NEW LEESBURG DEVELOPMENT

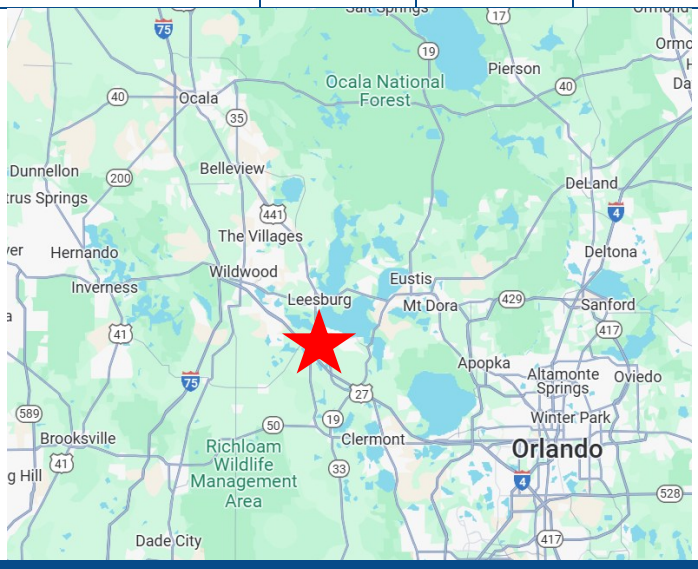
Leesburg, FL 34748



New Retail Commercial Development in Leesburg, FL

- 30 Acre new development
- Anchor Opportunity– up to 150,000 sf
- Outparcels available for ground lease
- Traffic Counts:
  27,500 ± AADT on HWY 27

Demographics	1-Mile	3-Mile	5-Mile
Population	3,783	18,241	32,645
Average HH Income	$74,674	$72,613	$71,077



Heather Coons

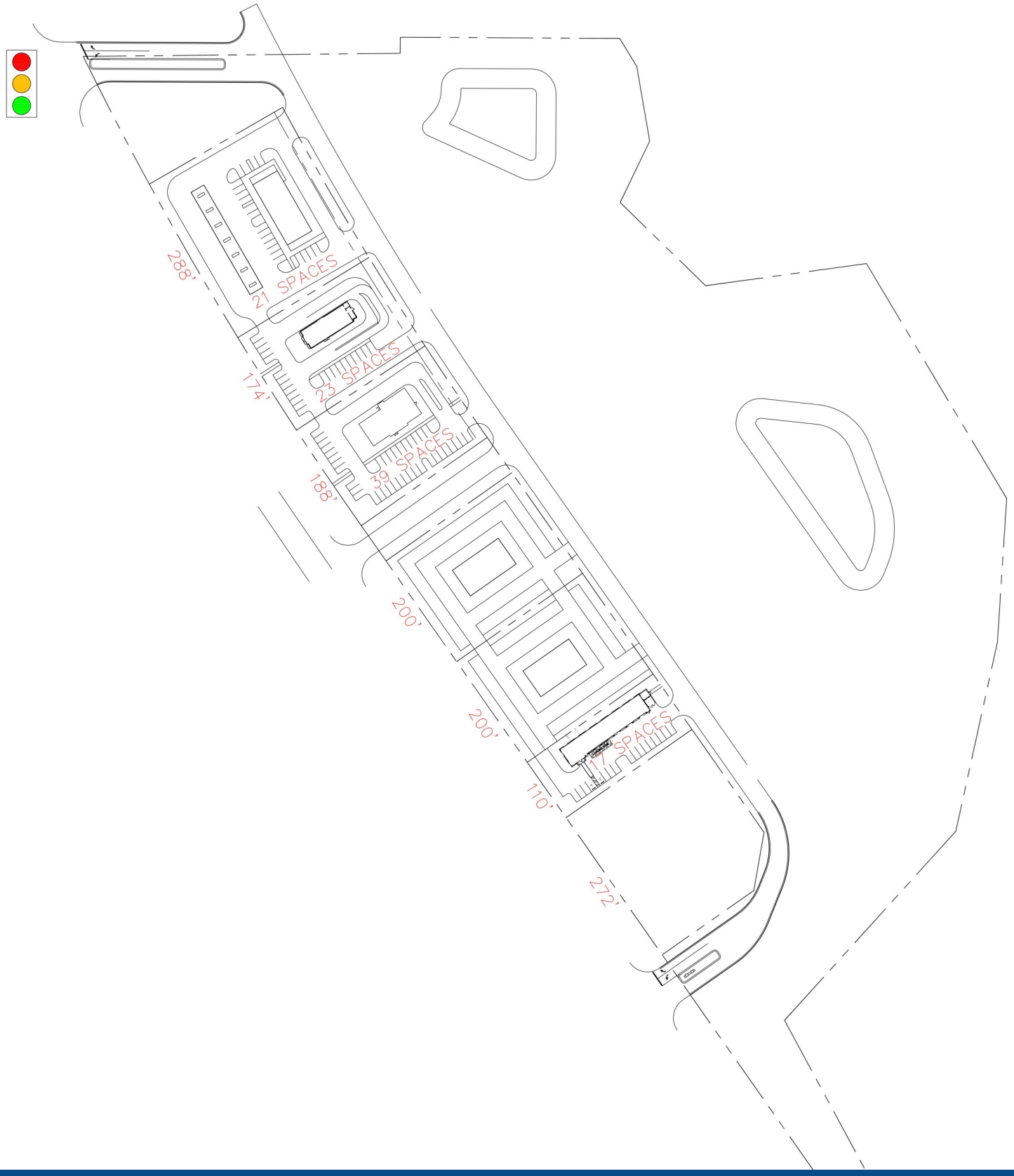
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New Leesburg Development

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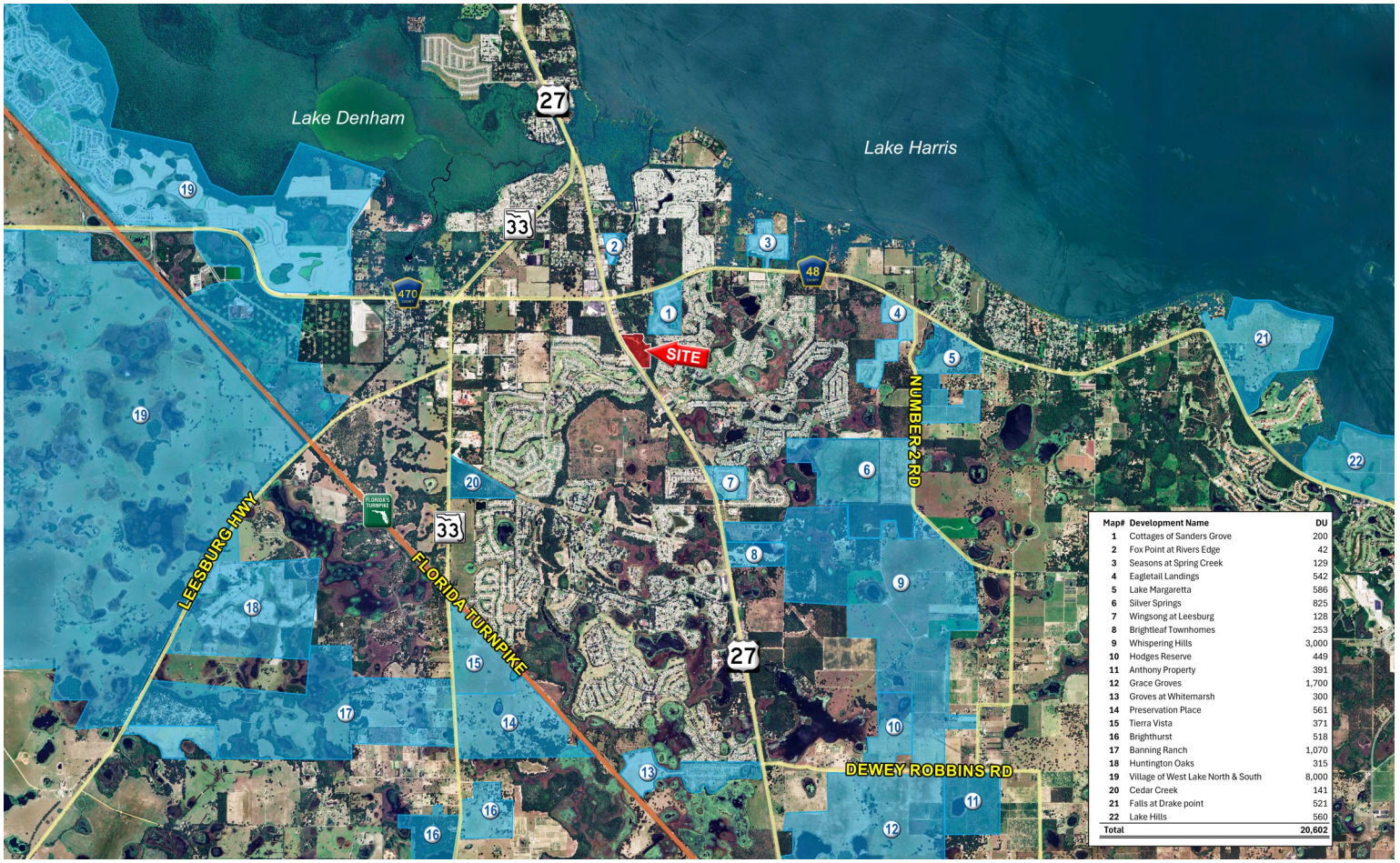
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Trade Area



Map#	Development Name	DU
1	Cottages of Sanders Grove	200
2	Fox Point at Rivers Edge	42
3	Seasons at Spring Creek	129
4	Eagletail Landings	542
5	Lake Margaretta	586
6	Silver Springs	825
7	Wingsong at Leesburg	128
8	Brightleaf Townhomes	253
9	Whispering Hills	3,000
10	Hodges Reserve	449
11	Anthony Property	391
12	Grace Groves	1,700
13	Groves at Whitemarsh	300
14	Preservation Place	561
15	Tierra Vista	371
16	Brighthurst	518
17	Banning Ranch	1,070
18	Huntington Oaks	315
19	Village of West Lake North & South	8,000
20	Cedar Creek	141
21	Falls at Drake point	521
22	Lake Hills	560
Total		20,602

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