

— FOR LEASE —

GATOR LEESBURG SQUARE

INVESTMENTS 2241 N CITRUS BLVD | LEESBURG, FL 34748



PROPERTY OVERVIEW

- Anchored by Aldi, Dollar Tree, Harbor Freight Tools, Hibbett Sports, Rainbow & Pet Supermarket
- GLA of +/-93,182 SF

LOCATION OVERVIEW

- Located Across from Walmart Supercenter
- Located NW of Orlando, South of The Villages
- Intersection: N Citrus Blvd /Hwy 441 & Indian Trail
- Lake County
- Traffic Count: 38,100 AADT

www.GatorInvestments.com

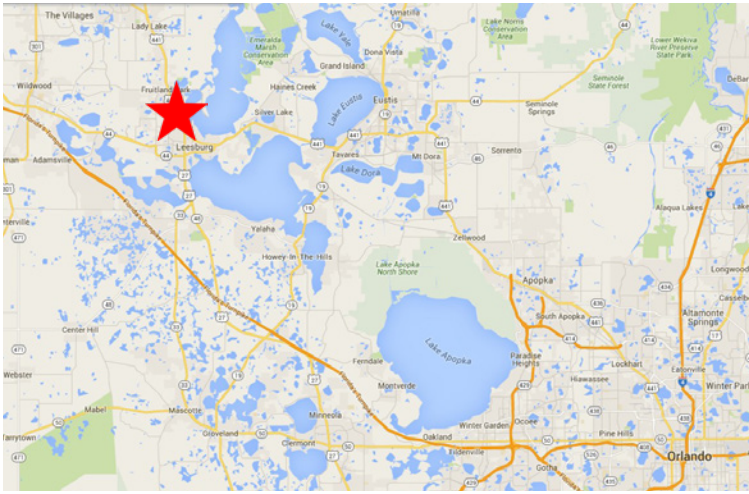
7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016

James A. Goldsmith, Lic. Real Estate Broker

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com

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DEMOGRAPHICS

• 2021

**2241 N CITRUS BLVD
LEESBURG, FL 34748**

| TRADE AREA | 1 MILE | 3 MILE | 5 MILE |
|----------------|----------|----------|----------|
| POPULATION | 4,980 | 33,612 | 63,753 |
| AVG. HH INCOME | \$34,858 | \$56,801 | \$63,049 |
| AVG. AGE | 46 | 47 | 50 |

SPACE AVAILABLE



Owned and Operated By A
GATOR
Affiliated Company

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