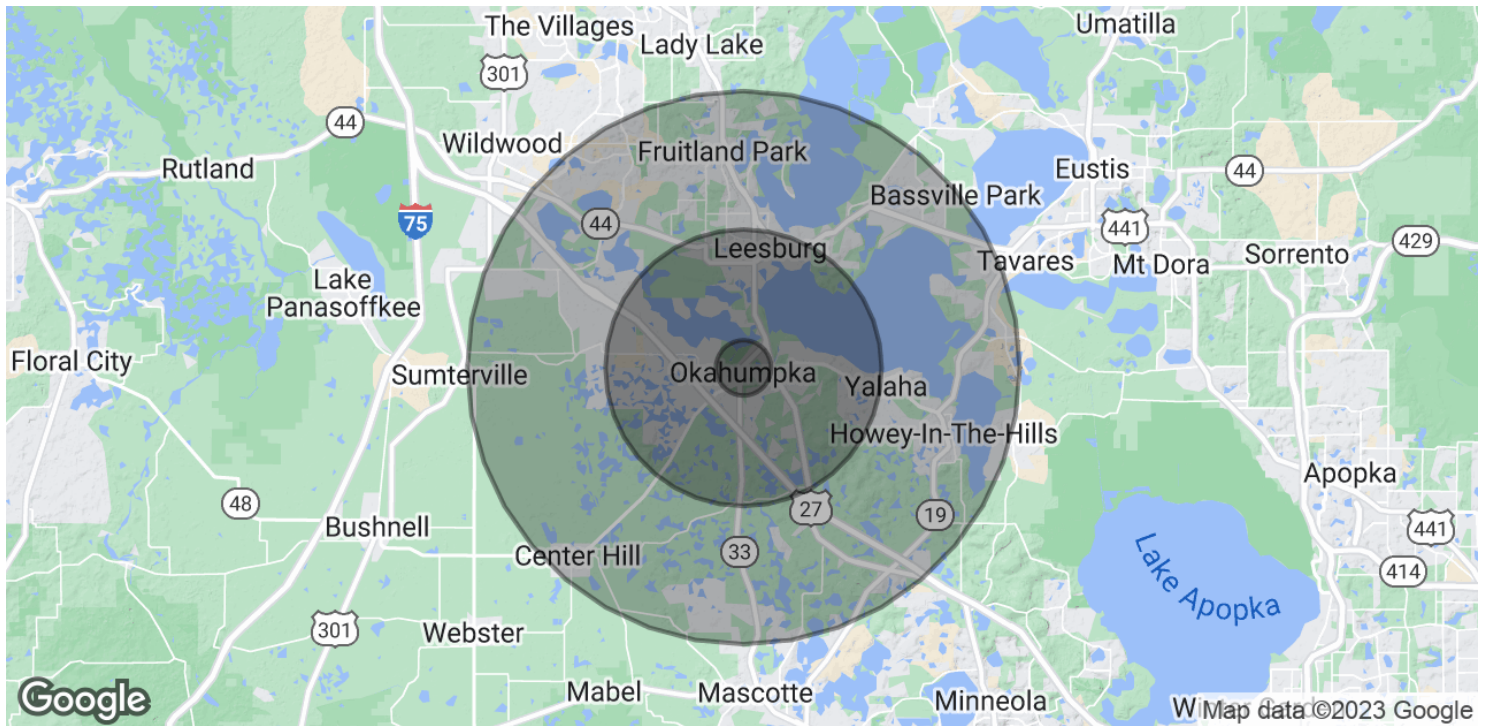
# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	Commercial
Taxes & Tax Year:	\$2,985 - 2022
Zoning / FLU:	CP/Urban Medium
Water Source & Utilities:	City of Leesburg
Nearest Point of Interest:	Hwy 27 and CR 48 - Florida Turnpike, shopping major intersection anchor stores Publix, Winn Dixie, gas station, fast food, general shopping centers.
Current Use:	Vacant Land
Survey or Site Testing Reports:	Phase I Environmental Report - April 2022 Boundary Survey - April 2022

# Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	356	25,994	118,369
Average Age	52.9	58.0	54.5
Average Age (Male)	56.3	56.3	53.2
Average Age (Female)	45.7	58.4	55.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	164	14,287	60,242
# of Persons per HH	2.2	1.8	2.0
Average HH Income	\$40,541	\$50,992	\$57,910
Average House Value	\$96,216	\$157,896	\$204,117

\* Demographic data derived from 2020 ACS - US Census



## LAKE COUNTY

### FLORIDA



Founded	1887	Density	385.2 (2019)
County Seat	Tavares	Population	367,118 (2019)
Area	953 sq mi	Website	lakecountyfl.gov

Lake County is part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area and its largest city is Clermont. It was created in 1887 from portions of Sumter and Orange counties and named for the many lakes contained within its borders. In the 1800s, the two main industries in the area were growing cotton and breeding cattle. In the latter part of the 19th century, people started to grow citrus trees. Throughout the 1940s and 50s, citrus production increased and grew into the area's leading industry. Today, Lake County is the 18th largest county in Florida, tripling in size in the past 15 years. It is centrally positioned with access to US Hwy 27, I-75, Florida Turnpike, and the new Florida 429 Beltway, an ideal location for industrial distribution, warehousing, and manufacturing. The Wellness Way area (7 miles south of Clermont), is also an area of significant economic growth focused on sports and wellness.

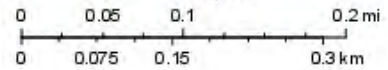
# sewer and water



January 19, 2022

- Street Names
- Local Streets
- Subdivision Lot Numbers
- Building Footprints
- Property Name
- Tax Parcels Alternate Key
- Tax Parcels
- County Boundary
- Surrounding Counties
- Hydrants

1:5,000



Lake County Property Appraiser  
Lake BCC





# Additional Photos





**TRISH LEISNER, CCIM**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Trish is a seasoned real estate professional with more than 30 years of experience in the industry. In 2021, she joined our brokerage to expand her commercial services offerings through our marketing strategies, advisor team, and the SVN® international network.

Trish is the founder and broker of RealTeam Realty, Inc. Opened in 2011, the firm is in downtown Clermont, just west of Orlando in Central Florida. Her brokerage team provides services in commercial, land, farms, and residential.

Trish works across four fast-growing central Florida counties: Lake, Orange, Sumter, and Polk. She is a valuable source of expertise for properties in this part of the state. She is originally from Maryland's Chesapeake Bay, moving to Florida 20 years ago.

Like many in our brokerage, Trish loves to be outdoors. She grew up water skiing, snow skiing, and owning horses - jumpers and dressage. She competed in endurance horse racing for several years. For 25 years, Trish was an avid offshore fisherman, traveling up and down the Coast from MD to the Bahamas, fishing in many Big Game Tournaments.

## EDUCATION

- RPAC - REALTORS® Political Action Committee - Major Investor - Golden 'R' President's Circle

## MEMBERSHIPS

- RALSC - REALTORS® Association of Lake and Sumter Counties - 2022 Immediate Past President
- CFCAR - Central Florida Association of REALTORS® - Vice President Admin. 2020
- FAR - FL Association of REALTORS® - Director 2022, 2021, 2020
- NAR - National Association of REALTORS® - Director 2020



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Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network<sup>SM</sup> and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



For more information visit [www.SVNsaunders.com](http://www.SVNsaunders.com)

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