

10941 US-441 | Leesburg, FL

10941 US-441 | Leesburg, FL

CR-473



Lakes at Leesburg
640 Homes

13,100 VPD

37,419 VPD

SITE

move down

**PROPOSED
BY FDOT ****

KC HERBERT
407.757.1629
kc.herbert@srsre.com

JASON B. KAISER, CCIM
407.310.3001
jason.kaiser@srsre.com





For Lease

10941 US-441
Leesburg, FL

* *High-visibility opportunity in Leesburg's rapidly growing corridor!*

Property Specifications

SPACE AVAILABLE

1,400 - 15,677 SF

PARCEL SIZE

±3.3 AC

ZONING

C-3

KC HERBERT
407.757.1629 | kc.herbert@srsre.com

JASON B. KAISER, CCIM
407.310.3001 | jason.kaiser@srsre.com



About the Property

- **Commercial Spine Corridor:** This is the primary commercial corridor with frontage and visibility fueling expansion into The Villages.
- **Dominant Retail Corridor Presence:** Situated along US-441 among national retailers, daily-needs shopping, and strong traffic generators including Lake Sumter State College and Leesburg International Airport.
- **Strong Traffic Counts:** Excellent frontage on US-441 with ±37,419 VPD plus additional feeder traffic from surrounding roadways.
- **Flexible Development Opportunity:** ±3.3-acre site accommodates a variety of configurations including multi-tenant retail and QSR with drive-thru users.

Traffic Counts

US-441	37,419 VPD
CR-473	13,100 VPD

Year: 2025 | Source: FDOT

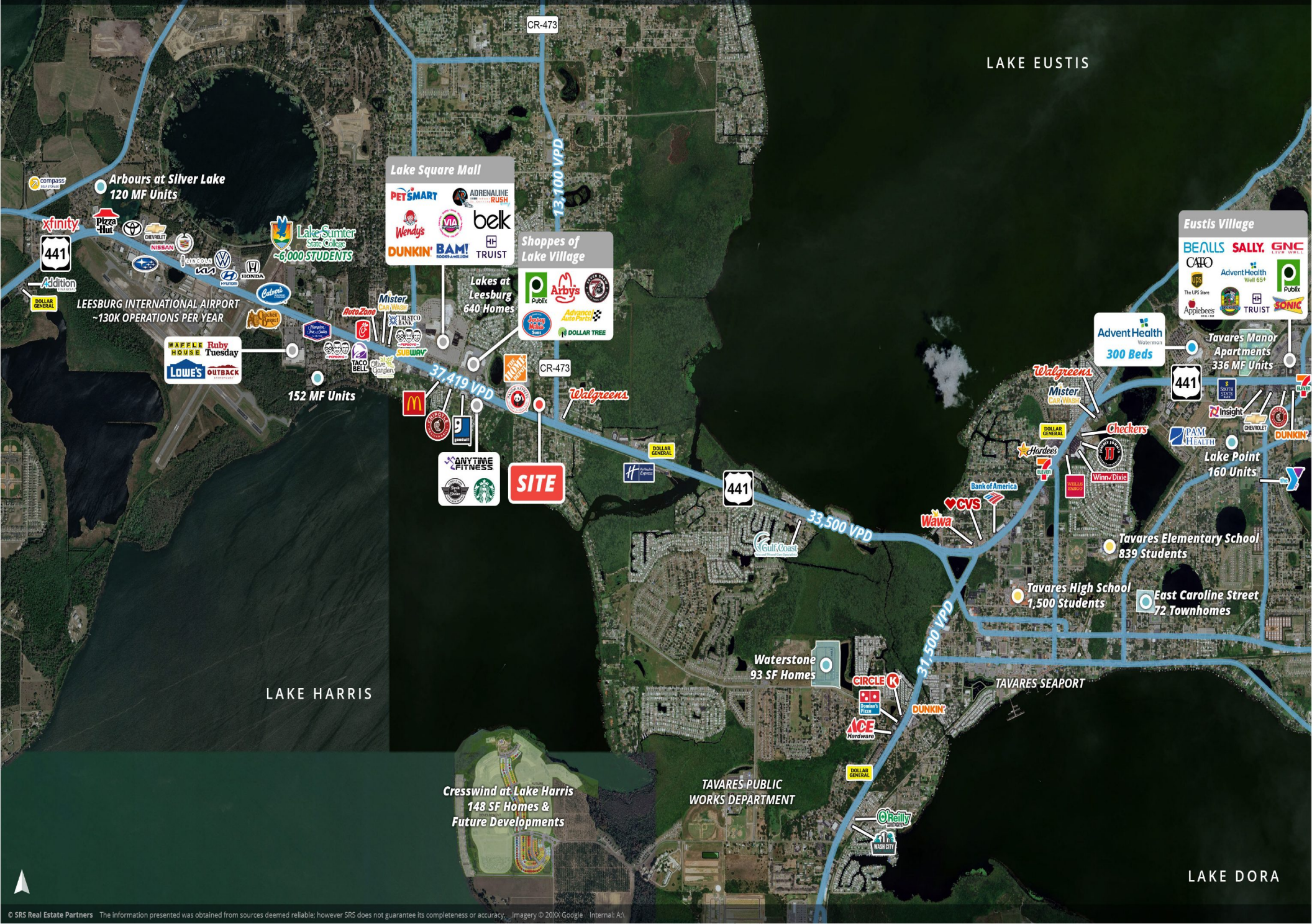
Nearby Retailers

Publix

Walgreens



SRS REAL ESTATE PARTNERS



LAKE SQUARE MALL
1.4M VISITS/YR

Lakes at Leesburg
640 Homes

CR-473

13,100 VPD

37,419 VPD

SITE

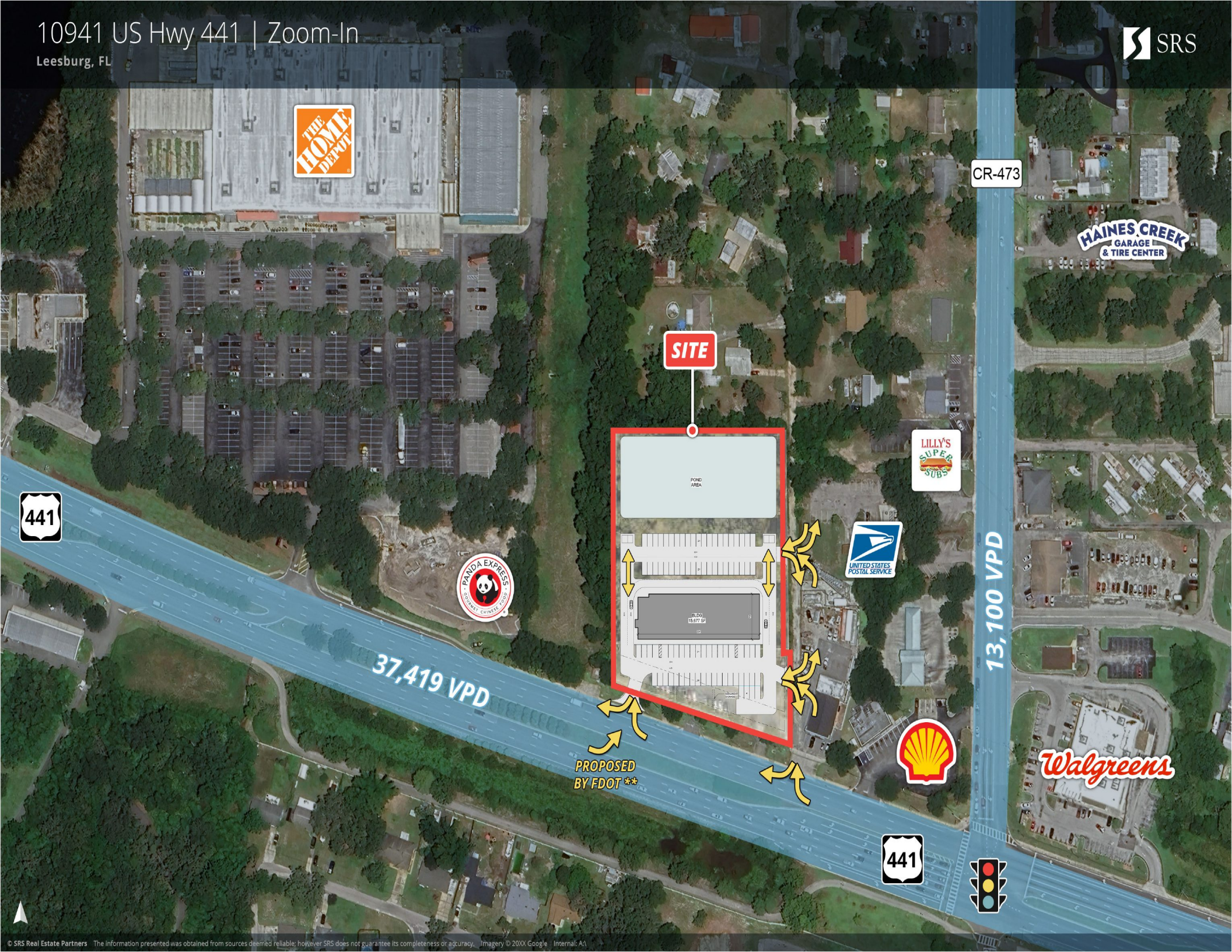
move down

Lake County Sheriff Office
Shipping and Receiving

PROPOSED
BY FDOT **

Walgreens

441



SITE

CR-473

HAINES CREEK
GARAGE & TIRE CENTER



Walgreens



37,419 VPD

13,100 VPD

PROPOSED
BY FDOT **



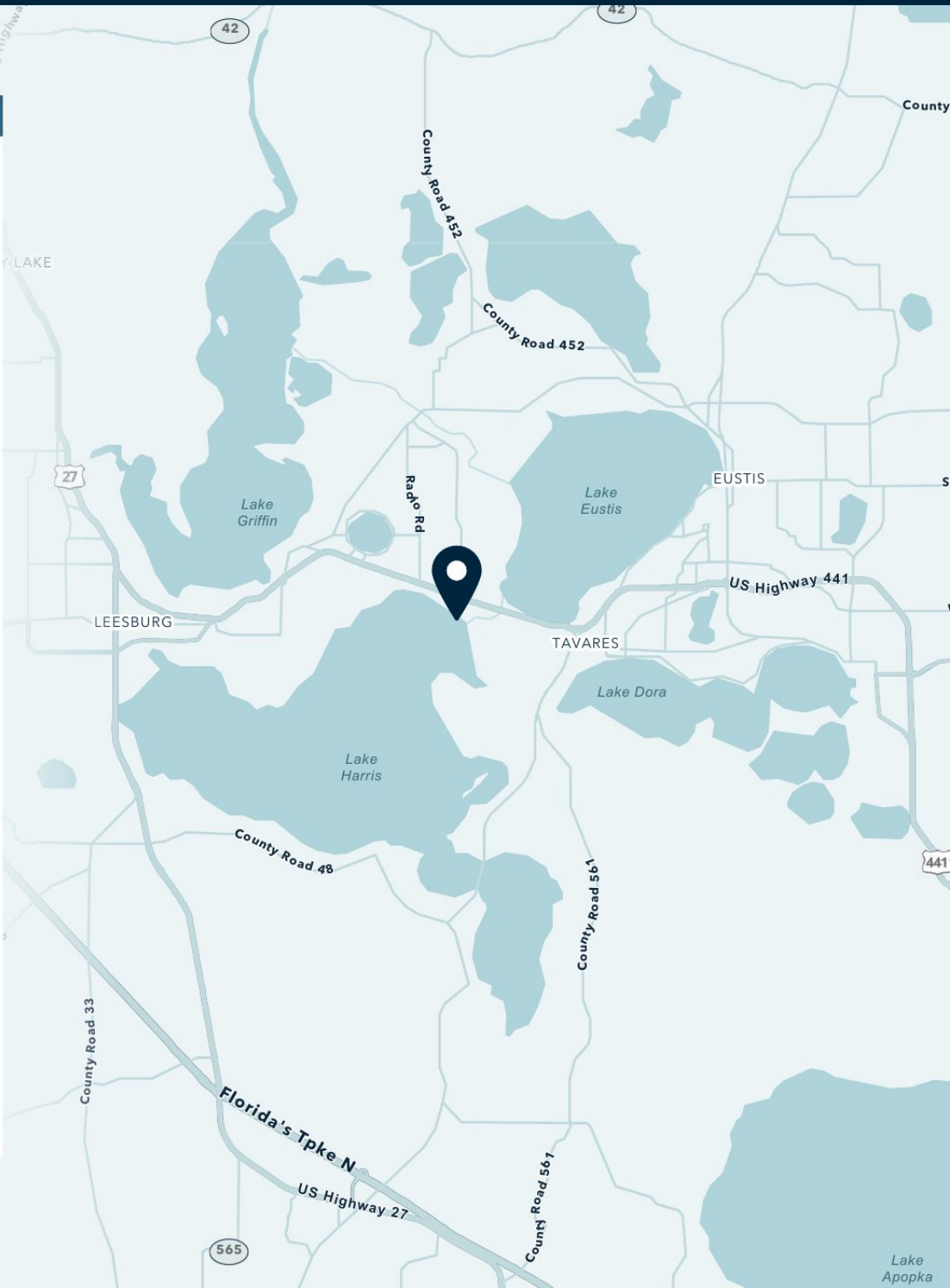






Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	2,902	23,711	52,418
2030 Projected Population	3,201	26,820	59,216
Proj. Annual Growth 2025 to 2030	1.98%	2.49%	2.47%
Daytime Population			
2025 Daytime Population	3,599	23,521	52,860
Workers	1,782	9,854	21,243
Residents	1,817	13,667	31,617
Income			
2025 Est. Average Household Income	\$66,830	\$79,175	\$79,290
2025 Est. Median Household Income	\$50,408	\$61,922	\$61,618
Households & Growth			
2025 Estimated Households	1,542	10,438	23,586
2030 Estimated Households	1,715	11,944	26,931
Proj. Annual Growth 2025 to 2030	2.15%	2.73%	2.69%
Race & Ethnicity			
2025 Est. White	76%	74%	72%
2025 Est. Black or African American	11%	12%	12%
2025 Est. Asian or Pacific Islander	2%	2%	3%
2025 Est. American Indian or Native Alaskan	1%	0%	0%
2025 Est. Other Races	10%	12%	13%
2025 Est. Hispanic (Any Race)	11%	12%	13%

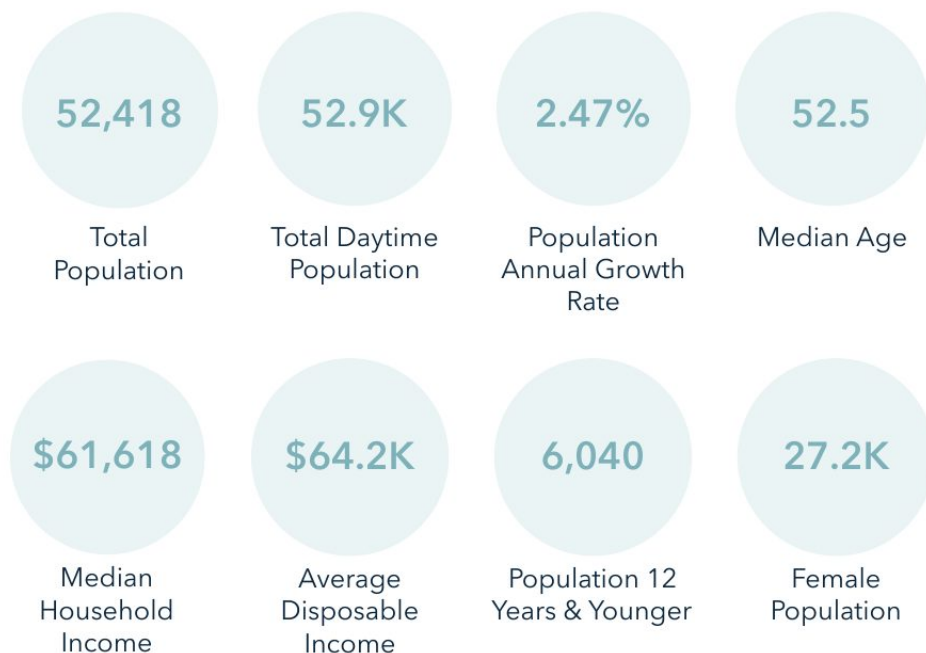


Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Ring of 5 Miles

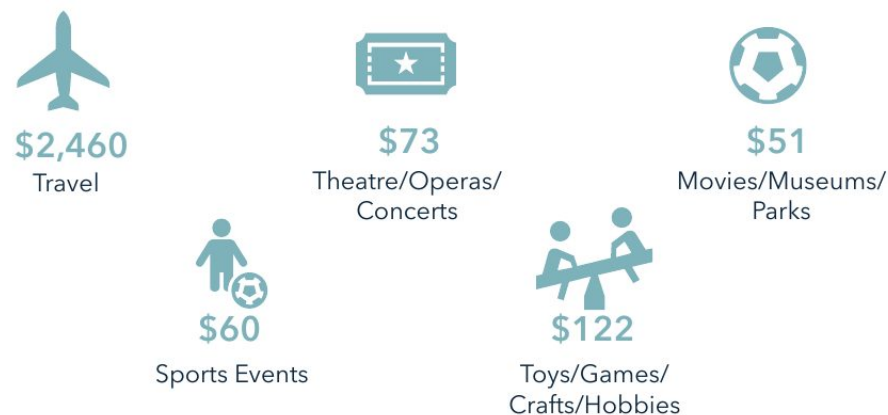
Key Facts



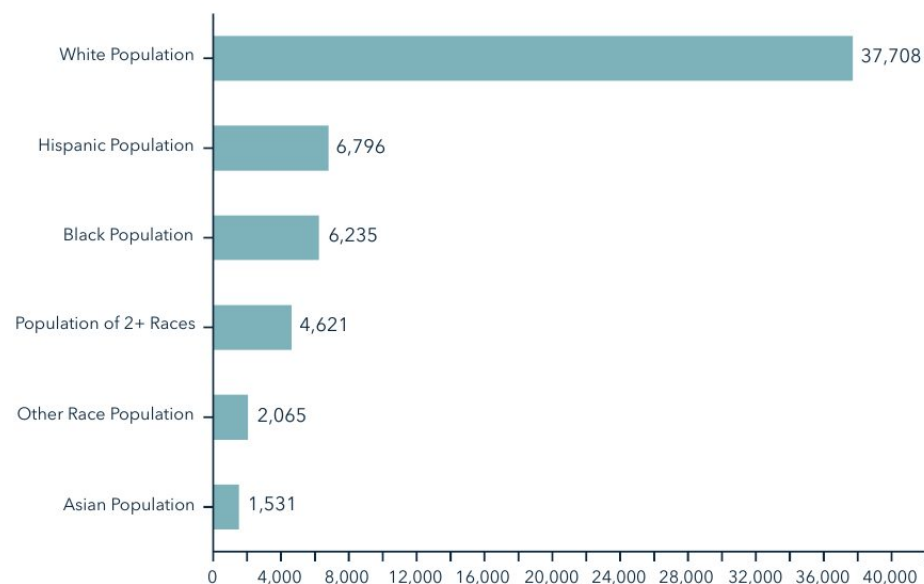
Annual Household Spending



Annual Lifestyle Spending



Race





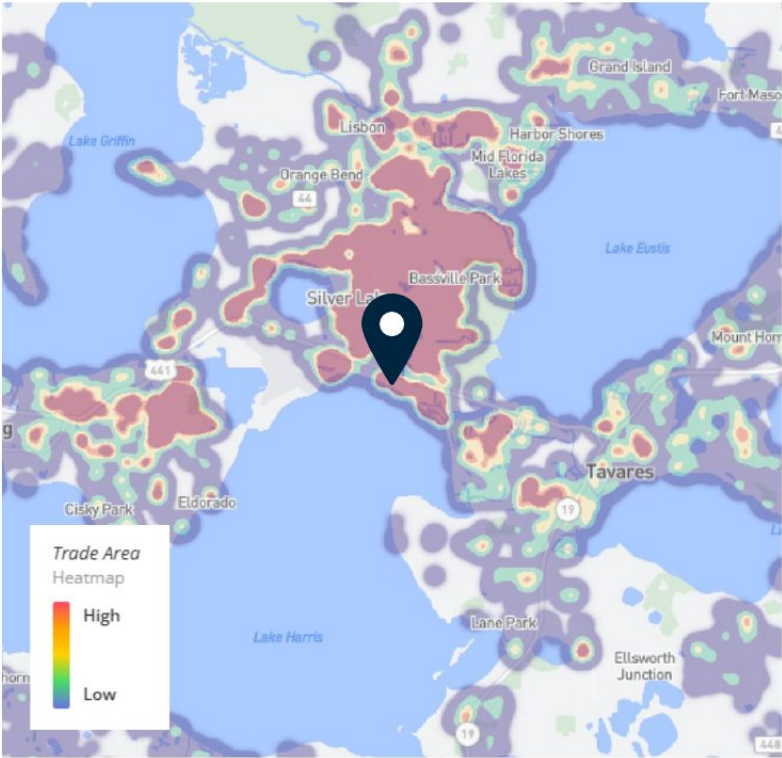
Data for 04/01/2025 - 03/31/2026



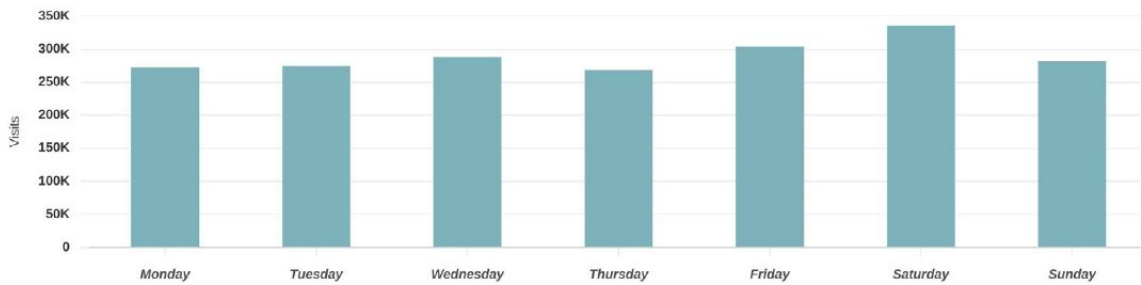
VISITS TREND



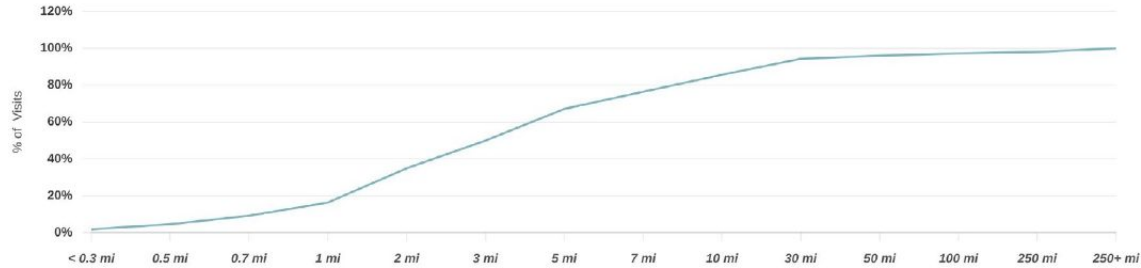
TRADE AREA



DAILY VISITS



TRADE AREA COVERAGE BY DISTANCE



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



SRS REAL ESTATE PARTNERS

200 S Orange Ave, Suite 1300
Orlando, FL 32801
407.455.5030

SRSRE.COM

©2026 SRS. All Rights Reserved.

The information presented was obtained from sources deemed reliable;
however SRS does not guarantee its completeness or accuracy.