

SHOPPES OF LAKE VILLAGE

NWC of US Highway 441 & Lakes Blvd. • Leesburg, FL



LOCATION:

10601 US Highway 441
Leesburg, FL

FEATURES:

- Great tenant mix of national retailers
- Located in a high traffic shopping center next to Lake Square Mall providing heavy foot traffic
- Great visibility on US Highway 441 which carries 39,000 A.D.T. (E/W)
- Excellent access with 5 points of ingress/egress

ANCHORS:

- Publix Super Market
- Mattress Giant
- Dollar General

GROSS LEASABLE AREA:

- 135,437 S.F. (mol)

TRAFFIC COUNTS:

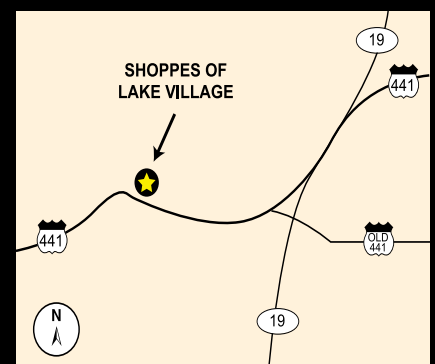
- US Hwy. 441: 39,000 A.D.T. (E/W)

RMC
PROPERTY GROUP

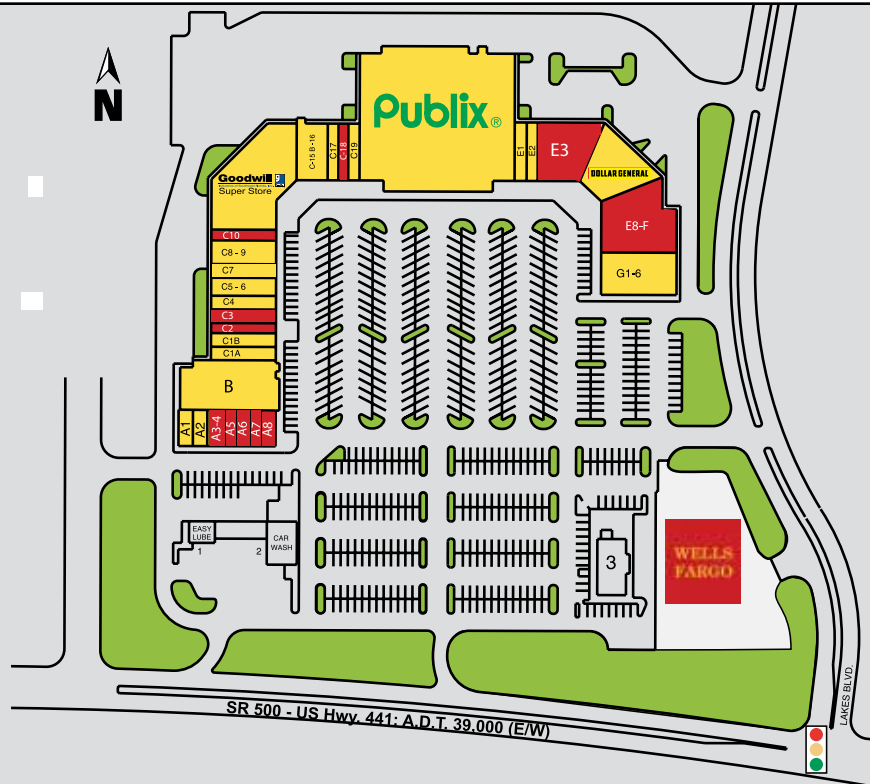
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LEASING CONTACT

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Rendering is included to provide a general depiction of space location. Site plan may not be to scale. All dimensions are approximate for illustrative purposes only and are subject to field verification.

TENANTS:

Unit	Tenant	Sq. Ft.	Unit	Tenant	Sq. Ft.
A1	Sobiks Subs	1,000	C17	Optical Outlet	1,700
A2	Alterations	1,000	C18	Available	1,275
A3	Available	1,250	C19	Jewelers	2,125
A5	Available	1,750	D	Publix	42,112
A7	Available	1,000	E1	CSB Audio-Rehab	1,700
A8	Available	1,000	E2	LJ's Lounge	1,700
B	Advance Auto	8,640	E3	Available	5,831
C1A	Elegant Nails	1,530	E6	Dollar General	6,392
C1B	Dental	1,700	E8	Available	9,592
C2	Available	1,275	G1	Mattress Giant	5,250
C3	Available	1,700	OP1	Splisg Splash	8,000
C4	Lake Uniforms	1,700	OP3	Habaneros	3,500
C5	Bon Worth	2,550	OP4	Wells Fargo	2,894
C-7	Oasis Health	1,700			
C10	Available	1,275			
C11	Goodwill	14,975			
C15	Chinawok	2,465			

POPULATION:

• 1-mile:	4,077
• 3-mile:	16,859
• 5-mile:	39,093

HOUSEHOLDS:

• 1-mile:	2,012
• 3-mile:	7,961
• 5-mile:	18,320

AVG HOUSEHOLD INCOME:

• 1-mile:	\$54,255
• 3-mile:	\$54,850
• 5-mile:	\$52,442

MEDIAN AGE:

• 1-mile:	64
• 3-mile:	62
• 5-mile:	60