

Freestanding Building on US 441

32612 Vista Ave | Leesburg, FL



3,760 SF
Available

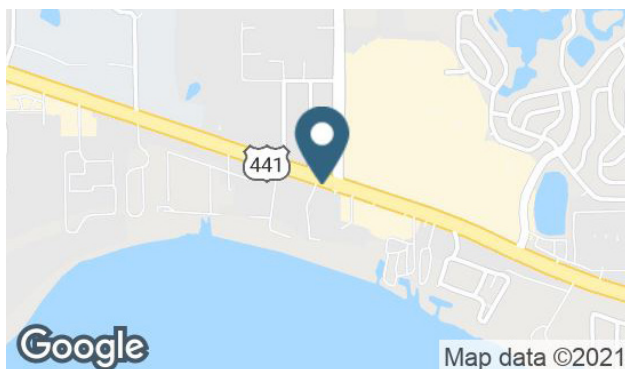
1.16 AC
Pad Acreage

Contact Broker
Lease Rate

DESCRIPTION

- Freestanding building along US 441
- Adjacent to Lake Square Mall in active retail trade area
- High visibility and frontage on US 441 with easy access and plenty of parking

NEARBY RETAILERS



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	5,380	19,922	43,485
2025 Growth	1.63%	1.60%	1.67%
Avg Household Income	\$66,310	\$63,493	\$61,276
Daytime Population	5,887	18,460	44,565

Year: 2021 | Source: Esri

CONTACT

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TRAFFIC COUNTS

US 441 36,082 VPD
Year: 2020 | Source: FDOT

Trade Area

Lesburg, FL



SITE

Lake Square Mall

Lake Sumter State College

Sears
AMC THEATRES
PETSMART
bek
jcpenny

441

36,082 CPD

441

Imagery © 2021 Google



SITE

Lake Square Mall

TRUSTCO BANK

SUBWAY

Pep Boys

ICHIBAN
CHINESE & JAPANESE BUFFET

DUNKIN'

Wendy's

U-HAUL

NISSAN

Olive Garden
ITALIAN KITCHEN

441

36,082 CPD

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Executive Summary

32612 Vista Ave | Leesburg, FL



	1 mile	3 miles	5 miles
Population			
2020 Population	5,380	19,922	43,485
2000 Population	3,464	13,781	31,920
2010 Population	4,823	17,418	37,857
2025 Population	5,834	21,570	47,238
2000-2010 Annual Rate	3.37%	2.37%	1.72%
2010-2020 Population: Annual Growth Rate	1.07%	1.32%	1.36%
2020-2025 Population: Annual Growth Rate	1.63%	1.60%	1.67%
2020 Median Age	51.3	54.9	56.0
Households			
2000 Households	1,688	6,538	14,991
2010 Households	2,209	7,779	17,033
2020 Total Households	2,434	8,724	19,372
2025 Total Households	2,620	9,376	20,945
2000-2010 Annual Rate	2.73%	1.75%	1.29%
2010-2020 Households: Annual Growth Rate	0.95%	1.12%	1.26%
2020-2025 Households: Annual Growth Rate	1.48%	1.45%	1.57%
2020 Average Household Size	2.21	2.28	2.19
Housing Units			
2020 Total Housing Units	2,842	10,508	23,493
2020 Owner Occupied Housing Units	1,844	6,911	15,126
2020 Renter Occupied Housing Units	589	1,813	4,247
2020 Vacant Housing Units	408	1,784	4,121
Race and Ethnicity			
2020 White Alone	83.0%	84.0%	83.0%
2020 Black Alone	9.0%	9.0%	10.0%
2020 American Indian/Alaska Native Alone	0.0%	0.0%	0.0%
2020 Asian Alone	3.0%	2.0%	2.0%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Hispanic Origin (Any Race)	8.0%	9.0%	9.0%
Income			
2020 Median Household Income	\$45,305	\$43,472	\$42,634
2020 Average Household Income	\$66,310	\$63,493	\$61,276
2020 Per Capita Income	\$29,409	\$28,094	\$27,559
2020 Population 25+ by Educational Attainment			
Total	4,093	15,513	34,409
High School Graduate	27.0%	31.0%	32.0%
GED/Alternative Credential	6.0%	6.0%	6.0%
Some College, No Degree	24.0%	23.0%	23.0%
Associate Degree	12.0%	11.0%	10.0%
Bachelor's Degree	16.0%	14.0%	13.0%
Graduate/Professional Degree	10.0%	7.0%	7.0%
Data for all businesses in area			
Total Businesses:	257	524	1,681
Total Employees:	2,721	5,098	17,547
Total Residential Population:	5,380	19,922	43,485
Employee/Residential Population Ratio:	1:1	0:1	0:1
2020 Total Daytime Population	5,887	18,460	44,565
Workers	2,612	5,766	16,469
Residents	3,275	12,694	28,096