

SHOPPES OF LAKE VILLAGE

LEESBURG, FL



SIZE

137,660 square feet

MAJOR TENANT(S)

Publix
Dollar Tree
Advance Auto Parts
H&R Block



LOCATION

10601 US-441 | Leesburg, FL 34788

PROPERTY HIGHLIGHTS

- Anchored by a newly redeveloped Publix
- 45,753 residents with projected growth of 1.51% over the next five years
- Located on US Highway 441, which sees over 37,431 vehicles per day, and services over 21,400 households with average income exceeding \$72,600
- Daytime population exceeds 14,800 within a 10-minute drive

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

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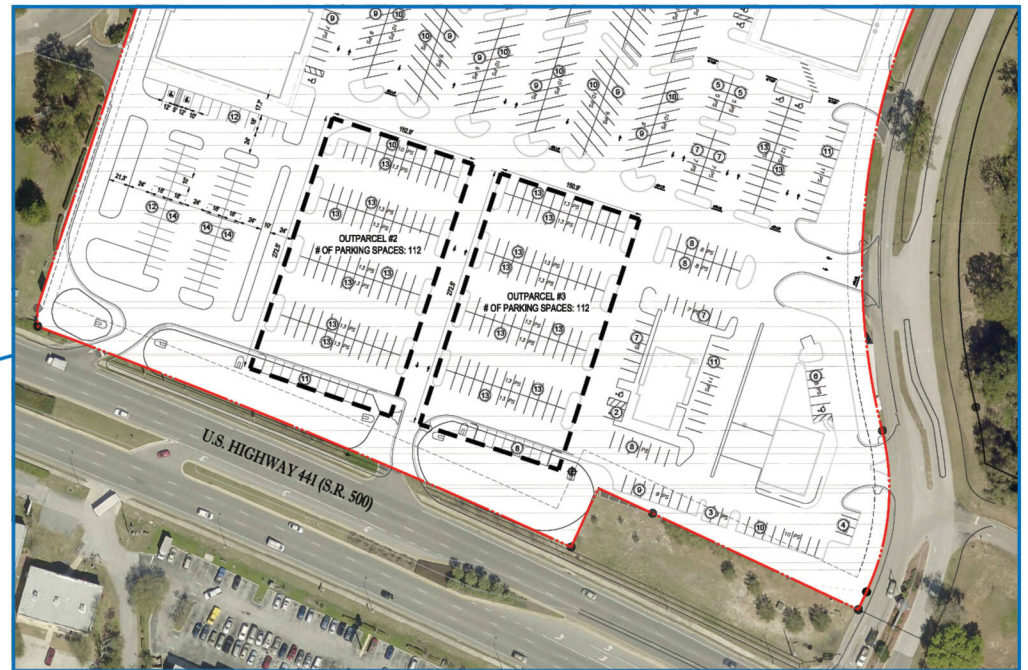
SPACE	TENANT	SQ. FT.	C19 AVAILABLE	1,971 SF
A1	AI Juice	1,000 SF	C1A	Elegant Nails and Tanning 1,530 SF
A2	Phillip Tailor and Alterations	1,000 SF	C1B	Leading Edge Dental 1,700 SF
A3	Connect Hearing	1,250 SF	C2	Salon Suites 2,975 SF
A5	Tobacco Planet	750 SF	C4	Lake Uniforms 1,700 SF
A6	The Best in Town Barbershop	1,750 SF	C5 AVAILABLE	2,550 SF
A8	H&R Block	1,000 SF	C7	Mariner Finance 1,700 SF
B	Advance Auto Parts	8,640 SF	C8	Eye Doctors Optical Outlet 2,975 SF
C10	The UPS Store	1,275 SF	D	Publix 48,387 SF
C12	Kawachi Sushi & Bar	3,779 SF	E3	Sproutfitters 12,223 SF
C13	Play It Again Sports	4,266 SF	E8	Dollar Tree 9,592 SF
C14	OneBlood	3,636 SF	G1 AVAILABLE	3,850 SF
C15	China Liu	2,465 SF	G2	Tropical Smoothie Cafe 1,400 SF
C17	Publix Liquors	1,740 SF	OUT1	Arby's 3,500 SF
C18	Gino's Pizza	1,275 SF	OUT2	VIPcare 2,894 SF
TOTAL SQ. FT.				137,660

SITE LEGEND

- Available
- Leased (not occupied)
- Site Boundary
- Occupied
- Owned by Others

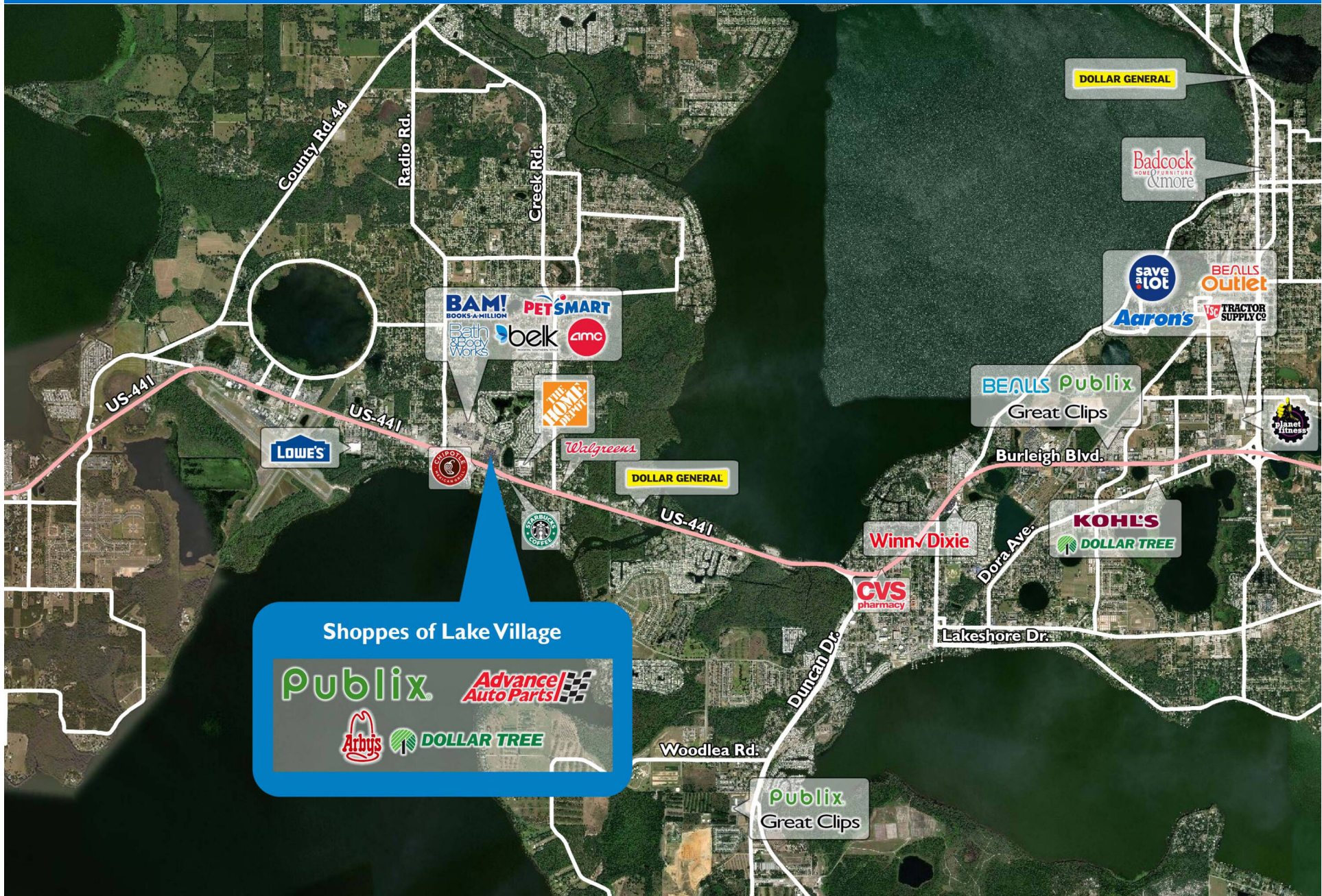


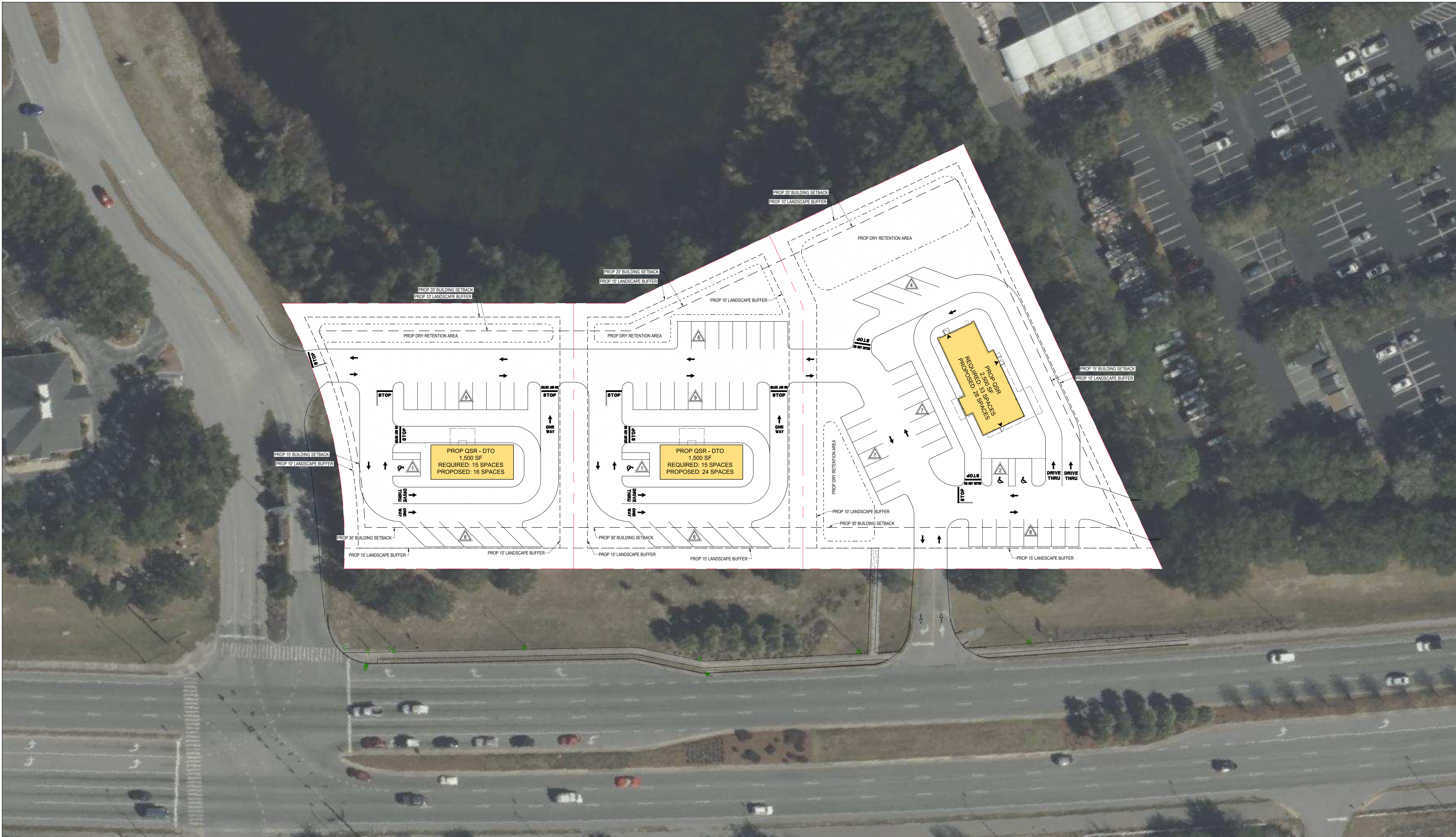
DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



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8/18/2023 | NH | FLB230143.00

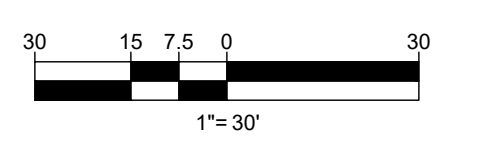
BOHLER //

1900 NW CORPORATE BOULEVARD
 SUITE 101E
 BOCA RATON, FLORIDA 33431
 Phone: (561) 571-0280
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 FLORIDA BUSINESS CERT. OF AUTH. No. 30780

PROPOSED CONCEPT C



LEESBURG, FL 34788, LAKE COUNTY



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 28.823808

Longitude: -81.781077

Shoppes of Lake Village Leesburg, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	5,646	21,444	49,635
	2028 Projected Population	5,607	21,643	50,633
	2010 Census Population	4,411	16,755	37,644
	2000 Census Population	3,109	13,117	31,508
	1990 Census Population	2,752	11,028	25,727
	Historical Annual Growth 1990 to 2000	1.23%	1.75%	2.05%
	Historical Annual Growth 2000 to 2010	3.56%	2.48%	1.80%
	Estimated Annual Growth 2010 to 2023	1.81%	1.81%	2.03%
	Projected Annual Growth 2023 to 2028	-0.14%	0.19%	0.40%
	Median Age	49.3	51.2	52.5
Households	Q4 2023 Estimated Households	2,447	9,310	21,702
	2028 Projected Households	2,428	9,401	22,151
	2010 Census Households	2,004	7,552	16,919
	2000 Census Households	1,538	6,307	14,796
	1990 Census Households	1,314	5,157	12,182
	Historical Annual Growth 1990 to 2000	1.58%	2.03%	1.96%
	Historical Annual Growth 2000 to 2010	2.69%	1.82%	1.35%
	Estimated Annual Growth 2010 to 2023	1.46%	1.53%	1.83%
	Projected Annual Growth 2023 to 2028	-0.16%	0.20%	0.41%
	Population per Household	2.31	2.30	2.23
Population by Race	White	66.1%	68.7%	70.6%
	Black or African American	13.0%	10.8%	11.2%
	Asian & Pacific Islander	2.2%	1.8%	1.9%
	Other Races	3.7%	4.4%	4.1%
	Hispanic Population	15.1%	14.2%	12.2%
Income	Average Household Income	\$74,945	\$72,687	\$73,970
	Median Household Income	\$56,282	\$56,464	\$55,662
	Per Capita Income	\$32,506	\$31,653	\$33,007
Education (Age 25+)	Elementary	2.6%	2.3%	2.9%
	Some High School	4.8%	10.2%	9.1%
	High School Graduate	39.4%	35.5%	33.8%
	Some College	20.2%	21.6%	22.7%
	Associates Degree Only	10.6%	9.4%	10.1%
	Bachelors Degree Only	14.4%	13.4%	14.5%
	Graduate Degree	7.9%	7.6%	7.0%
Business	Number of Businesses	156	429	1,517
	Total Number of Employees	1,646	4,467	14,636
	Employees per Business	10.55	10.42	9.65
	Residential Population per Business	36.18	50.02	32.72

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.