

Commercial use– Florida

10401 Us Highway 441, Leesburg, FL

Florida, Leesburg

660 units in a strong rental market



MLD Investments

Property Information

Address:	10401 Us Highway 441, Leesburg, FL
Neighborhood:	Leesburg
Year Built:	1980
Lot Size:	56.71 acres
Building SF:	2,470,288 sf



Dovi Aizenman
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In January 2017, the Holding Company of the Villages announced the purchase of 8,000 acres of land south of Florida State Road 44 in and around the villages of Southern Oaks and Fenney. In the spring of 2017, The Villages announced a planned acquisition of 2,600 acres north and south of County Road 470 along the east side of Florida's Turnpike for future development. The deal has passed due diligence by the Leesburg City Commission, and zoning ordinance changes were approved by the Leesburg Planning Commission (with the city commission giving final approval).

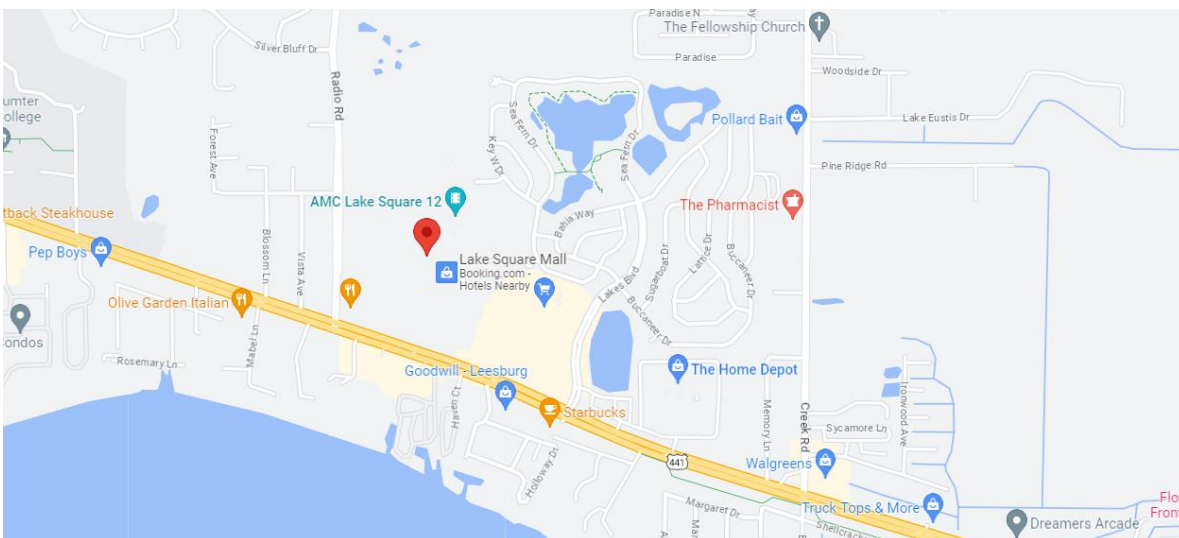
The initial plans call for the building of approximately 4,500 homes with some commercial development also being planned.

According to data from RCLCO Real Estate, the Holding Company of the Villages sold 2,231 homes in 2017, a 13% increase over 2016. The Villages was the top-selling master-planned community in the United States in 2017 and one of only four communities to sell more than 1,000 homes.

The Villages also claimed the title of the best-selling master-planned community of the decade, with 24,440 new home sales from 2010 through 2019.

In January 2022, RCLCO Real Estate Advisors named The Villages the top-selling planned community for the ninth consecutive year, with 4,004 new homes sold in 2021, an increase of 63 percent over 2020

843-823-7100



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The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.

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Description:

Price:	\$50,000,000.00
Existing NOI:	\$2,000,000.00
Potential buildable residential units:	660

Lake Square Mall is a shopping mall located in central Florida, it consists of **56.71 acres** of surface area and the **Valuation sky rocket from \$40M to \$150 million dollars**. In January 2017, the Holding Company of the Villages announced the purchase of 8,000 acres of land south of Florida State Road 44 in and around the villages of Southern Oaks and Fenney. The lake square mall has a **potential of almost 700 new units to be built**. The price of the shopping is about 50 million and it comes from the retail stores.

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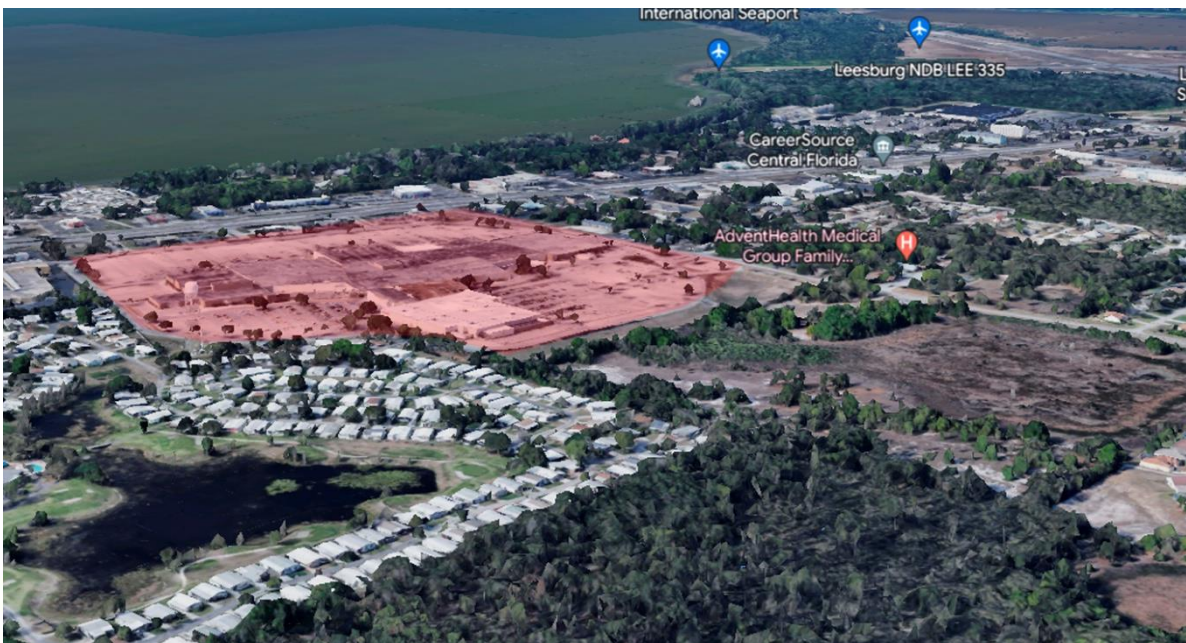
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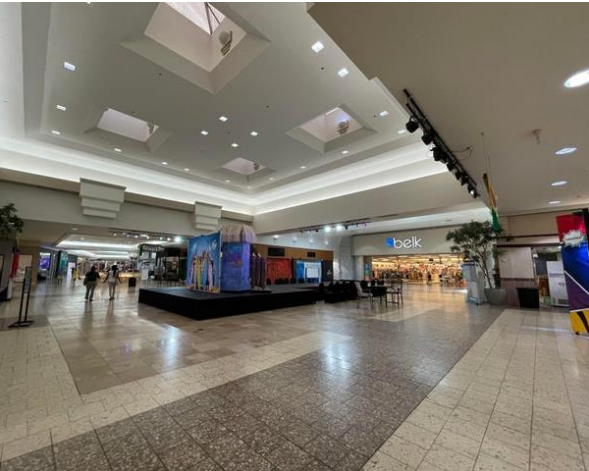
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