

RETAIL AVAILABLE FOR LEASE

SOUTHSIDE SHOPPING CENTER

1415 South 14th Street, Leesburg, FL 34748

RECENT RENOVATIONS 2,100-12,000 SF AVAILABLE

- Southside Shopping Center is a Save-A-Lot & Dollar General anchored plaza located on US Hwy 27 in Leesburg, FL. Leesburg is located Northwest of Orlando and is accessed by US Hwy 27, US Hwy 441, The Florida Turnpike and Interstate 75.
- Diverse tenant mix, high traffic counts, and prime visibility from Highway 27.
- Accessed directly from Highway 27 by a primary signalized entrance and a secondary non-signalized entrance. Also serviced by a Lake Xpress bus stop.
- Traffic Count: South 14th St - 37,000 CPD

DEMOGRAPHICS	3 mile	5 mile	7 mile
Population	20,937	43,420	75,553
Avg. HH Income	\$51,073	\$59,520	\$61,717
No. of Businesses	1,399	1,915	2,745
Daytime Population	31,393	51,226	79,204



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Offer subject to withdrawal from the market, due to prior sale or cancellation without notice. All information contained here in is believed to be accurate but is not warranted.

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TENANT ROSTER

State of Florida	3,378 SF
Save A Lot	15,867 SF
AVAILABLE	9,860 SF
Dollar General	9,520 SF
AVAILABLE	12,000 SF
Little Caesars	1,600 SF
AVAILABLE	1,600 SF
M & P Grill	2,100 SF
AVAILABLE	2,100 SF
San Jose Mexican Restaurant	2,700 SF
Metro PCS	1,100 SF
AVAILABLE	2,268 SF
Lee Nails	900 SF
Art Glass	1,200 SF
Framemakers	1,200 SF
AVAILABLE	2,400 SF
Spin City Laundromat	2,590 SF



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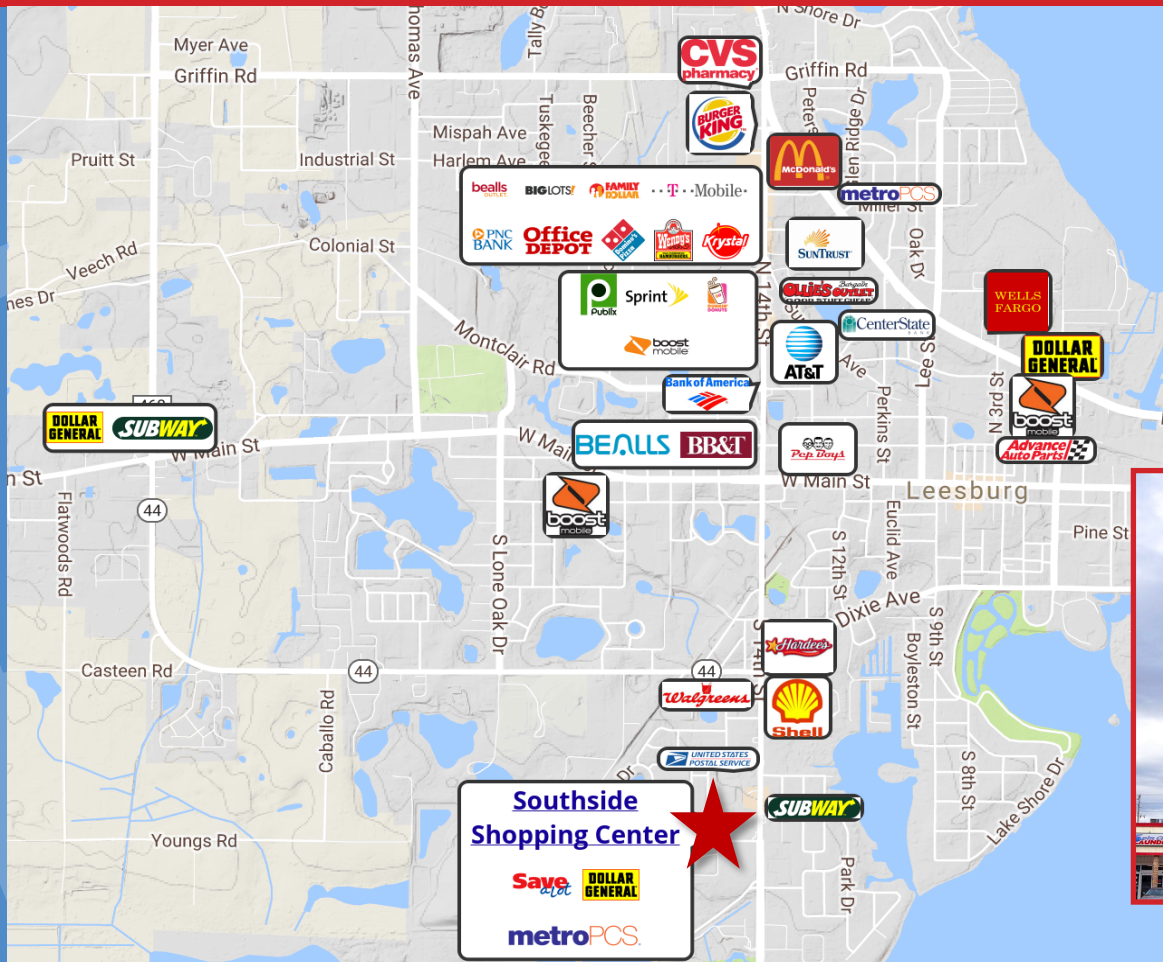
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SURROUNDING RETAIL

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The Villages of West Lake marked Leesburg becoming part of The Villages. The latest purchase also would seem to indicate that The Villages has its eye on other property in Leesburg as well. That's because a large parcel sits between the two the Developer currently owns and obviously will be needed to connect them.

The Leesburg purchase also seems to flow along with the massive development in the Villages of Southern Oaks. Those parcels, which eventually could contain 45,000 to 60,000 homes, commercial real estate and several buildings across from the Coleman Federal Correctional Complex, eventually will take the community as far south as Bushnell.

5 MILES TO THE VILLAGES OF SOUTHERN OAKS +/- 45K TO 65K HOMES
"The Villages Land Co. has acquired 15,924 acres in south Wildwood that is designated for age-restricted development. Agreements with Wildwood put the maximum number of homes allowed at 40,000 to 65,000."

4.7 MILES TO THE VILLAGES OF WEST LAKE +/- 2800 HOMES
"The Villages of West Lake, which will occupy 1,127 acres. The mega retirement community is expected to build 2,800 homes valued at \$275,000 each, which will bring in an estimated \$2.3 million of property tax revenue, along with about \$3.5 million in fees and franchise revenue."



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