

**FOR
SALE**

6.23 ACRES C-2 COMMERCIAL

S Dixie Ave, Leesburg, FL 34731 | \$550,000



PROPERTY HIGHLIGHTS

- 6.23 acres
- Zoned C-2
- Commercial (High Intensity) FLU
- Utilities to site
- 800'± frontage on S Dixie Ave
- SE corner of Dixie Ave and Thomas Ave (signalized)

PARCEL IDS

101924000300009000

101924000300003500

101924000300003400

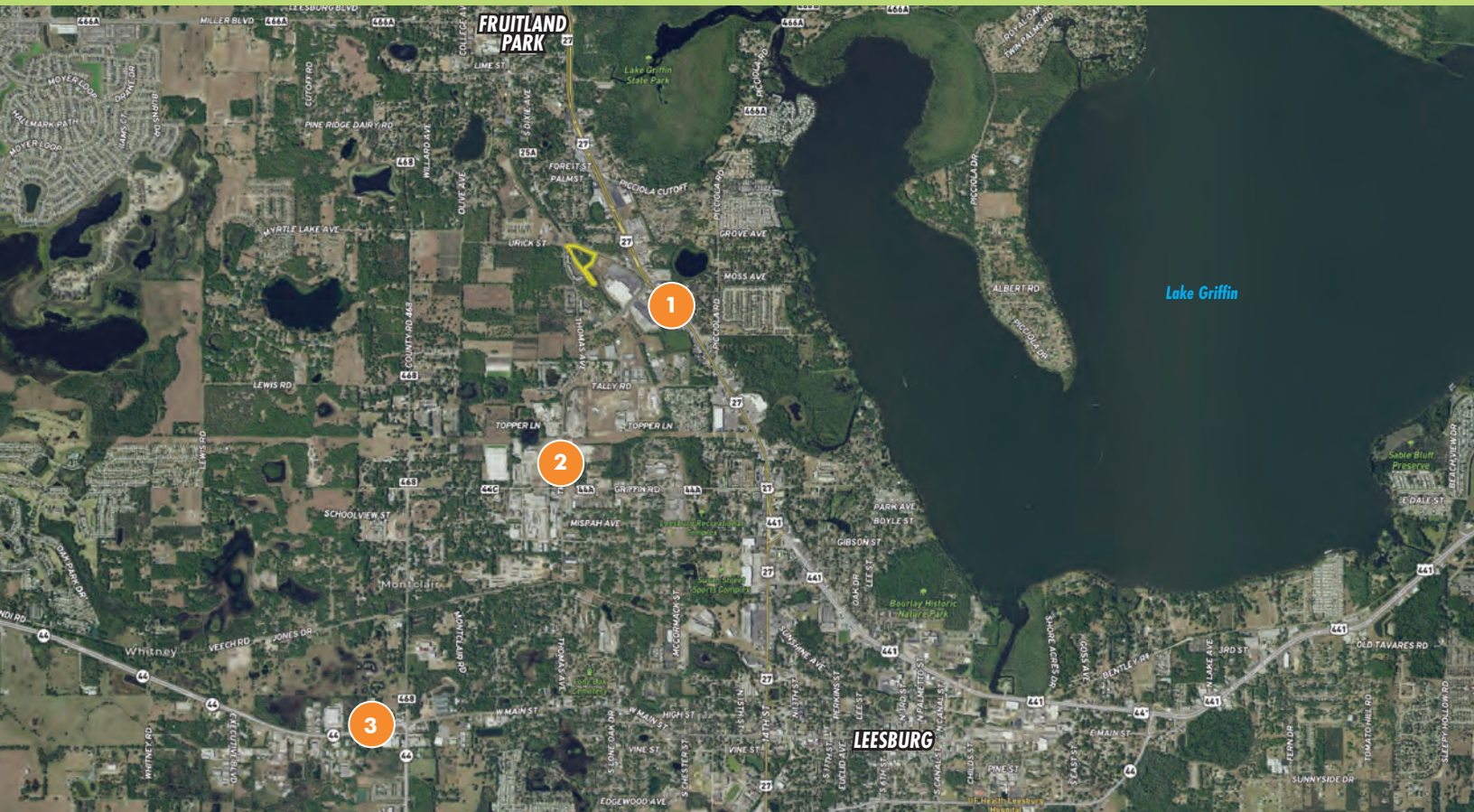
DESCRIPTION

Don't miss this rare opportunity to own over six acres of raw land in a booming commercial area. Located at the signalized corner of South Dixie Avenue and Thomas Avenue in Lake County, this property is zoned C-2 and is adjacent to a Walmart Supercenter and a multi-family development. *Call for a showing before it's gone!*

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AVERAGE DAILY TRAFFIC COUNTS (2019)

- 1** 44,000 (US-27/441 S)
- 2** 7,400 (Thomas Ave S)
- 3** 20,500 (SR-44/Dixie Ave E-W)

DRIVE TIMES

- Fruitland Park:** 5 minutes
- Leesburg:** 10 minutes
- The Villages:** 20 minutes
- Ocala:** 45 minutes
- Orlando:** 1 hour

- Tampa:** 1.5 hours
- East Coast Beaches:** Under 2 hours
- St. Augustine:** 2.25 hours

