



**36,549 ±  
Cars/Day**



# 1.30 ACRE COMMERCIAL LOT HIGHWAY 441, LEESBURG, FL

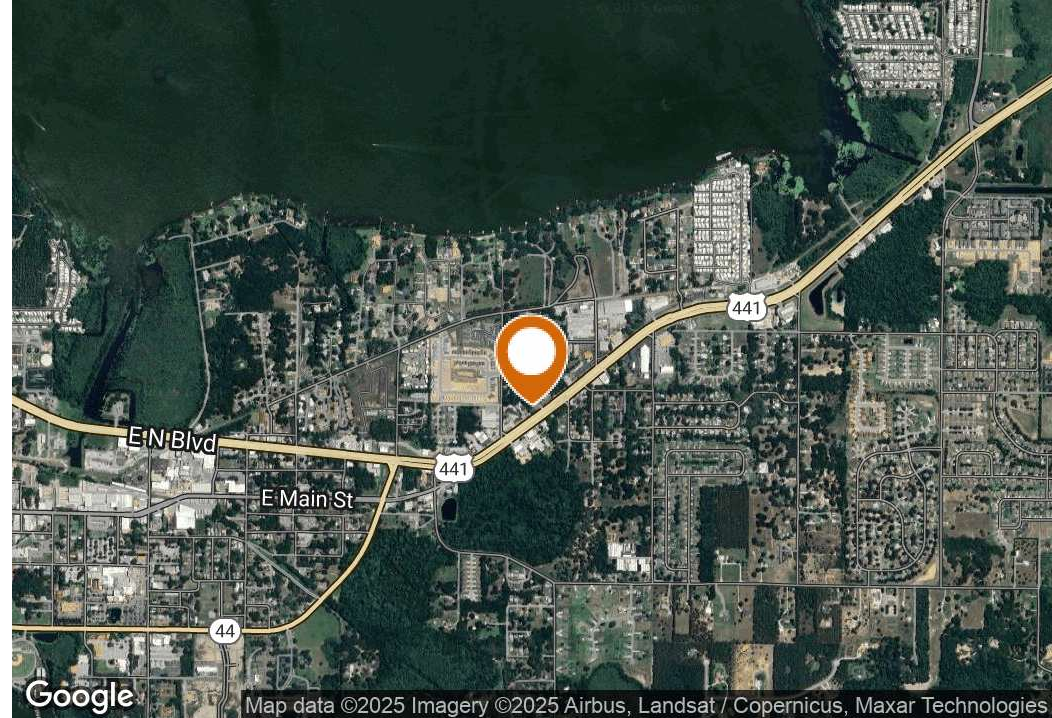
1602 East Main Street & 2nd St., Leesburg, FL 34748

Marvin Puryear  
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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$499,900</b>
<b>Lot Size:</b>	<b>1.3 Acres</b>
<b>Price / Acre:</b>	<b>\$384,538</b>
<b>Zoning:</b>	<b>C-3 Highway Commercial (Leesburg)</b>
<b>Market:</b>	<b>W Central Florida</b>
<b>Submarket:</b>	<b>Leesburg</b>
<b>Traffic Count:</b>	<b>36,549</b>

## PROPERTY OVERVIEW

1.3 Acre Commercial lot located on US Hwy 441, Leesburg, Fl. Zoned C-3 Highway Commercial (Leesburg) with a General Commercial FLU, located east of the Leesburg CBD and a few miles west of the retail/mall area; AADT 36,549 vehicles. Ideal for office/retail use. Utilities: Power, city water, gas, phone/internet on/at site; Sewer and reclaimed water across 441.

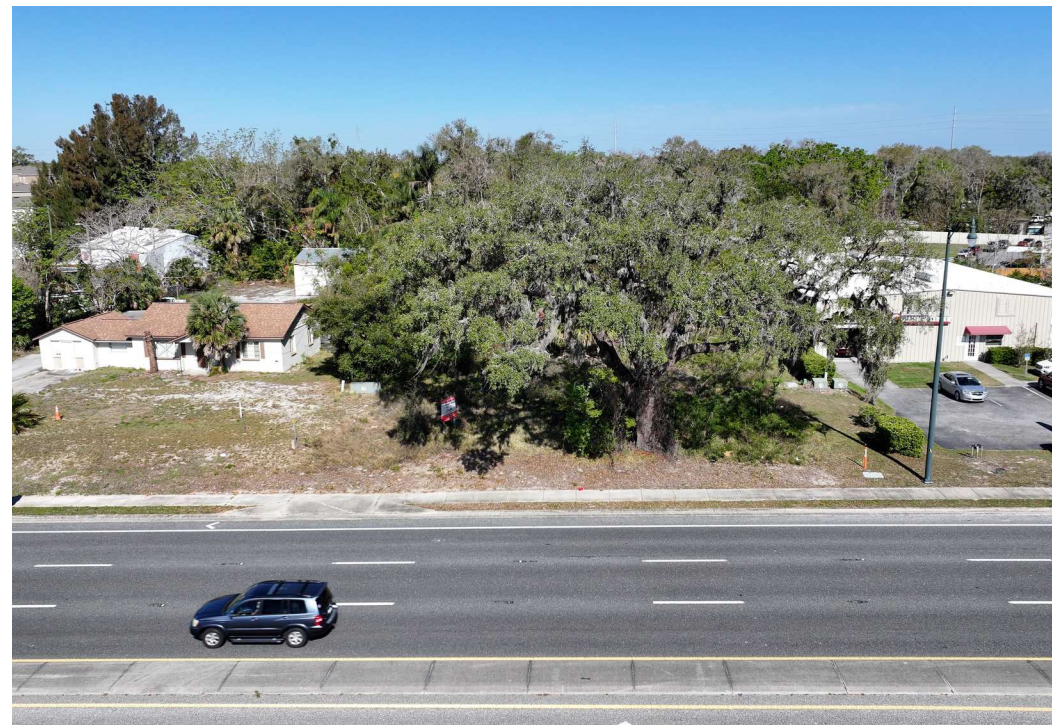
## PROPERTY HIGHLIGHTS

- 1.3 Acres, zoned C-3 (Leesburg)
- All utilities available
- AADT: 36,549
- Located on US Hwy 441 (4-lanes)



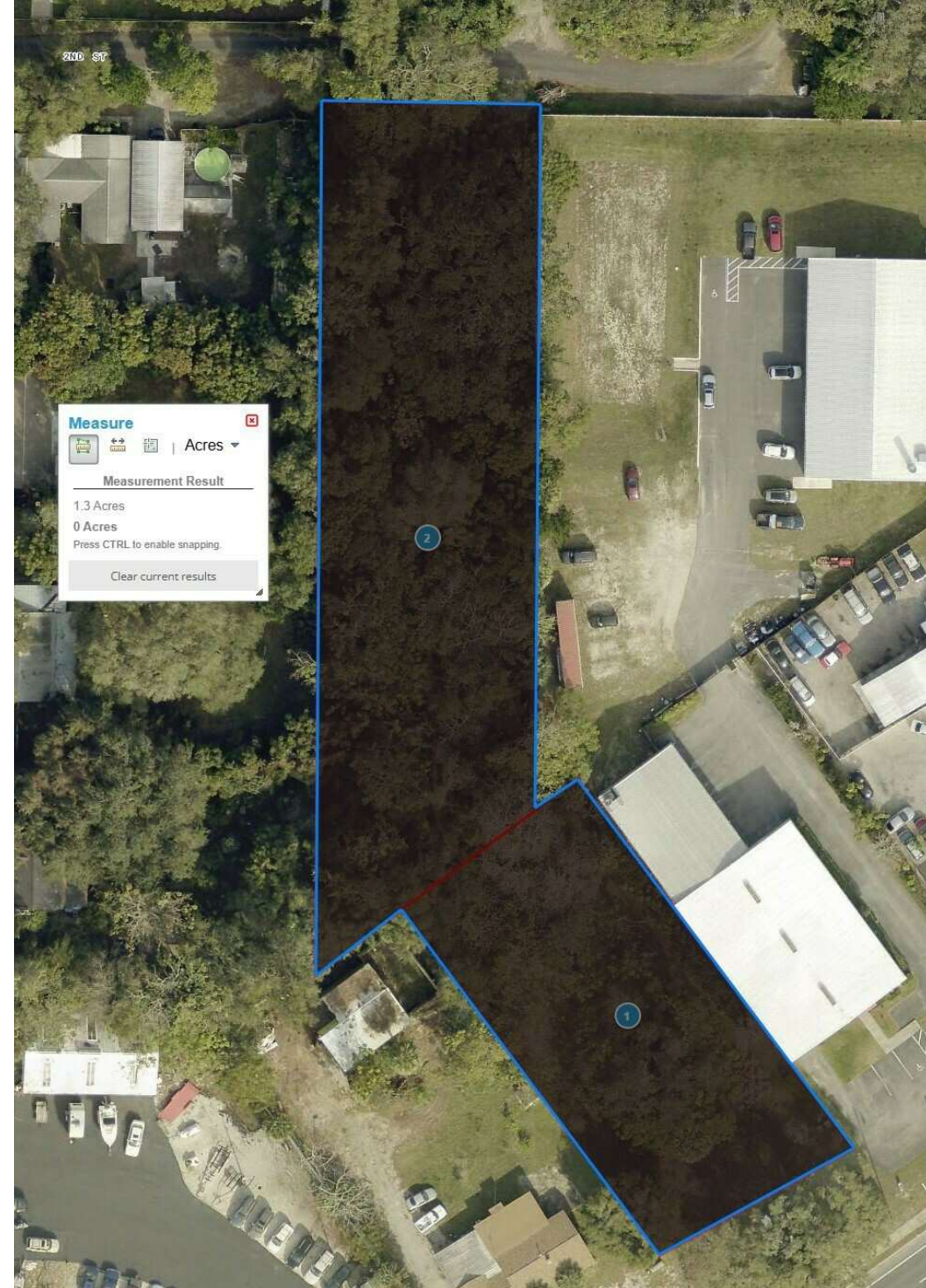
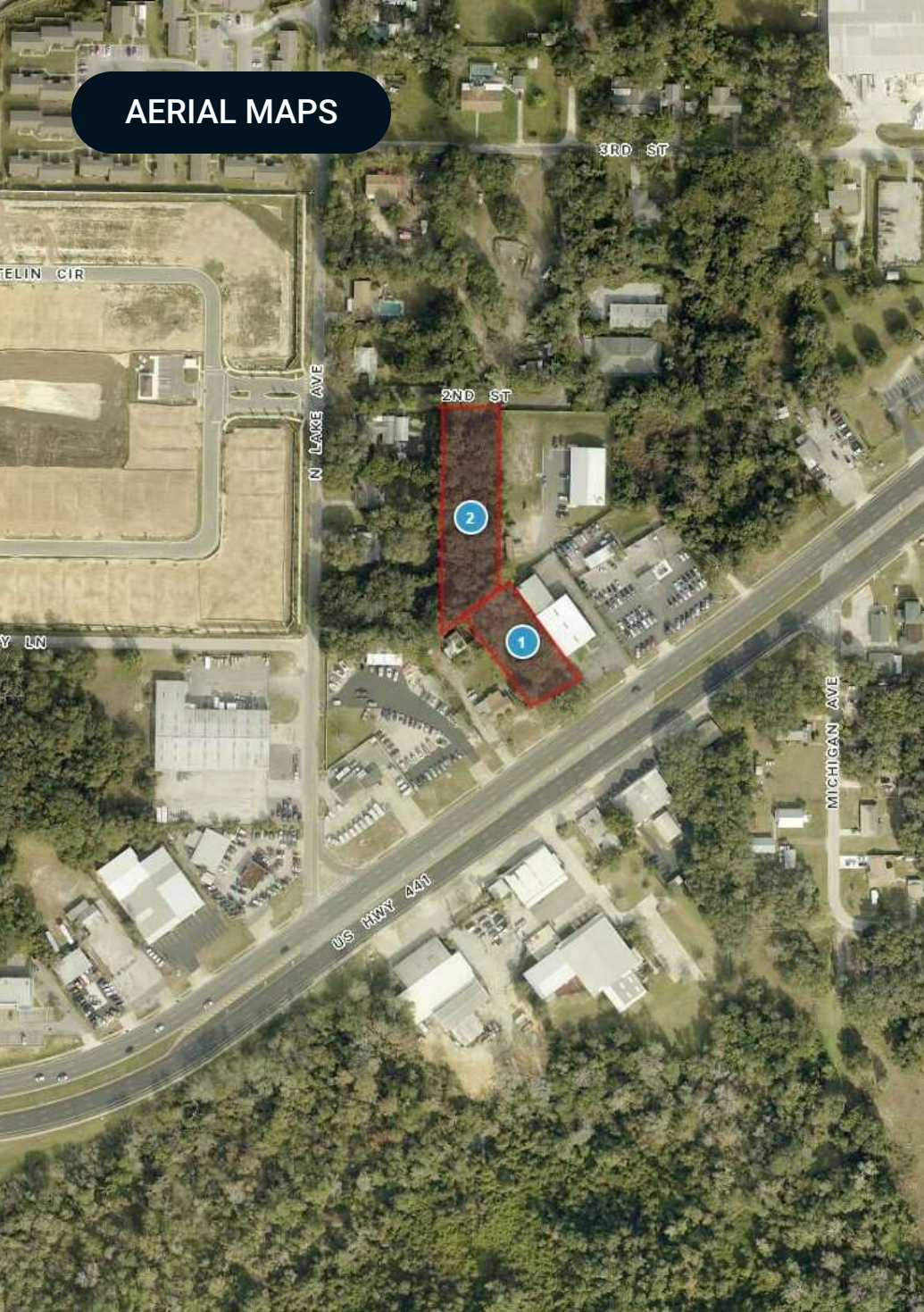
# Lake Griffin

## AERIAL PHOTOS





# AERIAL MAPS



**Measure** 

 | Acres ▾

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**Measurement Result**

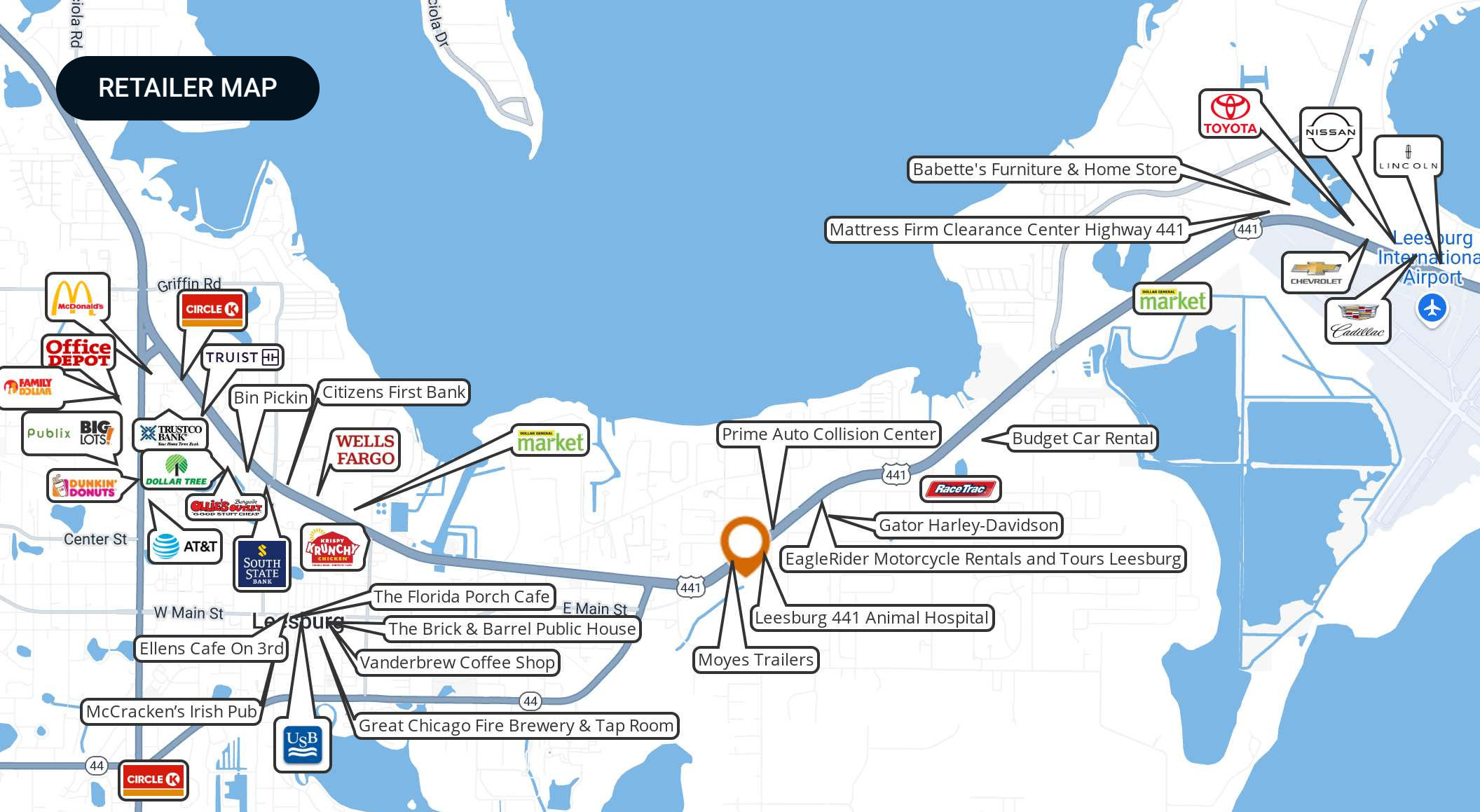
1.3 Acres  
0 Acres

Press CTRL to enable snapping.

[Clear current results](#)



# RETAILER MAP

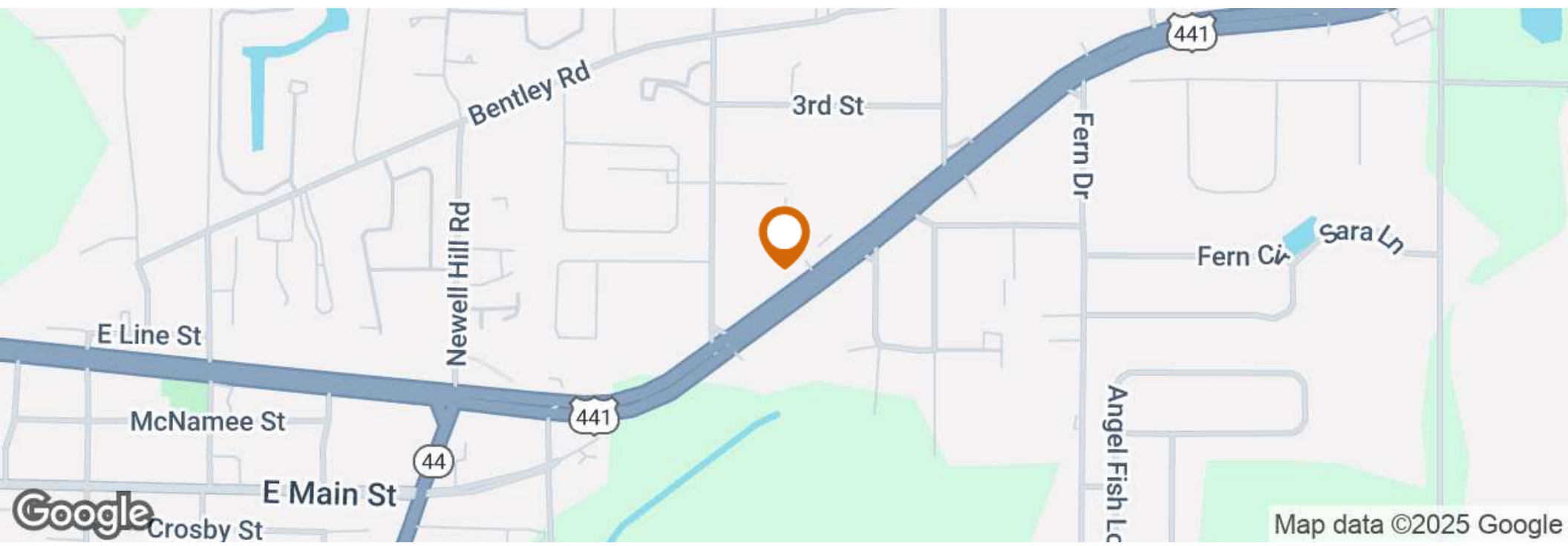
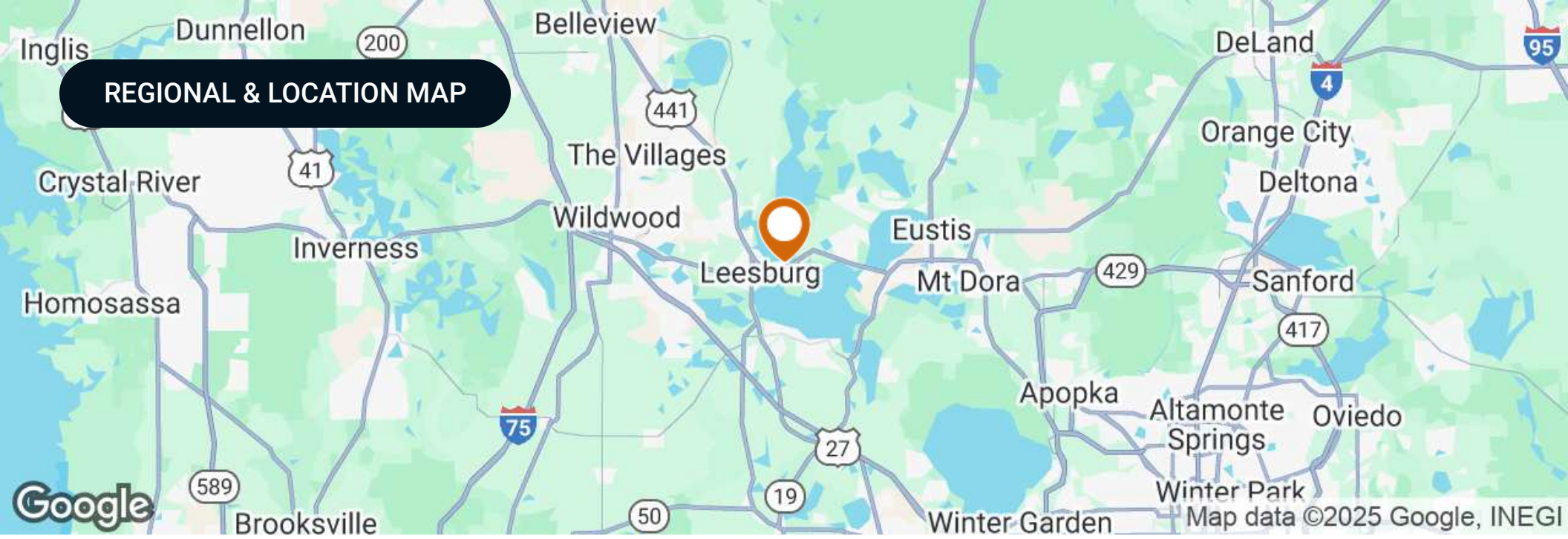


## TRAFFIC COUNT

Traffic Count	36,549
Traffic Count Street	US Highway 441
Traffic Count Frontage	101

Map data ©2025 Google

# REGIONAL & LOCATION MAP



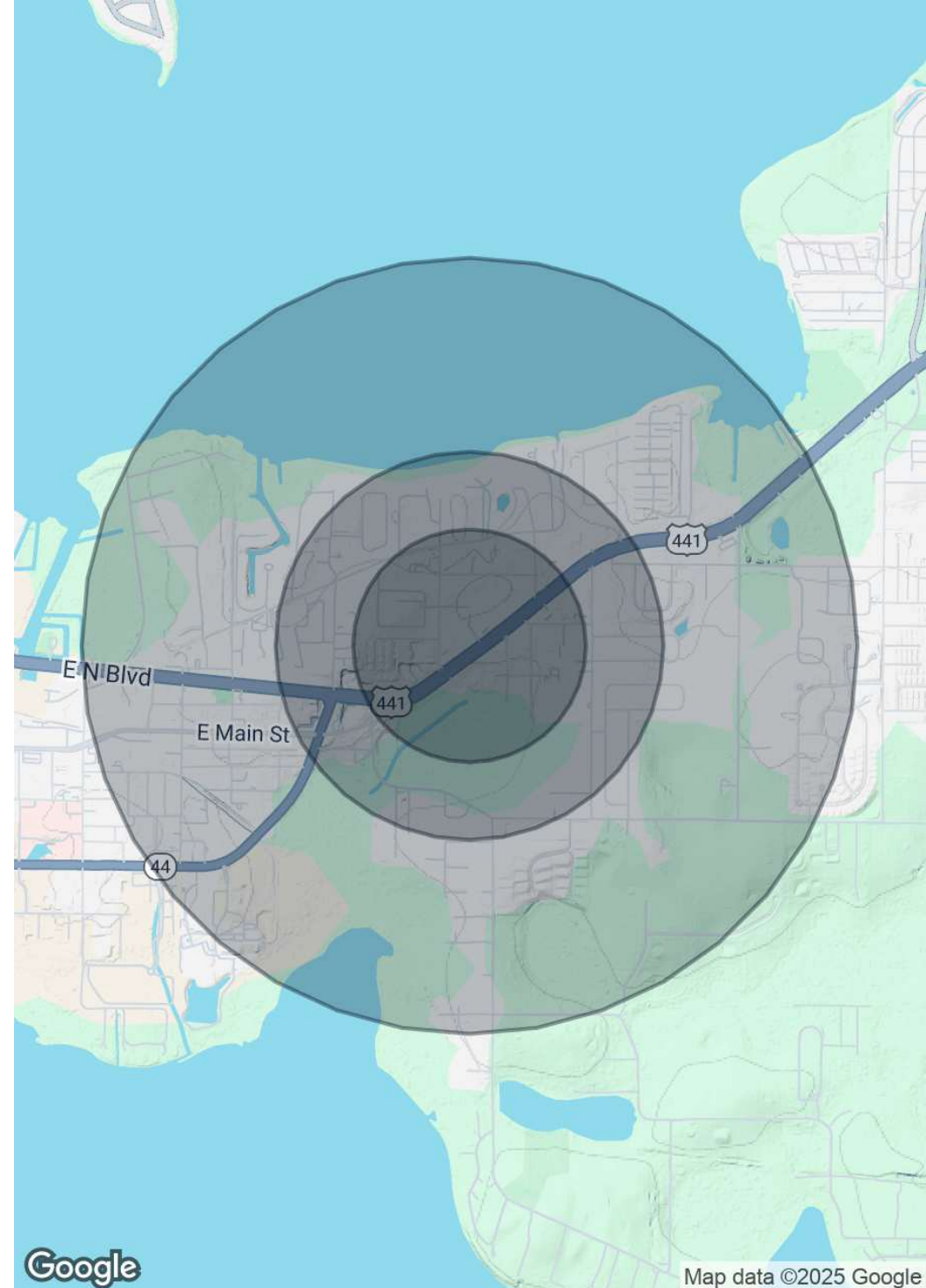


## DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	588	1,504	4,306
Average Age	46	46	47
Average Age (Male)	45	45	46
Average Age (Female)	47	47	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	251	639	1,832
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$68,019	\$69,719	\$69,556
Average House Value	\$259,238	\$255,848	\$245,378

Demographics data derived from AlphaMap



## ADVISOR BIOGRAPHY



### MARVIN PURYEAR

Senior Advisor

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## PROFESSIONAL BACKGROUND

Marvin Puryear is a Senior Advisor at Saunders Real Estate.

Marvin's specialty is the sale of development land for large residential, commercial / retail, and industrial developments throughout Central Florida and the entire state. Marvin works regularly with most of the national and regional homebuilders, retail and industrial developers, representing land owners in the sale of their development property.

Marvin is a native of Central Florida who, starting in Clermont, has been in the real estate industry in since 1995. For 20 years, his real estate career included being a broker for 80 agents in two international franchised brokerages in the Central Florida area: a Top-50 ERA residential brokerage and a Coldwell Banker Commercial brokerage. During this time, Marvin was consistently one of the top selling brokers in volume and quickly became known as one of the top real estate leaders in the market, both as a company broker and as an expert in developments and large commercial transactions. This included the sale and leasing of office, retail, industrial, and development properties. He produced detailed market analysis and trends in residential and commercial real estate that were utilized by end users and the real estate industry.

Marvin is also a three-time award winner in commercial real estate from the Central Florida Commercial Association of Realtors. Additionally, Marvin has won numerous sales and management awards and distinctions, including Lake County's Top Commercial Real Estate Agent award. He is a regular contributor to the Orlando Business Journal regarding market information and recent transactions.

Before his real estate career, Marvin spent 10 years in corporate management in Chicago, IL, managing the region for the world's largest photography company and with CompUSA.

Throughout his education, Marvin attended Lake Sumter Community College and Wake Forest University, where he majored in psychology. He is a member of National Association of Realtors (NAR), International Council of Shopping Centers (ICSC), and the Realtor Association of Lake and Sumter Counties. Marvin has also served in many industry leadership positions including president for the Greater Lake County Association of Realtors and director for the MFRMLS.

Marvin specializes in:

- Development Land Sales
- Property Disposition/Sales
- Land Use
- International Targeted Marketing
- Negotiation
- Property Valuation
- Seller Representation
- Leasing





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

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