

# GRIZZARD

## COMMERCIAL REAL ESTATE GROUP



**4 Acre Commercial / Industrial Corner**  
**1710 US Hwy 441, Leesburg, Lake Co., FL 34748**



**\$2,350,000**

- 4+/- Acre Corner
- 7,000 SF Building
- 42,500 Avg. Trips per day
  - All City Utilities
- Zoned C-3, Hwy Commercial
  - Co-Broke 3%
- Alternate Keys # 1811635, 2848308, 1182565, 1182646 & 1182883

**Demographics 2008**

	1 mile	3 mile	5 mile
Population	2,893	16,901	45,415
Households	1,235	7,319	20,239
Avg. HH Income	\$50,211	\$46,081	\$46,965



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