

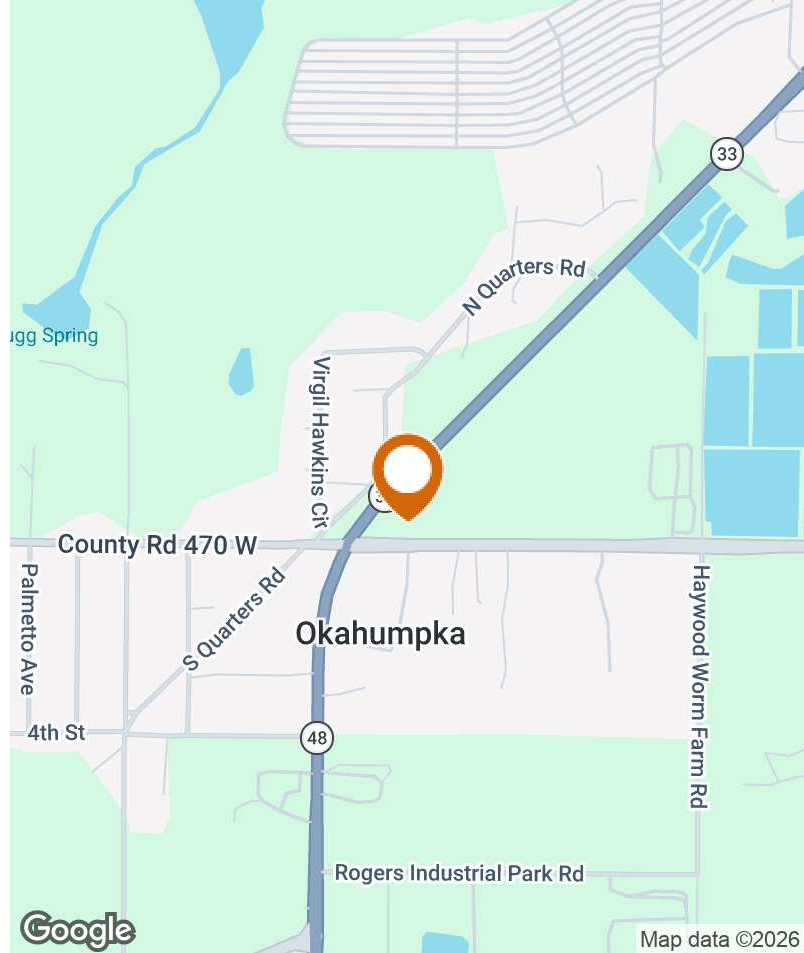


CR 48 Commercial Corner Lot

3601 County Road 48, Okahumpka, Florida 34762

Trish Leisner, CCIM
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PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,500,000
Lot Size:	1.6± Acres
Year Built:	1963
Zoning:	CP - FLU - Urban Medium R6
Market:	Orlando
Submarket:	Clermont/Lesburg
Traffic Count:	8,900 Cars/Day
APN:	15-20-24-0001-000- 05900

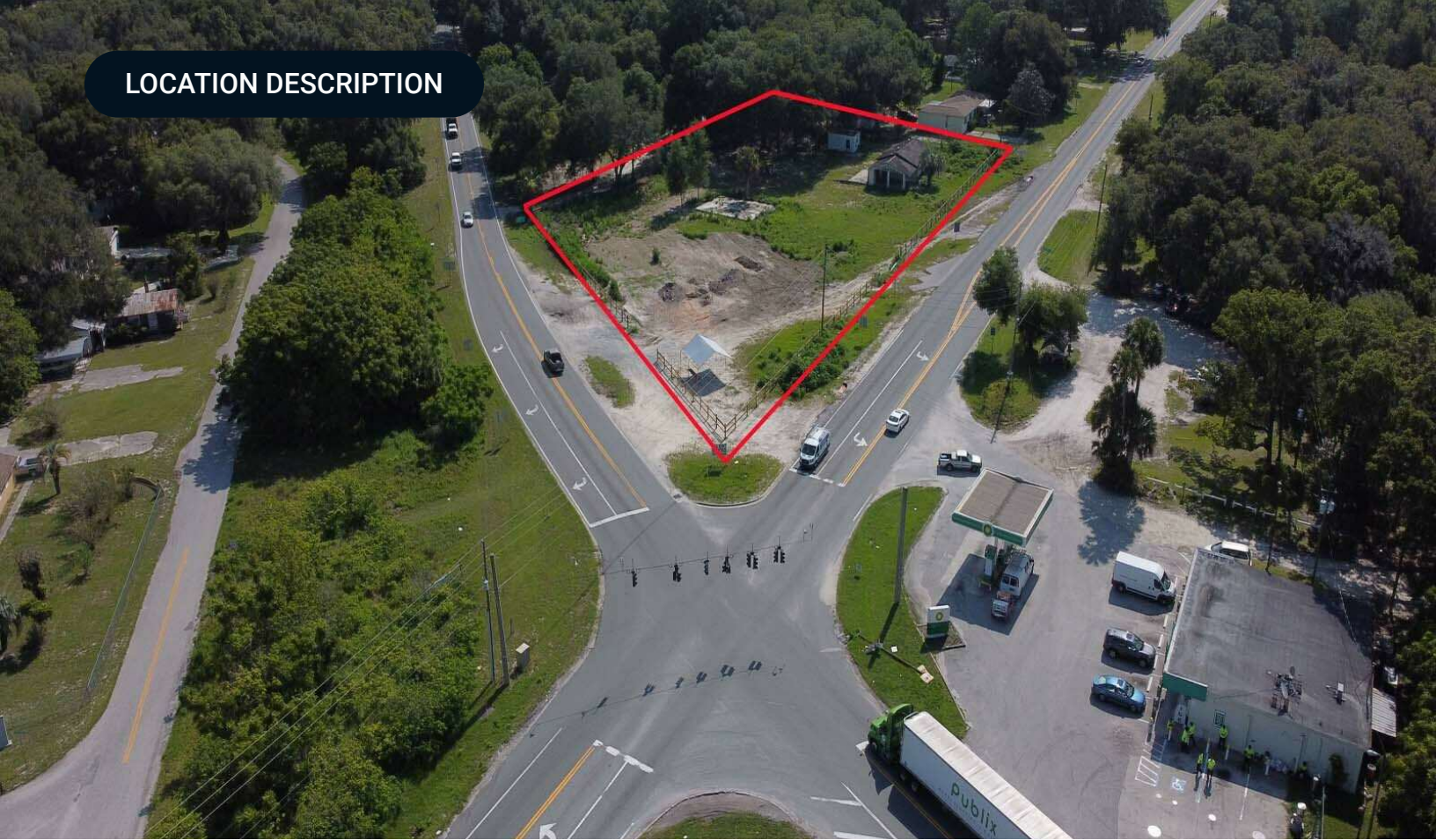
Property Overview

Hard corner intersection located between the Florida Turnpike and Hwy 27. The Villages are in this same location to the west towards the FL Turnpike. Upcoming corridor with Lake Counties' high growth pattern, major grocery chains, fast food, restaurants, and mixed plaza stores all a mile away to the east to Hwy 27. The Florida Turnpike is 2.75 miles over on CR48/470 to the west. Water and Sewer are located at the intersection. The City of Leesburg will incorporate this site.

Property Highlights

- Water and Sewer nearby
- Phase 1 and Survey - April 2022
- Hard Corner Lighted Intersection
- Florida Turnpike 2.75 miles to the West
- Hwy 27 and major grocery chains, fast food, gas - 1 mile to the East.

LOCATION DESCRIPTION



Location Description

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SPECIFICATIONS & FEATURES



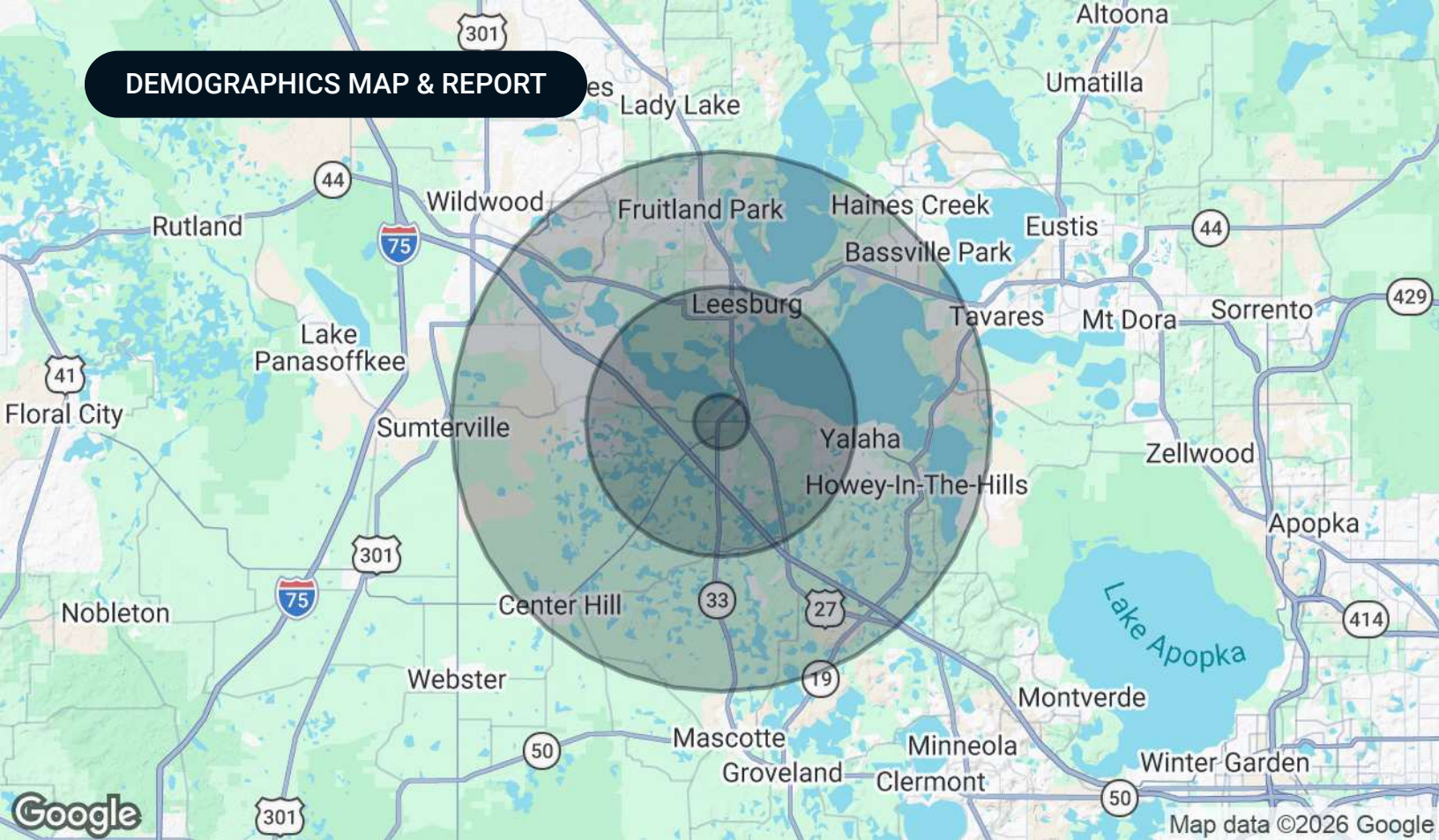
Specifications & Features

Taxes & Tax Year:	\$2,985 - 2022
Zoning / FLU:	CP/Urban Medium
Water Source & Utilities:	City of Leesburg
Nearest Point of Interest:	Hwy 27 and CR 48 - Florida Turnpike, shopping major intersection anchor stores Publix, Winn Dixie, gas station, fast food, general shopping centers.
Current Use:	Vacant Land
Survey or Site Testing Reports:	Phase I Environmental Report - April 2022 Boundary Survey - April 2022

RETAILER MAP



DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	5 Miles	10 Miles
Total Population	356	25,994	118,369
Average Age	52.9	58	54.5
Average Age (Male)	56.3	56.3	53.2
Average Age (Female)	45.7	58.4	55.7

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	164	14,287	60,242
# of Persons per HH	2.2	1.8	2
Average HH Income	\$40,541	\$50,992	\$57,910
Average House Value	\$96,216	\$157,896	\$204,117

2020 American Community Survey (ACS)



Lake County FLORIDA



Founded	1887	Density	385.2 (2019)
County Seat	Tavares	Population	416,179 (2023)
Area	953 sq mi	Website	lakecountyfl.gov

Lake County is part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area, and its largest city is Clermont. The county was created in 1887 from portions of Sumter and Orange counties and was named for the many lakes contained within its borders. During the 1800s, growing cotton and breeding cattle were the two main industries driving the economy. In the latter part of the 19th century, citrus tree cultivation gained momentum and eventually became the region's leading industry during the 1940s and 50s.

Lake County is the 18th largest county in Florida today, as the area has tripled in size over the past 15 years. With its Central Florida positioning, Lake County boasts great access to US Hwy 27, I-75, the Florida Turnpike, and the new Florida 429 Beltway. This strategic location makes the area ideal for industrial distribution, warehousing, and manufacturing. Additionally, the Wellness Way area, situated just 7 miles south of Clermont, is an area of significant economic growth focused on sports and wellness.

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Trish Leisner, CCIM

Senior Advisor

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FL #BK3185853

Professional Background

Trish Leisner, CCIM is a Senior Advisor at Saunders Real Estate.

Trish is a seasoned real estate professional with more than 30 years of experience in the industry. In 2021, she joined Saunders Real Estate to expand her commercial services offerings through the firm's marketing strategies and advisor team.

Trish is the founder and broker of RealTeam Realty, Inc. Opened in 2011, the firm is in downtown Clermont, just west of Orlando in Central Florida. Her brokerage team provides services in commercial, land, farms, and residential.

Trish works across four fast-growing central Florida counties: Lake, Orange, Sumter, and Polk. She is a valuable source of expertise for properties in this part of the state. She is originally from Maryland's Chesapeake Bay, moving to Florida 20 years ago. Her varied professional and business background includes:

- Small Area Planner - Anne Arundel County, MD 1998
- Owned two retail stores for 15 years.
- Owned, developed, and managed commercial properties in Maryland and Florida
- Worked in multiple Nuclear Power Stations in Quality Control (1980-1985)
- Farmer and rancher

Like many in our brokerage, Trish loves to be outdoors. She grew up water skiing, snow skiing, and owning horses - jumpers and dressage. She competed in endurance horse racing for several years. For 25 years, Trish was an avid offshore fisherman, traveling up and down the Coast from MD to the Bahamas, fishing in many Big Game Tournaments.

Today, Trish enjoys time with her husband at their retreat in Wyoming. She still has many horses and a working farm.

Trish specializes in:

- Commercial CCIM and Residential Broker
- Land
- Farms
- Commercial
- Market Analysis
- Valuations On Commercial Real Estate
- Court-Ordered Sales
- Estate Properties
- Bankruptcies, Trusts, And Probate

Education

- RPAC - REALTORS® Political Action Committee - Major Investor - Golden 'R' President's Circle



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A LEGACY OF EXCELLENCE

At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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