

# ROOMS TO GO PLAZA

10300 US Highway 441, Leesburg, FL 34788

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

Prime location across from Lake Square Mall in the heart of the retail synergy in Leesburg

## PROPERTY HIGHLIGHTS

- 1,237 SF & 1,400 SF Available
- GLA: 17,987 SF
- Traffic Counts (AADT): US Hwy 441 - 45,000 and CR 473 - 14,700
- Excellent access at a lighted intersection
- Located directly on US Hwy 441 with exceptional visibility
- Near Lake Sumter Community College with over 3,000 students and 200 employees
- Retailers in the plaza include: Rooms To Go Express, Tijuana Flats, Amscot, Papa John's Pizza

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	5,054	19,808	41,284
Daytime Population	5,749	17,473	44,424
Households	2,297	8,760	18,529
Average HH Income (\$)	65,078	62,476	60,261



## EXCLUSIVE AGENT(S)

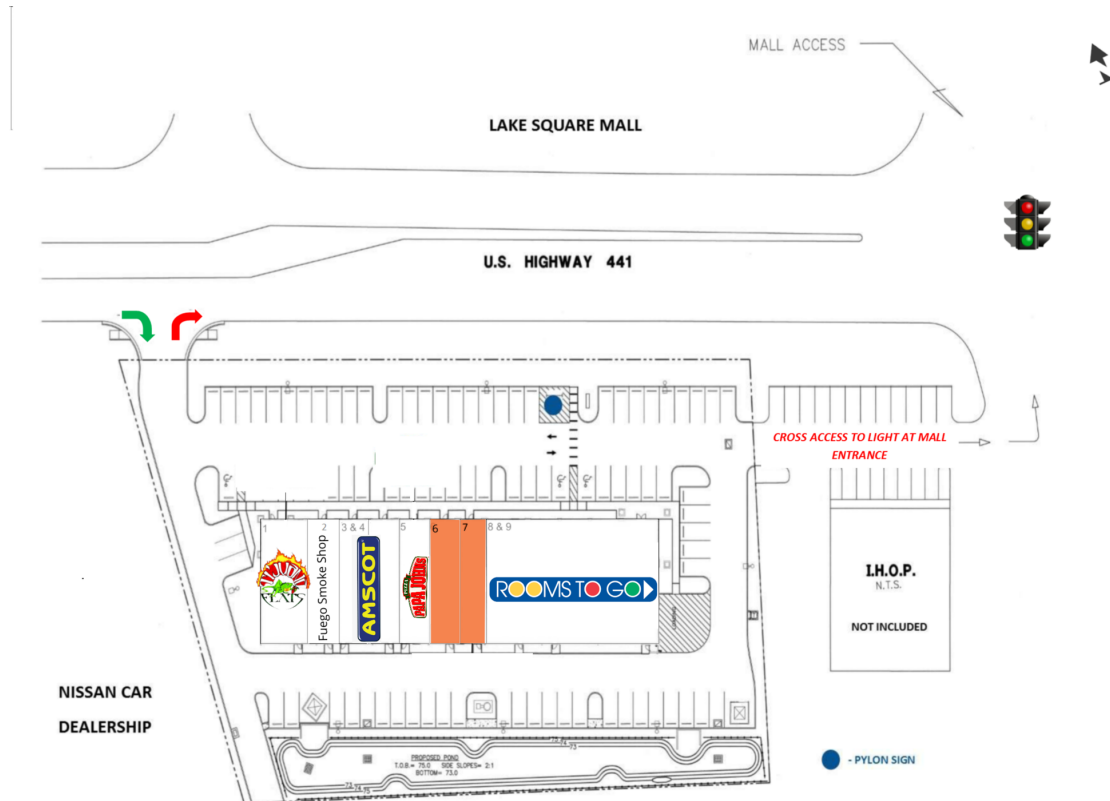
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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
1	Tijuana Flats	2,100 SF
2	Fuego Smoke Shop	1,050 SF
3&4	AMSCOT	2,800 SF
5	Papa John's Pizza	1,400 SF
6	Available	1,400 SF
7	Available	1,237 SF
8&9	-	8,000 SF

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