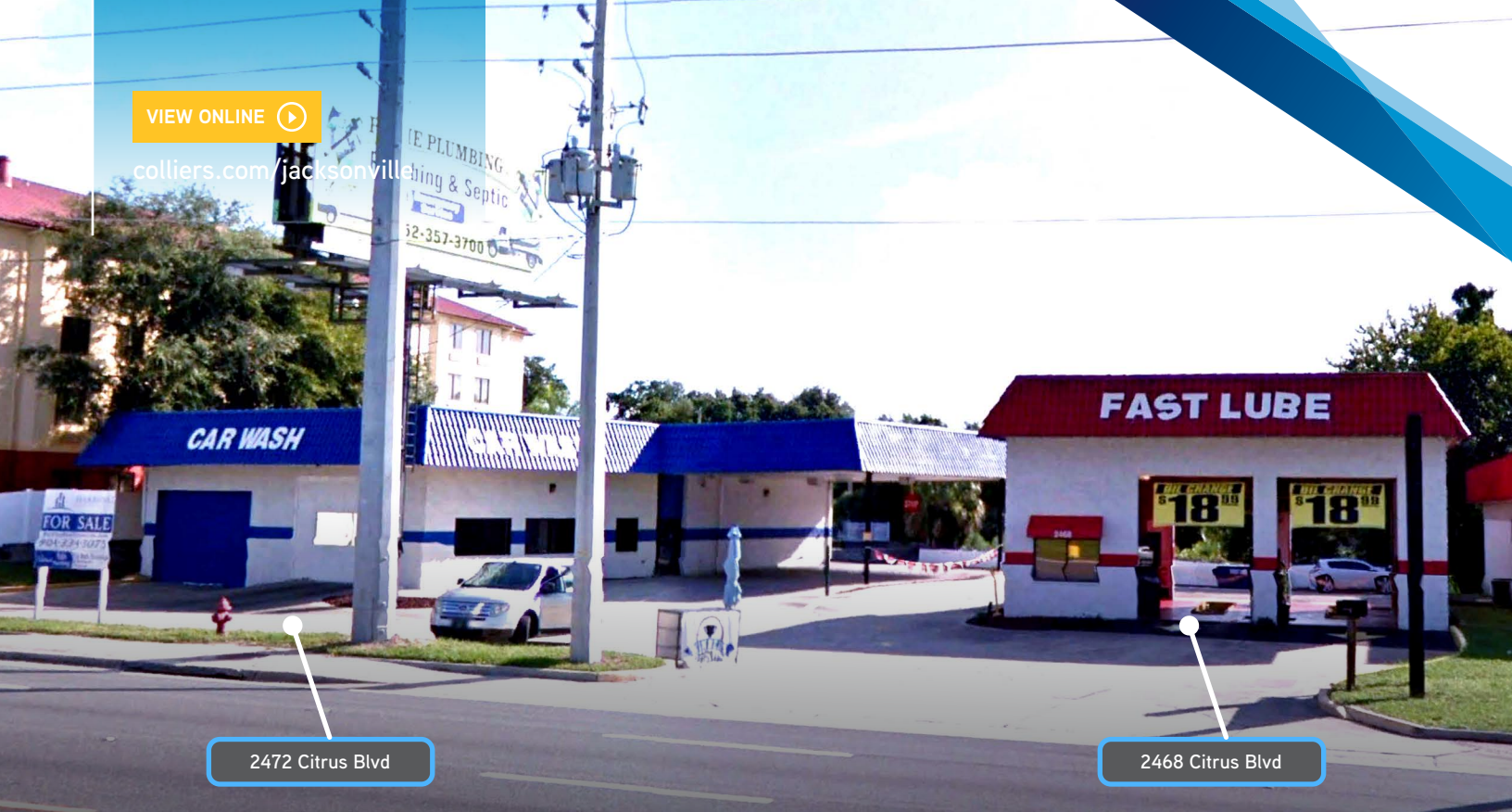


VIEW ONLINE 

colliers.com/jacksonville



2472 Citrus Blvd

2468 Citrus Blvd

Leesburg Retail Development Opportunity

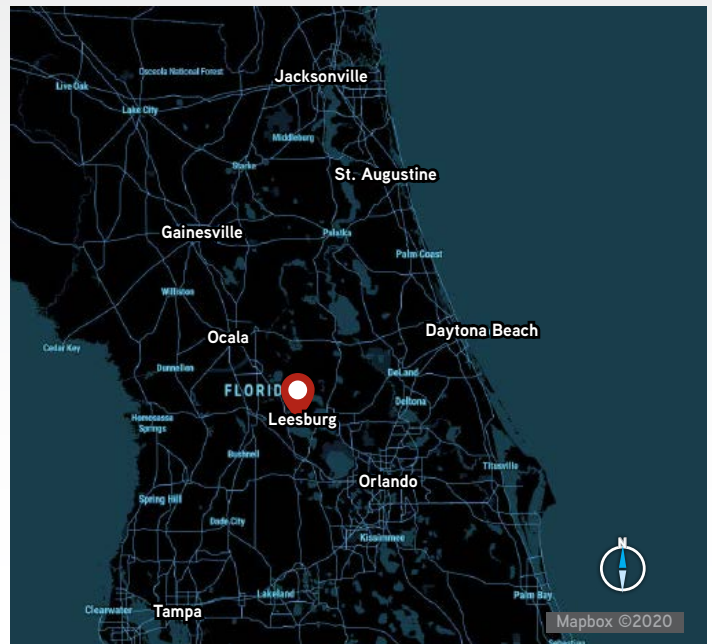
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Property Highlights

0.69± AC redevelopment opportunity on Hwy 441 in downtown Leesburg. Across from Aldi, Dollar Tree, Harbor Freight Tools, and Walmart Supercenter. Former auto lube and car wash. Zoned C-3 commercial.

Includes billboard with current rent of \$2,500 annually. Lease can be cancelled with 60 days' notice for redevelopment.

Price Reduced:
\$525,000



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1074107

Trade Aerial



7,800+ AADT

38,000+ AADT

Demographics	1 Mile	3 Mile	5 Mile
Population	4,232	30,859	61,064
Households	1,844	12,737	25,938
Daytime Population	5,583	35,256	62,983
Average HH Income	\$51,798	\$58,058	\$65,170

Source: Esri Business Analyst Online 2020

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