

# EXCEPTIONAL MEDICAL FACILITY ON 6+ ACRES AT PRIME

2500 CITRUS BLVD, LEESBURG, FL 34748

EXECUTIVE SUMMARY

MEDICAL FACILITY FOR SALE



## OFFERING SUMMARY

Sale Price:	\$3,800,000
Lot Size:	6.04 Acres
Year Built:	1993
Building Size:	23,630 SF
Zoning:	C-3
Market:	Medical
Submarket:	Commercial
Traffic Count Street:	38,500 AADT
Price / SF:	\$160.81

## PROPERTY OVERVIEW

This impressive 23,630 SF medical facility is situated on 6.04 acres at the high-traffic intersection of Hwy 441 and Hwy 27 in Leesburg, offering outstanding visibility and access. Originally constructed in 1993, the building currently features four suites and is anchored by Express Care of Leesburg, occupying 15,934 SF of high-quality medical space.

Additional spaces include a fully built-out 3,500 SF suite currently occupied by another healthcare provider, a 1,500 SF office and storage suite, and 2,696 SF of unfinished shell space ready for customization. The property is well-equipped with a spacious lobby, multiple exam rooms, an imaging center, and administrative offices. It also has a pharmacy with an easy pick-up drive through.

This former White Rose and Porters building retains loading dock access in the rear, offering potential for conversion back to warehouse or hybrid medical/distribution use. The sale is best suited for an end user or an investor seeking to stabilize the property and capitalize on its strategic location. Please note: the current owner, who is also the primary medical tenant, will not be offering a leaseback. Property is priced well below a 2025 appraisal. Survey available.

Located just 15 minutes north of The Villages, this site benefits from proximity to one of the fastest-growing retirement communities in the nation. The Villages spans across Lake, Sumter, and Marion counties and is home to more than 145,000 residents.

FOR MORE INFORMATION CONTACT:

**Erin Freal** | Broker Associate, CCIM | 813.478.1735 | erin@erinfreal.com

BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

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ADDITIONAL PHOTOS

OFFICE BUILDING FOR SALE



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LOCATION MAP

OFFICE BUILDING FOR SALE



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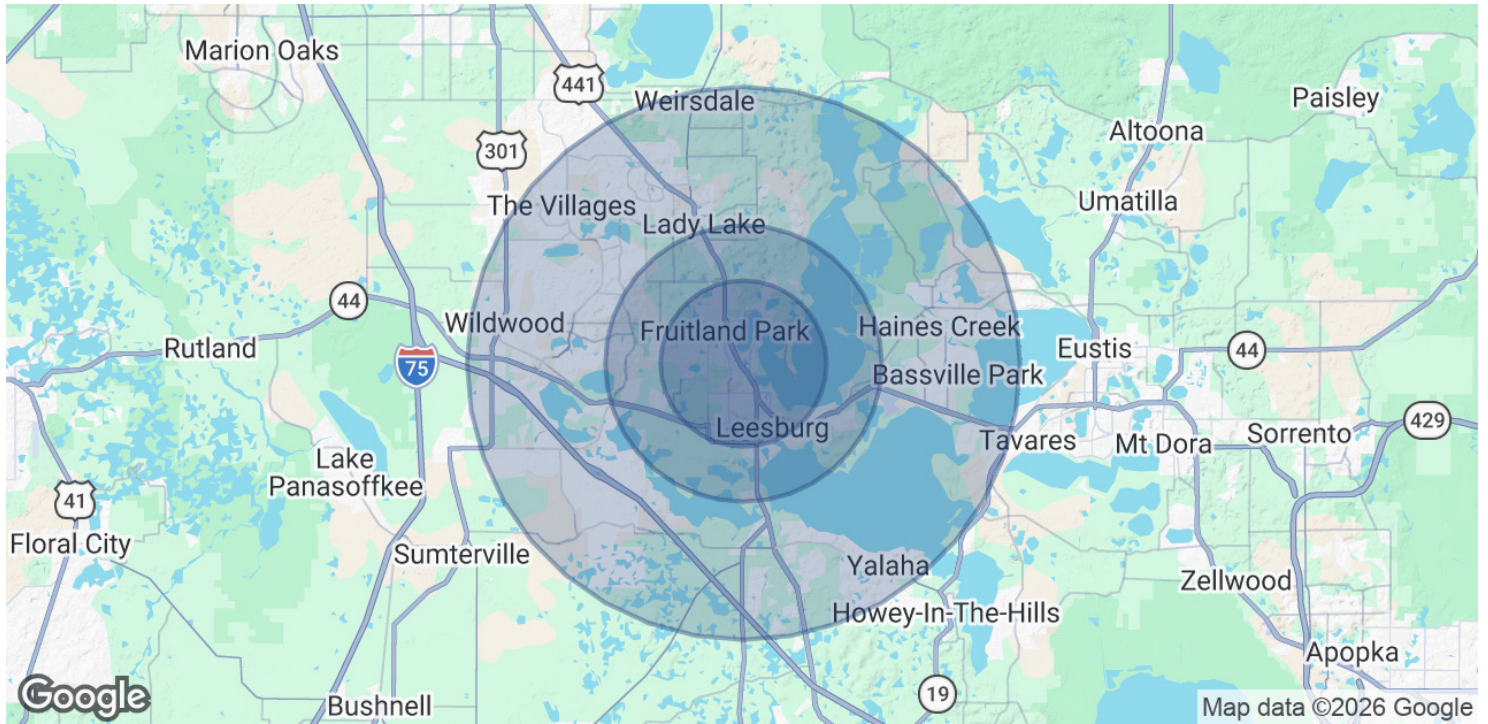


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DEMOGRAPHICS MAP & REPORT

OFFICE BUILDING FOR SALE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	30,899	66,754	232,223
Average Age	47	53	60
Average Age (Male)	45	53	60
Average Age (Female)	48	54	60

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	13,292	30,728	113,993
# of Persons per HH	2.3	2.2	2
Average HH Income	\$70,214	\$80,937	\$83,220
Average House Value	\$262,819	\$332,799	\$345,926

2020 American Community Survey (ACS)

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