



RURAL KING OUTLOT OPPORTUNITY

Leesburg, Florida



HIGHLIGHTS

- High-value site, with over 43,000 vehicles passing the site daily
- Join successful Rural King store and surrounding retailers, including Walmart, Bealls, Publix, Aldi, and many more
- The Villages, Florida's premier active adult community, is less than 10 miles away and encompasses 3 counties, with over 125,000 residents
- The site currently contains a detention pond that will need to be re-engineered for the site to be buildable
- **AVAILABLE:** 1 AC outlot at the entrance of Rural King

DEMOGRAPHICS

| POPULATION | 5 MILE | 10 MILE | 15 MILE | 20 MILE | 30 MILE |
|--------------------|----------|----------|----------|----------|-----------|
| 2029 Projection | 67,936 | 256,528 | 386,160 | 560,681 | 1,272,247 |
| 2024 Estimate | 62,367 | 236,204 | 360,936 | 516,799 | 1,172,347 |
| INCOME | 5 MILE | 10 MILE | 15 MILE | 20 MILE | 30 MILE |
| 2024 Average | \$70,834 | \$78,636 | \$75,754 | \$76,316 | \$80,040 |
| 2024 Median | \$52,799 | \$61,407 | \$58,830 | \$59,320 | \$60,649 |
| DAYTIME POPULATION | 5 MILE | 10 MILE | 15 MILE | 20 MILE | 30 MILE |
| 2024 Employees | 19,806 | 54,191 | 84,400 | 110,531 | 287,017 |

LEASING INFORMATION

www.goodmanrealestate.com
216.381.8200

CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

100 W OLD WILSON BRIDGE ROAD,
SUITE 207
WORTHINGTON, OH 43085

SETH MARKS

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Local Florida Licensed Broker

MAGGIE JONES

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in conjunction with State of Florida licensed broker



INTERSTATE DEVELOPMENT CO.
2151 Volunteer Parkway
Bristol, Tennessee 37625



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