



LEESBURG, FL LEASE SPACE

106 W. NORTH BOULEVARD
LEESBURG, FL 33311

Gail Bowden
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Property Summary



LEASE RATE

NEGOTIABLE

OFFERING SUMMARY

Available SF:

Lease Rate:	Negotiable
Lot Size:	3.159 Acres
Year Built:	1954
Building Size:	35,116 SF
Renovated:	2019
Zoning:	C-3
Market:	Leesburg
Submarket:	Orlando
Traffic Count:	28,000

PROPERTY OVERVIEW

Medical, Office, Retail, Restaurant Space available with ample parking in an excellent location. Great visibility and proximity to The Villages. Owner offering a generous allowance for buildout.

LOCATION OVERVIEW

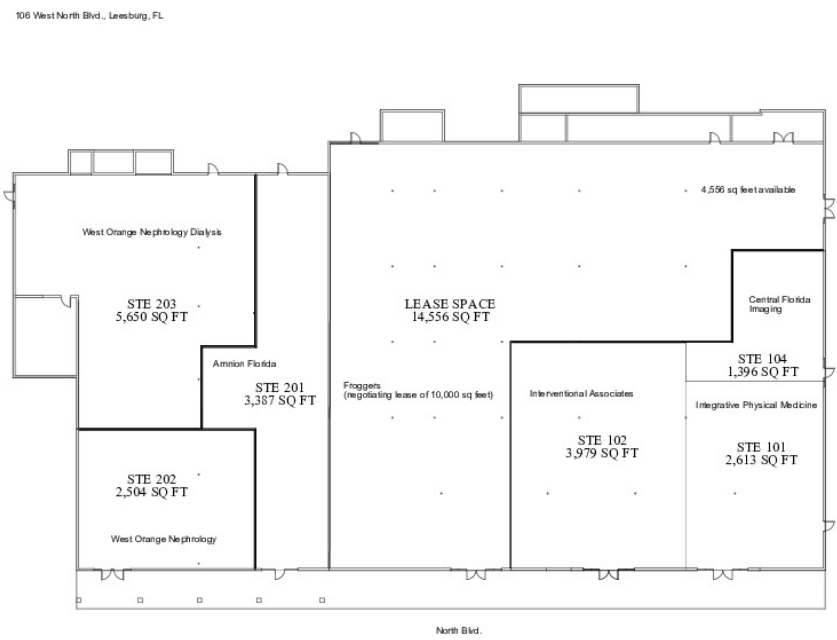
Located in the community of Leesburg and Lake County. Northwest of Orlando 50 miles, Sout East of The Villages 14 miles.

PROPERTY HIGHLIGHTS

- Ample Parking
- 3+ acre lot
- Excellent visibility
- Growing market - excellent proximity to The Villages, Ocala and Orlando
- Located in Leesburg Enterprise Zone

Available Spaces

LEASE TYPE	-	TOTAL SPACE	-	LEASE TERM	Negotiable	LEASE RATE	Negotiable
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Medical Office Space	-	4,000 - 14,556 SF	NNN	\$13.00 - \$15.00 SF/yr	-

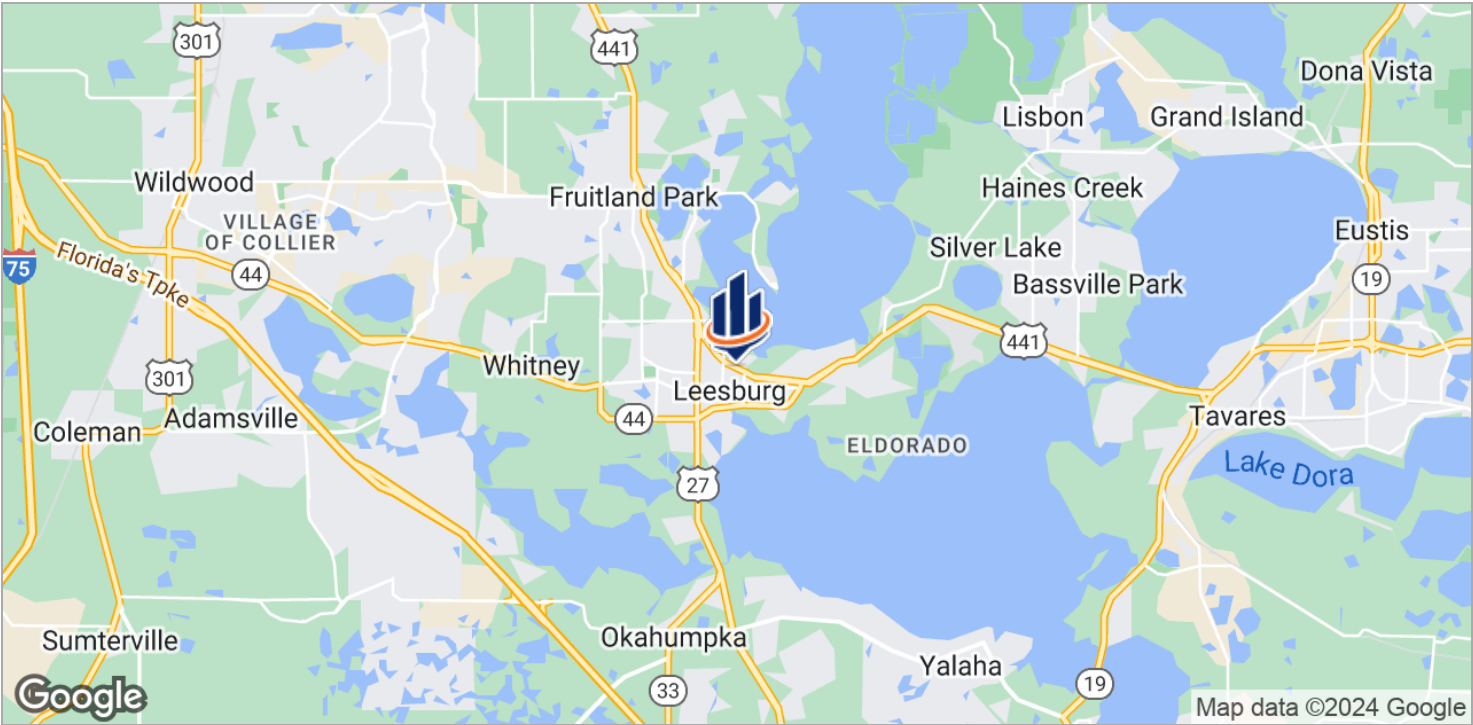
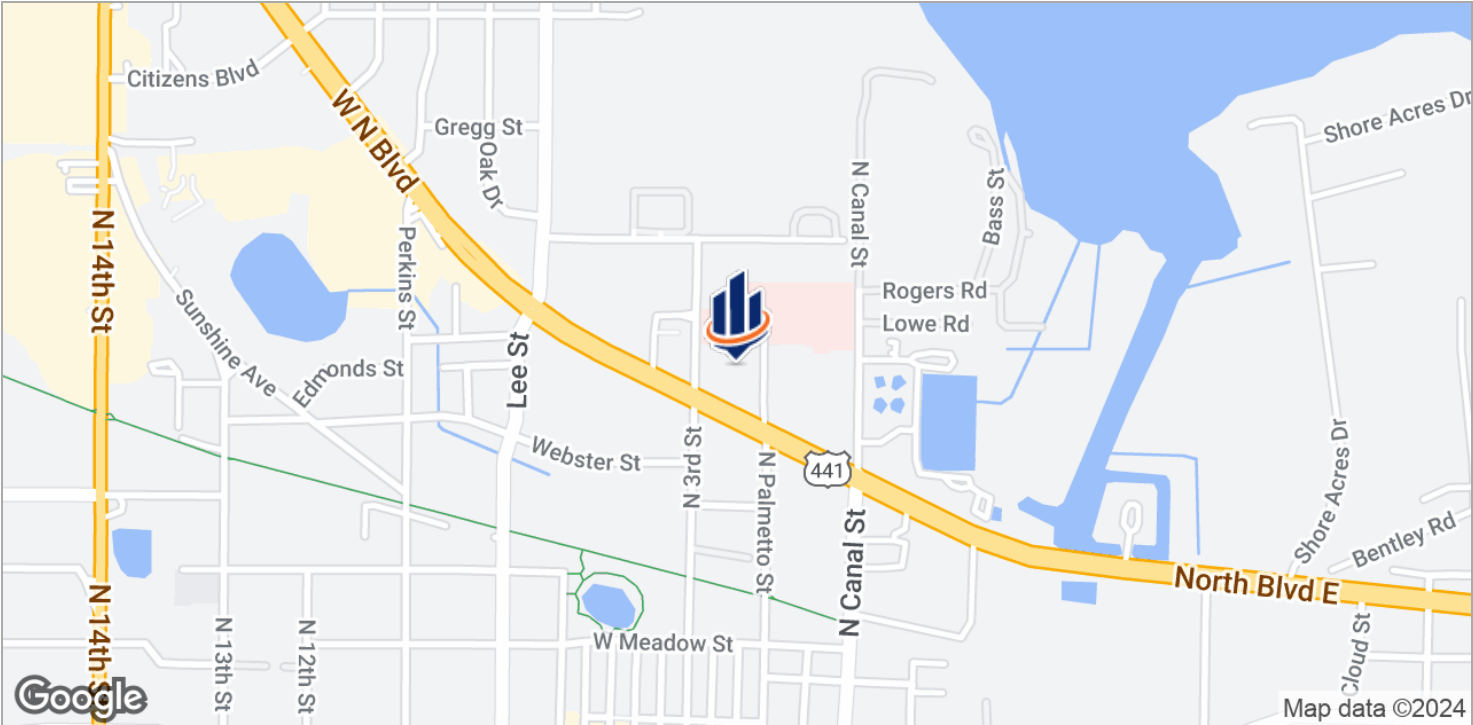
Aerial Maps



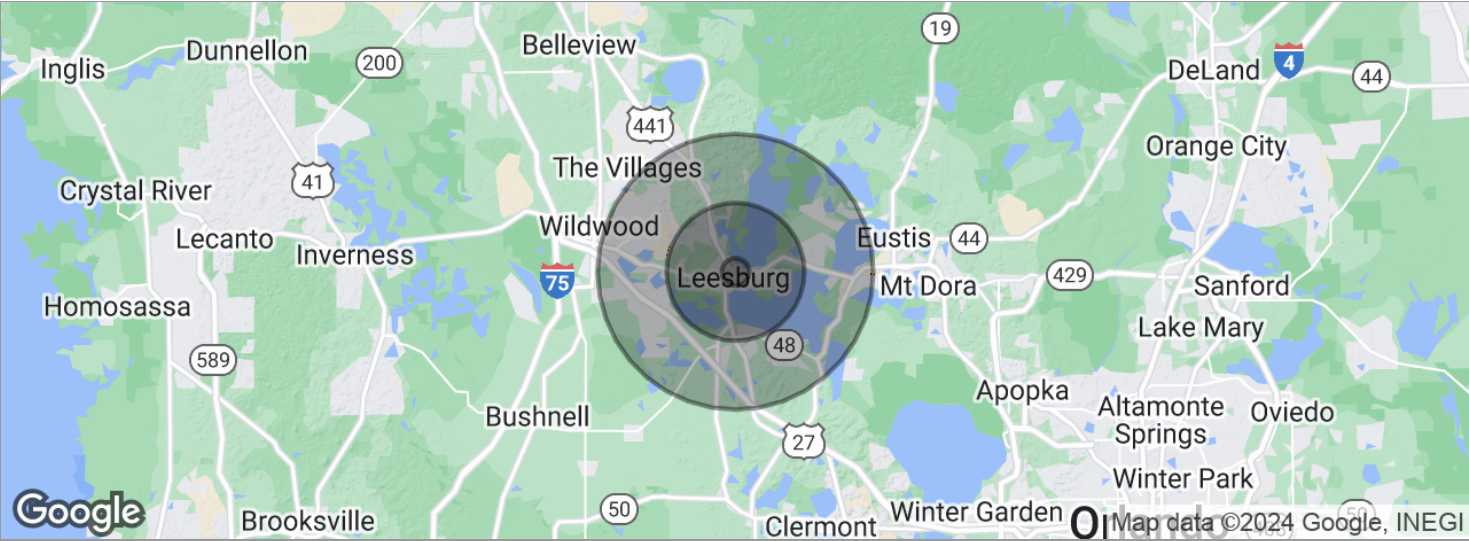
Aerial Maps



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,717	39,049	131,762
Median age	45.1	47.2	54.1
Median age [Male]	42.7	46.1	53.5
Median age [Female]	44.0	47.8	54.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,628	16,989	59,034
# of persons per HH	2.3	2.3	2.2
Average HH income	\$43,857	\$52,065	\$54,926
Average house value	\$157,782	\$185,239	\$202,332

* Demographic data derived from 2020 ACS - US Census

Rent Comps



★ Subject Property

106 W. North Boulevard, Leesburg, FL 33311

Lease Rate: Negotiable
Space Size:
Bldg Size: 35,116 SF
Year Built: 1954
Lot Size: 3.159 Acres
No. Units: 8



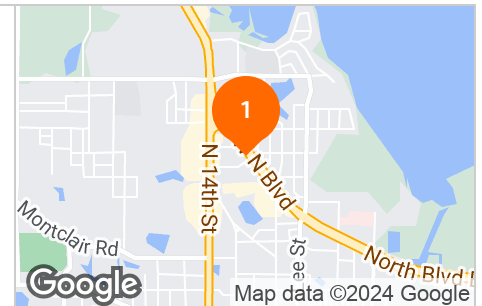
Medical, Office, Retail, Restaurant Space available with ample parking in an excellent location. Great visibility and proximity to The Villages. Owner offering a generous allowance for buildout.



1 1300 Citizens Blvd

Leesburg, FL 34748

Lease Rate: \$15.00 / SF / yea
Lease Type: Full Service
Space Size: 5,600 SF
Year Built: 1980
Bldg Size: 43,000 SF



2 704 Doctors Ct

Leesburg, FL 34748

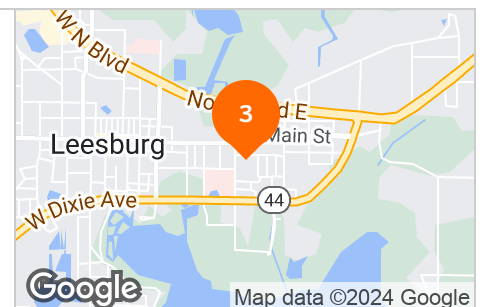
Lease Rate: \$14.00 / SF / year
Lease Type: NNN
Space Size: 3,123 SF
Year Built: 2004
Bldg Size: 5,238 SF











3 210 S Lake St

Leesburg, FL 34748

Lease Rate: \$16.00 / SF / year
Lease Type: NNN
Space Size: 3,624 SF
Year Built: 2009
Bldg Size: 20,000 SF



Rent Comps Summary

	SUBJECT PROPERTY	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	 Leesburg, FL Lease Space 106 W. North Boulevard Leesburg, FL 33311	\$0.00	34,812 SF	35,116 SF	8	-
	RENT COMPS	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	 1300 Citizens Blvd Leesburg, FL 34748	\$15.00	5,600 SF	43,000 SF	-	-
	 704 Doctors Ct Leesburg, FL 34748	\$14.00	3,123 SF	5,238 SF	-	-
	 210 S Lake St Leesburg, FL 34748	\$16.00	3,624 SF	20,000 SF	-	-
		PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	Totals/Averages	\$15.00	4,116 SF	22,746 SF	0	0%

Rent Comps Map



 **SUBJECT PROPERTY**
106 W. North Boulevard, Leesburg, FL 33311



1300 CITIZENS BLVD
Leesburg, FL
34748



704 DOCTORS CT
Leesburg, FL
34748



210 S LAKE ST
Leesburg, FL
34748



GAIL BOWDEN

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PROFESSIONAL BACKGROUND

Gail Bowden brings a unique blend of strategic creativity and expertise to the SVN Commercial Advisory Group team. Drawing on more than thirty years of experience, Bowden is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive as well as her list of accomplishments as an expert and industry leader.

Bowden was named one of Real Estate Forum's 2016 Women of Influence and was included in Michael Saunders & Company's 2018 & 2017 Presidents Circle, MSC Commercial Top Team and Outstanding Performance-sales units for 2018. Prior to joining the MS&C Commercial Division, she was SVN's Top Producer in 2016, following a worldwide ranking as #3 [#1 statewide] in 2015. Bowden also achieved one of SVN's most prestigious honors "Partners Circle" in 2015 and 2014, several of SVN's most esteemed honors, including her fourth "Top Commercial Real Estate Advisor of the Year", "Top Producer" and "Top Sale Transaction" awards.

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in medical office, multifamily, and industrial properties from \$500,000 to \$60 million +. Gail's propensity for guiding clients to appropriate financing coupled with her skill for identifying the most suitable investors for each deal has contributed to her career sales total of over \$200 million.

From contract to closing, Gail handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional in the field. A passion for travel has enhanced Gail's ability to develop and cultivate long-standing relationships with real estate and development professionals all over the world.

RECENT TRANSACTIONS

- LEASED | Orlando, FL [Lake Nona area] | Medical Office Building | 2,229 sq ft | 10 Year Lease
- LEASED | Venice, FL | Medical Office Building | 5,554 sq ft | 5 Year Lease
- LEASED | Anna Maria Island, FL | Retail | 1,057 sq ft | 5 Year Lease

SVN | COMMERCIAL ADVISORY GROUP

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