

THE SQUARE

10401 U.S. Highway 441, Leesburg, FL 34788



PROPERTY HIGHLIGHTS

- AVAILABLE NOW: ANCHOR SPACE UP TO 77,000 SF
- GLA: 558,785 SF
- Multimillion-dollars in renovations and improvements, many new retailers opened and more opening soon
- Located along the bustling 441 corridor, 100% growth in Lake County over the past 7 years

POPULATION



10 Min 34,979
20 Min 126,217
30 Min 258,460

CARS PER DAY



U.S. Hwy 441: 36,506
Radio Road: 7,685

AV. HH INCOME



10 Min \$82,141
20 Min \$81,831
30 Min \$90,988

EMPLOYEES



10 Min 12,975
20 Min 46,427
30 Min 69,137



last updated: 11/19/25



P. 1 OF 21

SHARY THUR



202-359-3469



sthur@thurassociates.com

THE SQUARE

10401 U.S. Highway 441, Leesburg, FL 34788



LOCATION HIGHLIGHTS

- 100% population growth over the past 7 years
- The city of Leesburg is going through massive transformation to make it even more appealing
- The Villages is the fastest-growing city in the U.S.
- The Villages are expanding in Leesburg - 2,800 villas added in the next year

AN OUTDOOR HEAVEN

- 38 Golf Courses in Lake County and 43 in The Villages
- 2 Zones for hunting - longer hunting seasons
- Over 1,000 fresh water lakes
- Multiple national fishing tournaments every year.

last updated: 11/19/25



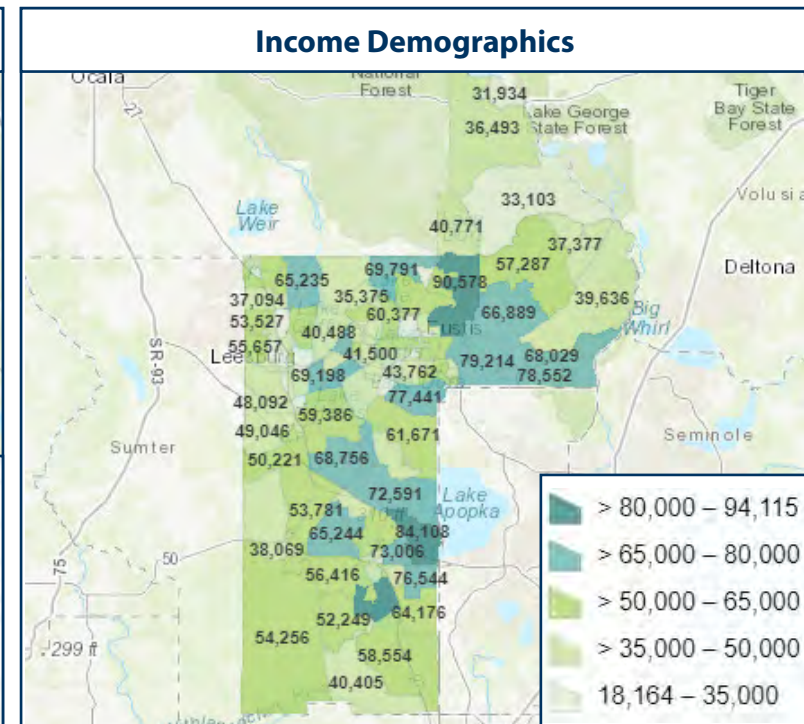
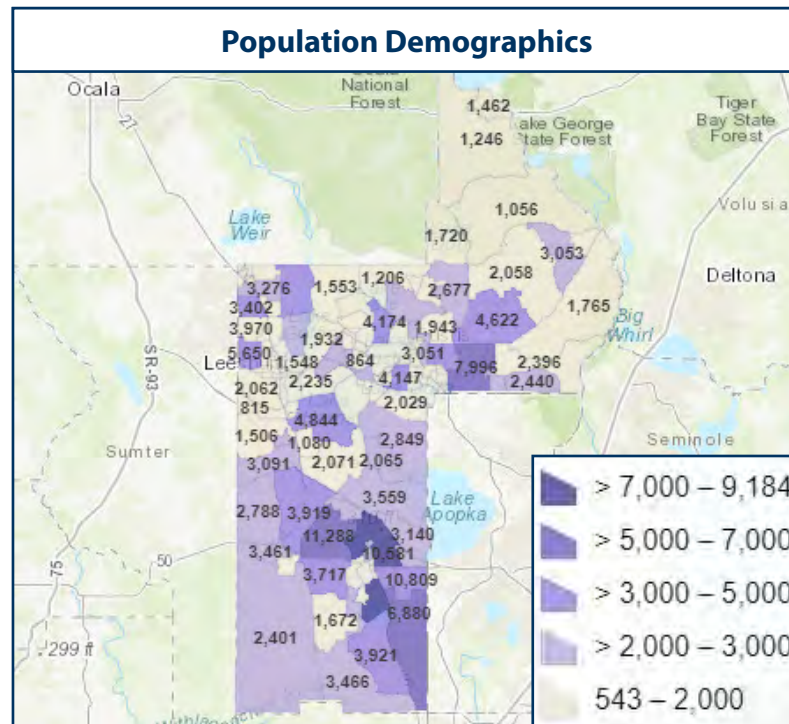
THE SQUARE

10401 U.S. Highway 441, Leesburg, FL 34788



LAKE COUNTY DEMOGRAPHICS

General Demographics Trends	2000	2010	2018	2024	2000-2010	2010-2018	2018-2024
Population	210,528	297,052	342,917	425,713	41.1%	15.44%	24.14%
Households	88,413	121,289	140,084	176,555	37.2%	15.49%	26.04%
Average Household Size	2.34	2.42	2.42	2.41	3.4%	0%	0%
Housing Units	102,830	144,996	151,295	193,936	41.0%	4.34%	28.18%



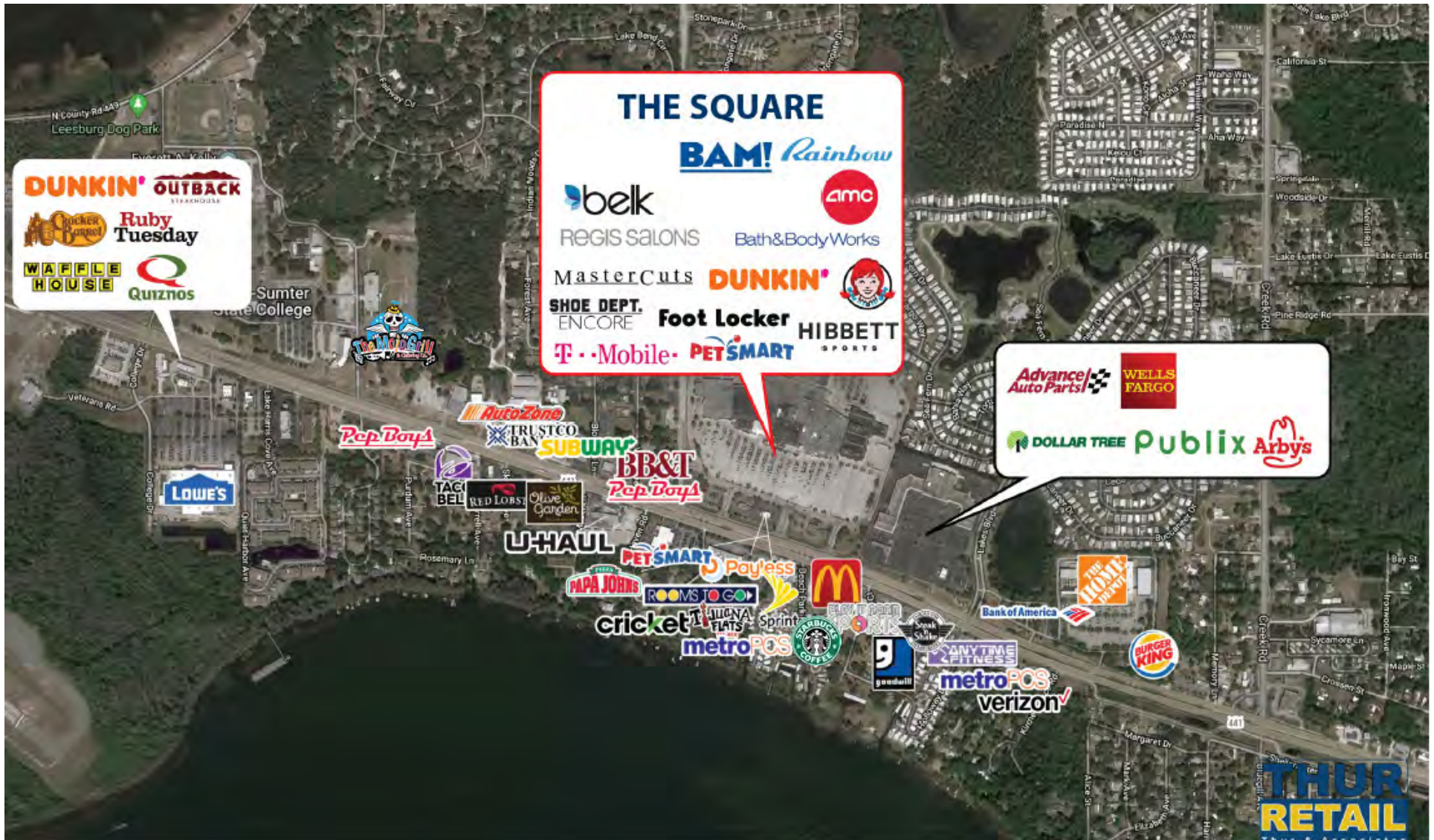
last updated: 11/19/25



THE SQUARE

10401 U.S. Highway 441, Leesburg, FL 34788

THUR
RETAIL
Thur & Associates
Commercial Real Estate Brokerage



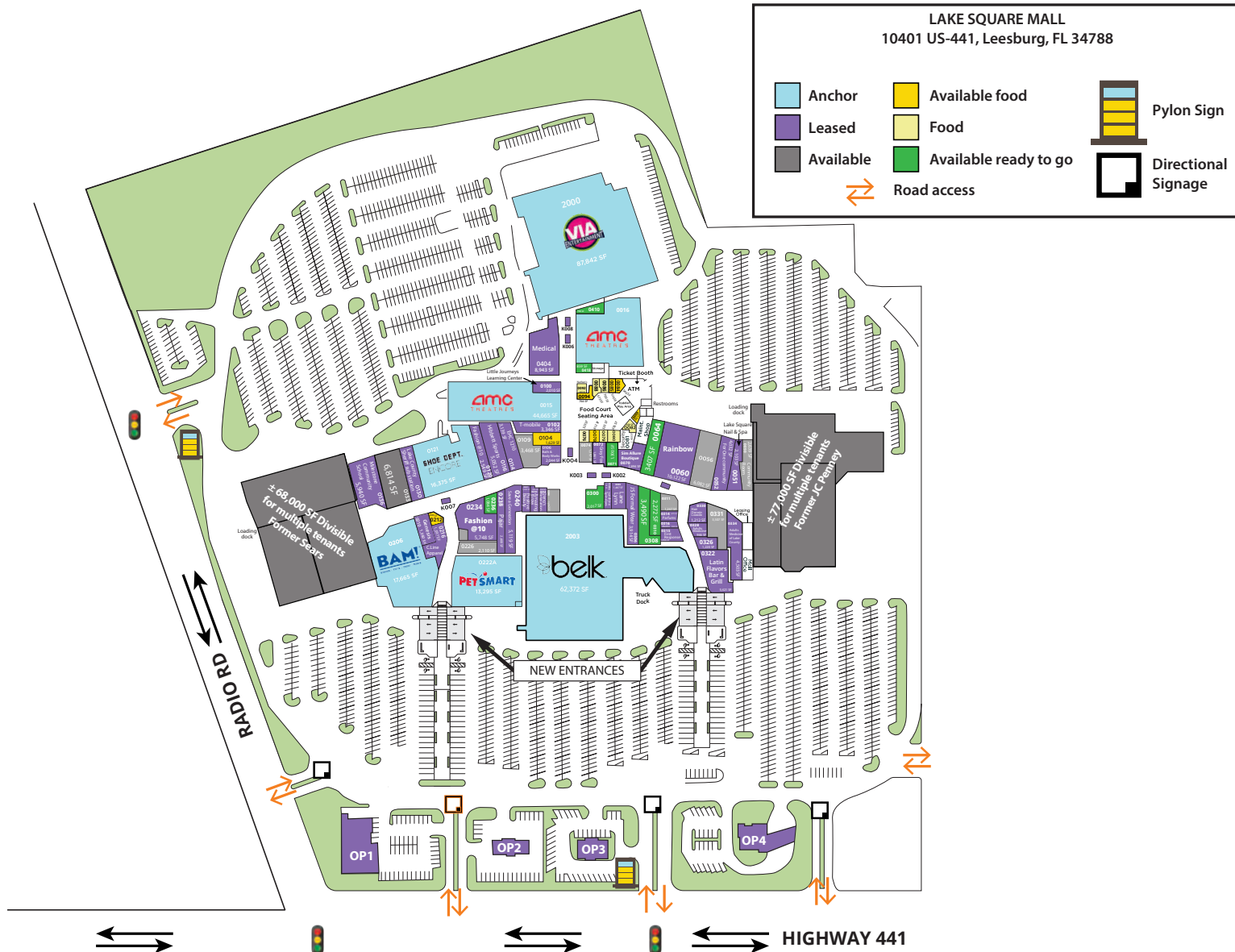
last updated: 11/19/25



THE SQUARE

10401 U.S. Highway 441, Leesburg, FL 34788

NEW ENTRANCES



last updated: 11/19/25



THE SQUARE

10401 U.S. Highway 441, Leesburg, FL 34788



Tenant	Suite	SF	Category
Anchors			
Via Entertainment	2000	87,842	Entertainment center
Belk	2003	62,372	Department store
AMC 12 West	0015	44,665	Cinema
AMC 12 East	0016		Cinema
Available - Former Sears		68,450	former Dept. Store
Available - Former JC Penney		77,373	former Dept. Store
Tenants			
Community Room	0050	2,639	Mall Space
Lake square Nail & Spa	0051	2,103	Nail salon
VMAX "For One Community"	0052	4,032	Charity
Available	0056	6,082	
Rainbow	0060	10,122	Apparel
Available	0064	3,407	
Sim Allure Boutique	0070	2,894	Apparel
Available	0071	1,300	
Gray Fox	0072	1,861	Jewelry
Available	0074	1,297	
Little Journeys Learning Ctr	0100	2,010	Childcare
T-Mobile	0102	3,346	Wireless
Available	0104	1,629	Former restaurant
Bath & Body Works	0106	2,044	Beauty
Available	0109	3,468	
EHC1210	0114	3,139	Clothing
Hibbett Sports	0116	5,052	Sporting goods
Fashion @10 Pop Up	0120	2,549	Clothing
Shoe Dept Encore	0121	16,375	Shoes
Lake County Sheriff	0130	3,409	Lake County Sheriff
Available	0133	6,814	
Milestone Community School	0136	5,940	School
Books-A-Million	0206	17,665	Bookstore
Lucky 7	0210	1,445	Apparel
Available	0212	604	
C.Line Apparel	0216	300	Apparel
Razor Sharp Cut	0218	1,321	Barbershop
Petsmart	0222A	13,295	Pet store
Available	0226	2,110	
Fashion @10	0234	5,748	Clothing
Available	0236	1,084	Former Clothing

Tenant	Suite	SF	Category
Pajar	0238	2,600	Clothing
Save a Generation	0240	5,119	Boxing
Positive Beauty Salon	0241	1004	Beauty Salon
Amazing Brow	0242	942	Beauty Salon
Qiang Relaxation	0244	955	Massage spa
Available	0246	1,292	
Available	0300	2,017	Former wireless
Lane Lynn	0303	1,487	Crafts, Artisans
Sunshine Spin Dyes	0303a	791	Sporting Goods
JS Formal Wear	0306	3,944	Formal Wear
Available	0308	3,409	Former Gadgets
Available	0310	2,272	Former Shoes
Available	0311	1,274	
Parfums	0314	675	Perfume
FSW First Response	0315	1,056	Security
Tech Medics	0316	534	Electronics repair
Latin Flavors Bar & Grill	0322	5,421	Restaurant
Chief Calhoun Enterprise	0326	1,220	Gaming, Ent.
Adult medicine	0328	946	Medical clinic
Available	0331	3,507	
Hair - Darwin Lozada	0330	1,212	Hair Salon
Adult medicine	0334	4,503	Medical clinic
Security Office	0336	1,493	Office
Medical	0404	8,943	Medical
Available	0410	769	
Available	0418	859	
Food Court			
Yo Belle's	0076	523	Frozen yogurt
Available	0078	612	
Mamma's Pizzeria	0079	535	Pizza
China Max	0080	676	Chinese Food
Security Office	0081	1,430	Office
TRL Food & Catering	0082	420	Chicken
Tono's Tacos	0086	700	Tacos
Available	0084	540	
Available	0085	516	
Gyro Place	0088	673	Mediterranean
Nathan's Hot Dog	0092	420	Hot Dog
Available	0094	764	former Ice cream
Available	0600	200	

Tenant	Suite	SF	Category
Kiosk			
Gold Center	K001		Jewelry
Piercing Pagoda	K002		Piercing/Jewelry
Available	K003		Former wireless
Available	K004		Former café
Animal of Oz	K006		
Sprint	K007		Wireless
Outparcel			
Dunkin Donuts	3201	2,650	Donuts / Coffee
Ichiban	3202	6,686	Restaurant
Wendy's	3203	3,085	Fastfood
Suntrust Bank	3204	3,827	Bank

Updated 09/27/2024

- Anchor
- Restaurant
- Restaurant Available
- Available
- Leased
- Available Ready to go
- Outparcel

last updated: 11/19/25



THE SQUARE

10401 U.S. Highway 441, Leesburg, FL 34788

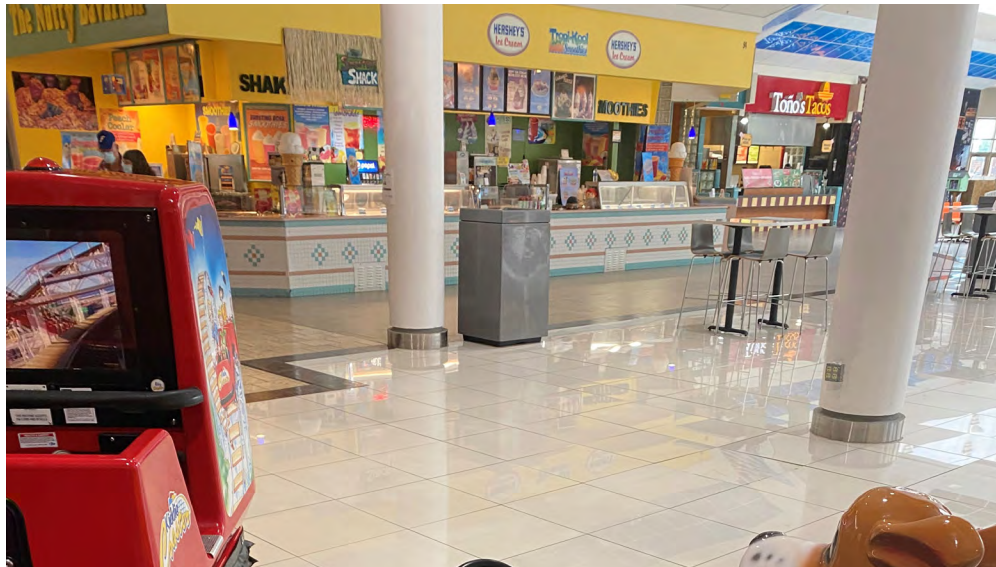


last updated: 11/19/25



THE SQUARE

10401 U.S. Highway 441, Leesburg, FL 34788



last updated: 11/19/25



THE SQUARE

10401 U.S. Highway 441, Leesburg, FL 34788



NEW ENTRANCES



last updated: 11/19/25



THE SQUARE

10401 U.S. Highway 441, Leesburg, FL 34788



MALL VIDEOS

LAKE S  UARE



last updated: 11/19/25



THE SQUARE

10401 U.S. Highway 441, Leesburg, FL 34788



LEASING CONTACT

SHARY THUR
Cell: 202-359-3469
Direct 202-823-4445
sthur@thurassociates.com

OFFICE LOCATIONS

DC OFFICE
2 Wisconsin Circle, Suite 660
Chevy Chase, MD 20815
202-823-4444

BOCA RATON
327 Mizner Park, Suite 301
Boca Raton, FL 33432
561-395-2441

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. Independent confirmation of its accuracy and completeness is your responsibility.

last updated: 11/19/25



Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.8249/-81.7847

The Square			10 min drive		20 min drive		30 min drive	
Leesburg, FL 34788			time		time		time	
Population								
Estimated Population (2025)			34,979		126,217		258,460	
Projected Population (2030)			39,302		141,178		291,854	
Census Population (2020)			31,094		112,537		225,778	
Census Population (2010)			26,082		93,468		173,749	
Projected Annual Growth (2025-2030)			4,322	2.5%	14,962	2.4%	33,394	2.6%
Historical Annual Growth (2020-2025)			3,886	-	13,680	2.4%	32,683	2.9%
Historical Annual Growth (2010-2020)			5,012	1.9%	19,069	2.0%	52,029	3.0%
Estimated Population Density (2025)			1,399	psm	1,129	psm	677	psm
Trade Area Size			25.0	sq mi	111.8	sq mi	381.9	sq mi
Households								
Estimated Households (2025)			15,743		54,945		117,606	
Projected Households (2030)			17,679		61,367		131,667	
Census Households (2020)			13,946		48,773		100,693	
Census Households (2010)			11,782		40,477		76,632	
Projected Annual Growth (2025-2030)			1,936	2.5%	6,421	2.3%	14,060	2.4%
Historical Annual Change (2010-2025)			3,960	2.2%	14,469	2.4%	40,974	3.6%
Average Household Income								
Estimated Average Household Income (2025)			\$82,141		\$81,063		\$90,988	
Projected Average Household Income (2030)			\$81,925		\$80,831		\$90,425	
Census Average Household Income (2010)			\$52,726		\$51,209		\$54,158	
Census Average Household Income (2000)			\$41,391		\$43,078		\$45,209	
Projected Annual Change (2025-2030)			-\$216	-	-\$232	-	-\$563	-0.1%
Historical Annual Change (2000-2025)			\$40,750	3.9%	\$37,986	3.5%	\$45,779	4.1%
Median Household Income								
Estimated Median Household Income (2025)			\$59,661		\$61,027		\$70,484	
Projected Median Household Income (2030)			\$59,080		\$60,438		\$69,581	
Census Median Household Income (2010)			\$40,775		\$40,441		\$43,380	
Census Median Household Income (2000)			\$33,536		\$33,457		\$35,103	
Projected Annual Change (2025-2030)			-\$582	-0.2%	-\$589	-0.2%	-\$903	-0.3%
Historical Annual Change (2000-2025)			\$26,125	3.1%	\$27,570	3.3%	\$35,381	4.0%
Per Capita Income								
Estimated Per Capita Income (2025)			\$37,050		\$35,403		\$41,470	
Projected Per Capita Income (2030)			\$36,924		\$35,237		\$40,855	
Census Per Capita Income (2010)			\$23,816		\$22,173		\$23,887	
Census Per Capita Income (2000)			\$19,524		\$19,112		\$19,755	
Projected Annual Change (2025-2030)			-\$126	-	-\$166	-	-\$615	-0.3%
Historical Annual Change (2000-2025)			\$17,525	3.6%	\$16,291	3.4%	\$21,716	4.4%
Estimated Average Household Net Worth (2025)			\$1.02 M		\$909,336		\$1.22 M	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.8249/-81.7847

The Square			10 min drive		20 min drive		30 min drive	
Leesburg, FL 34788			time		time		time	
Race and Ethnicity								
Total Population (2025)			34,979		126,217		258,460	
White (2025)			25,032	71.6%	86,366	68.4%	191,942	74.3%
Black or African American (2025)			5,490	15.7%	20,737	16.4%	32,189	12.5%
American Indian or Alaska Native (2025)			129	0.4%	441	0.3%	888	0.3%
Asian (2025)			911	2.6%	3,042	2.4%	5,628	2.2%
Hawaiian or Pacific Islander (2025)			27	-	157	0.1%	214	-
Other Race (2025)			1,036	3.0%	5,281	4.2%	9,047	3.5%
Two or More Races (2025)			2,355	6.7%	10,193	8.1%	18,552	7.2%
Population < 18 (2025)			5,878	16.8%	23,209	18.4%	40,708	15.7%
White Not Hispanic			2,931	49.9%	10,885	46.9%	20,377	50.1%
Black or African American			1,439	24.5%	5,648	24.3%	8,244	20.3%
Asian			162	2.8%	518	2.2%	895	2.2%
Other Race Not Hispanic			259	4.4%	1,041	4.5%	1,788	4.4%
Hispanic			1,087	18.5%	5,117	22.0%	9,404	23.1%
Not Hispanic or Latino Population (2025)			30,068	86.0%	105,220	83.4%	220,466	85.3%
Not Hispanic White			23,209	77.2%	79,538	75.6%	178,987	81.2%
Not Hispanic Black or African American			5,268	17.5%	20,051	19.1%	31,074	14.1%
Not Hispanic American Indian or Alaska Native			46	0.2%	156	0.1%	302	0.1%
Not Hispanic Asian			884	2.9%	2,902	2.8%	5,395	2.4%
Not Hispanic Hawaiian or Pacific Islander			13	-	80	-	106	-
Not Hispanic Other Race			65	0.2%	286	0.3%	492	0.2%
Not Hispanic Two or More Races			581	1.9%	2,206	2.1%	4,110	1.9%
Hispanic or Latino Population (2025)			4,912	14.0%	20,997	16.6%	37,995	14.7%
Hispanic White			1,823	37.1%	6,828	32.5%	12,955	34.1%
Hispanic Black or African American			222	4.5%	686	3.3%	1,115	2.9%
Hispanic American Indian or Alaska Native			83	1.7%	285	1.4%	586	1.5%
Hispanic Asian			27	0.5%	140	0.7%	233	0.6%
Hispanic Hawaiian or Pacific Islander			13	0.3%	77	0.4%	109	0.3%
Hispanic Other Race			970	19.8%	4,995	23.8%	8,555	22.5%
Hispanic Two or More Races			1,773	36.1%	7,986	38.0%	14,442	38.0%
Not Hispanic or Latino Population (2020)			28,405	91.4%	98,263	87.3%	201,650	89.3%
Hispanic or Latino Population (2020)			2,688	8.6%	14,274	12.7%	24,128	10.7%
Not Hispanic or Latino Population (2010)			24,676	94.6%	85,610	91.6%	160,097	92.1%
Hispanic or Latino Population (2010)			1,406	5.4%	7,858	8.4%	13,652	7.9%
Not Hispanic or Latino Population (2030)			32,066	81.6%	112,837	79.9%	237,535	81.4%
Hispanic or Latino Population (2030)			7,235	18.4%	28,341	20.1%	54,319	18.6%
Projected Annual Growth (2025-2030)			2,324	9.5%	7,344	7.0%	16,324	8.6%
Historical Annual Growth (2010-2020)			1,282	9.1%	6,415	8.2%	10,476	7.7%

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RFULL9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.8249/-81.7847

The Square		10 min drive		20 min drive		30 min drive	
Leesburg, FL 34788		time		time		time	
Total Age Distribution (2025)							
Total Population	34,979		126,217		258,460		
Age Under 5 Years	1,517	4.3%	6,148	4.9%	10,589	4.1%	
Age 5 to 9 Years	1,711	4.9%	6,590	5.2%	11,641	4.5%	
Age 10 to 14 Years	1,685	4.8%	6,614	5.2%	11,589	4.5%	
Age 15 to 19 Years	1,571	4.5%	6,135	4.9%	10,756	4.2%	
Age 20 to 24 Years	1,491	4.3%	5,853	4.6%	9,583	3.7%	
Age 25 to 29 Years	1,678	4.8%	7,020	5.6%	11,279	4.4%	
Age 30 to 34 Years	1,907	5.5%	7,435	5.9%	12,504	4.8%	
Age 35 to 39 Years	1,907	5.5%	7,264	5.8%	12,426	4.8%	
Age 40 to 44 Years	1,786	5.1%	7,168	5.7%	12,067	4.7%	
Age 45 to 49 Years	1,670	4.8%	6,232	4.9%	11,084	4.3%	
Age 50 to 54 Years	1,785	5.1%	6,942	5.5%	12,749	4.9%	
Age 55 to 59 Years	2,150	6.1%	8,009	6.3%	15,603	6.0%	
Age 60 to 64 Years	2,670	7.6%	9,127	7.2%	20,254	7.8%	
Age 65 to 69 Years	2,903	8.3%	9,409	7.5%	24,192	9.4%	
Age 70 to 74 Years	2,672	7.6%	8,460	6.7%	24,593	9.5%	
Age 75 to 79 Years	2,560	7.3%	7,723	6.1%	23,009	8.9%	
Age 80 to 84 Years	1,731	4.9%	5,298	4.2%	14,105	5.5%	
Age 85 Years or Over	1,586	4.5%	4,791	3.8%	10,438	4.0%	
Median Age	49.9		46.6		52.2		
Age 19 Years or Less	6,484	18.5%	25,487	20.2%	44,575	17.2%	
Age 20 to 64 Years	17,045	48.7%	65,049	51.5%	117,549	45.5%	
Age 65 Years or Over	11,451	32.7%	35,681	28.3%	96,336	37.3%	
Female Age Distribution (2025)							
Female Population	17,874	51.1%	64,979	51.5%	130,861	50.6%	
Age Under 5 Years	742	4.2%	3,020	4.6%	5,261	4.0%	
Age 5 to 9 Years	853	4.8%	3,202	4.9%	5,863	4.5%	
Age 10 to 14 Years	802	4.5%	3,182	4.9%	5,691	4.3%	
Age 15 to 19 Years	752	4.2%	2,962	4.6%	5,228	4.0%	
Age 20 to 24 Years	691	3.9%	2,867	4.4%	4,592	3.5%	
Age 25 to 29 Years	794	4.4%	3,486	5.4%	5,483	4.2%	
Age 30 to 34 Years	960	5.4%	3,884	6.0%	6,401	4.9%	
Age 35 to 39 Years	941	5.3%	3,661	5.6%	6,150	4.7%	
Age 40 to 44 Years	963	5.4%	3,672	5.7%	6,086	4.7%	
Age 45 to 49 Years	824	4.6%	3,245	5.0%	5,629	4.3%	
Age 50 to 54 Years	972	5.4%	3,683	5.7%	6,606	5.0%	
Age 55 to 59 Years	1,153	6.4%	4,363	6.7%	8,266	6.3%	
Age 60 to 64 Years	1,392	7.8%	4,834	7.4%	10,630	8.1%	
Age 65 to 69 Years	1,509	8.4%	5,004	7.7%	12,792	9.8%	
Age 70 to 74 Years	1,489	8.3%	4,638	7.1%	13,017	9.9%	
Age 75 to 79 Years	1,398	7.8%	4,201	6.5%	11,564	8.8%	
Age 80 to 84 Years	881	4.9%	2,747	4.2%	6,789	5.2%	
Age 85 Years or Over	757	4.2%	2,330	3.6%	4,812	3.7%	
Female Median Age	51.2		47.8		52.7		
Age 19 Years or Less	3,150	17.6%	12,366	19.0%	22,044	16.8%	
Age 20 to 64 Years	8,690	48.6%	33,695	51.9%	59,843	45.7%	
Age 65 Years or Over	6,034	33.8%	18,918	29.1%	48,975	37.4%	

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RFULL9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.8249/-81.7847

The Square		10 min drive		20 min drive		30 min drive	
Leesburg, FL 34788		time		time		time	
Male Age Distribution (2025)							
Male Population	17,106	48.9%	61,237	48.5%	127,599	49.4%	
Age Under 5 Years	775	4.5%	3,129	5.1%	5,328	4.2%	
Age 5 to 9 Years	858	5.0%	3,387	5.5%	5,778	4.5%	
Age 10 to 14 Years	883	5.2%	3,432	5.6%	5,897	4.6%	
Age 15 to 19 Years	819	4.8%	3,173	5.2%	5,528	4.3%	
Age 20 to 24 Years	801	4.7%	2,985	4.9%	4,992	3.9%	
Age 25 to 29 Years	884	5.2%	3,535	5.8%	5,796	4.5%	
Age 30 to 34 Years	947	5.5%	3,551	5.8%	6,102	4.8%	
Age 35 to 39 Years	965	5.6%	3,603	5.9%	6,276	4.9%	
Age 40 to 44 Years	823	4.8%	3,496	5.7%	5,981	4.7%	
Age 45 to 49 Years	846	4.9%	2,987	4.9%	5,456	4.3%	
Age 50 to 54 Years	813	4.8%	3,259	5.3%	6,143	4.8%	
Age 55 to 59 Years	997	5.8%	3,646	6.0%	7,338	5.8%	
Age 60 to 64 Years	1,278	7.5%	4,293	7.0%	9,625	7.5%	
Age 65 to 69 Years	1,393	8.1%	4,405	7.2%	11,400	8.9%	
Age 70 to 74 Years	1,183	6.9%	3,823	6.2%	11,576	9.1%	
Age 75 to 79 Years	1,162	6.8%	3,522	5.8%	11,445	9.0%	
Age 80 to 84 Years	850	5.0%	2,551	4.2%	7,316	5.7%	
Age 85 Years or Over	828	4.8%	2,461	4.0%	5,625	4.4%	
Male Median Age	48.6		45.3		51.7		
Age 19 Years or Less	3,334	19.5%	13,121	21.4%	22,531	17.7%	
Age 20 to 64 Years	8,355	48.8%	31,354	51.2%	57,707	45.2%	
Age 65 Years or Over	5,417	31.7%	16,762	27.4%	47,362	37.1%	
Males per 100 Females (2025)							
Overall Comparison	96		94		98		
Age Under 5 Years	104	51.1%	104	50.9%	101	50.3%	
Age 5 to 9 Years	101	50.1%	106	51.4%	99	49.6%	
Age 10 to 14 Years	110	52.4%	108	51.9%	104	50.9%	
Age 15 to 19 Years	109	52.1%	107	51.7%	106	51.4%	
Age 20 to 24 Years	116	53.7%	104	51.0%	109	52.1%	
Age 25 to 29 Years	111	52.7%	101	50.3%	106	51.4%	
Age 30 to 34 Years	99	49.7%	91	47.8%	95	48.8%	
Age 35 to 39 Years	103	50.6%	98	49.6%	102	50.5%	
Age 40 to 44 Years	85	46.1%	95	48.8%	98	49.6%	
Age 45 to 49 Years	103	50.7%	92	47.9%	97	49.2%	
Age 50 to 54 Years	84	45.6%	89	47.0%	93	48.2%	
Age 55 to 59 Years	86	46.4%	84	45.5%	89	47.0%	
Age 60 to 64 Years	92	47.9%	89	47.0%	91	47.5%	
Age 65 to 69 Years	92	48.0%	88	46.8%	89	47.1%	
Age 70 to 74 Years	79	44.3%	82	45.2%	89	47.1%	
Age 75 to 79 Years	83	45.4%	84	45.6%	99	49.7%	
Age 80 to 84 Years	96	49.1%	93	48.2%	108	51.9%	
Age 85 Years or Over	109	52.2%	106	51.4%	117	53.9%	
Age 19 Years or Less	106	51.4%	106	51.5%	102	50.5%	
Age 20 to 39 Years	106	51.5%	98	49.6%	102	50.6%	
Age 40 to 64 Years	90	47.3%	89	47.2%	93	48.1%	
Age 65 Years or Over	90	47.3%	89	47.0%	97	49.2%	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.8249/-81.7847

The Square			10 min drive		20 min drive		30 min drive	
Leesburg, FL 34788			time		time		time	
Household Type (2025)								
Total Households			15,743		54,945		117,606	
Households with Children			3,270	20.8%	13,065	23.8%	21,751	18.5%
Average Household Size			2.2		2.3		2.2	
Household Density per Square Mile			630		492		308	
Population Family			24,854	71.1%	95,834	75.9%	195,305	75.6%
Population Non-Family			9,115	26.1%	28,124	22.3%	60,456	23.4%
Population Group Quarters			1,010	2.9%	2,259	1.8%	2,700	1.0%
Family Households			8,772	55.7%	33,608	61.2%	71,312	60.6%
Married Couple Households			6,350	72.4%	23,221	69.1%	54,752	76.8%
Other Family Households with Children			2,422	27.6%	10,387	30.9%	16,560	23.2%
Family Households with Children			3,262	37.2%	13,032	38.8%	21,690	30.4%
Married Couple with Children			1,932	59.2%	7,426	57.0%	13,430	61.9%
Other Family Households with Children			1,330	40.8%	5,606	43.0%	8,259	38.1%
Family Households No Children			5,510	62.8%	20,575	61.2%	49,623	69.6%
Married Couple No Children			4,418	80.2%	15,795	76.8%	41,322	83.3%
Other Family Households No Children			1,092	19.8%	4,780	23.2%	8,301	16.7%
Non-Family Households			6,971	44.3%	21,338	38.8%	46,294	39.4%
Non-Family Households with Children			8	0.1%	32	0.2%	61	0.1%
Non-Family Households No Children			6,963	99.9%	21,306	99.8%	46,233	99.9%
Average Family Household Size			2.8		2.9		2.7	
Average Family Income			\$105,044		\$99,743		\$110,364	
Median Family Income			\$76,725		\$76,595		\$86,131	
Average Non-Family Household Size			1.3		1.3		1.3	
Marital Status (2025)								
Population Age 15 Years or Over			30,066		106,865		224,642	
Never Married			7,631	25.4%	29,313	27.4%	50,103	22.3%
Currently Married			14,156	47.1%	48,983	45.8%	118,546	52.8%
Previously Married			8,279	27.5%	28,569	26.7%	55,993	24.9%
Separated			1,274	15.4%	4,207	14.7%	7,913	14.1%
Widowed			2,847	34.4%	9,204	32.2%	20,112	35.9%
Divorced			4,158	50.2%	15,158	53.1%	27,968	49.9%
Educational Attainment (2025)								
Adult Population Age 25 Years or Over			27,004		94,877		204,303	
Elementary (Grade Level 0 to 8)			755	2.8%	3,283	3.5%	5,614	2.7%
Some High School (Grade Level 9 to 11)			2,017	7.5%	6,454	6.8%	11,006	5.4%
High School Graduate			9,484	35.1%	32,596	34.4%	65,712	32.2%
Some College			6,181	22.9%	20,983	22.1%	42,851	21.0%
Associate Degree Only			2,469	9.1%	9,617	10.1%	20,836	10.2%
Bachelor Degree Only			4,165	15.4%	14,409	15.2%	36,582	17.9%
Graduate Degree			1,932	7.2%	7,534	7.9%	21,701	10.6%
Any College (Some College or Higher)			14,748	54.6%	52,543	55.4%	121,970	59.7%
College Degree + (Bachelor Degree or Higher)			6,097	22.6%	21,943	23.1%	58,283	28.5%

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.8249/-81.7847

The Square			10 min drive		20 min drive		30 min drive	
Leesburg, FL 34788			time		time		time	
Housing								
Total Housing Units (2025)			17,653		61,303		133,353	
Total Housing Units (2020)			16,089		55,946		115,229	
Historical Annual Growth (2020-2025)			1,564 -		5,357 -		18,124 -	
Housing Units Occupied (2025)			15,743 89.2%		54,945 89.6%		117,606 88.2%	
Housing Units Owner-Occupied			10,830 68.8%		35,196 64.1%		84,740 72.1%	
Housing Units Renter-Occupied			4,913 31.2%		19,750 35.9%		32,867 27.9%	
Housing Units Vacant (2025)			1,910 10.8%		6,358 10.4%		15,747 11.8%	
Household Size (2025)								
Total Households			15,743		54,945		117,606	
1 Person Households			5,652 35.9%		17,238 31.4%		37,471 31.9%	
2 Person Households			5,880 37.3%		21,759 39.6%		50,464 42.9%	
3 Person Households			1,812 11.5%		6,740 12.3%		12,735 10.8%	
4 Person Households			1,427 9.1%		5,345 9.7%		9,877 8.4%	
5 Person Households			603 3.8%		2,377 4.3%		4,364 3.7%	
6 Person Households			229 1.5%		933 1.7%		1,669 1.4%	
7 or More Person Households			140 0.9%		553 1.0%		1,027 0.9%	
Household Income Distribution (2025)								
HH Income \$200,000 or More			986 6.3%		2,778 5.1%		8,028 6.8%	
HH Income \$150,000 to \$199,999			964 6.1%		3,348 6.1%		8,678 7.4%	
HH Income \$125,000 to \$149,999			689 4.4%		2,599 4.7%		7,444 6.3%	
HH Income \$100,000 to \$124,999			1,072 6.8%		4,787 8.7%		11,225 9.5%	
HH Income \$75,000 to \$99,999			2,280 14.5%		7,469 13.6%		17,255 14.7%	
HH Income \$50,000 to \$74,999			2,864 18.2%		10,025 18.2%		21,255 18.1%	
HH Income \$35,000 to \$49,999			2,208 14.0%		7,452 13.6%		14,723 12.5%	
HH Income \$25,000 to \$34,999			1,846 11.7%		5,699 10.4%		10,058 8.6%	
HH Income \$15,000 to \$24,999			1,304 8.3%		5,161 9.4%		9,103 7.7%	
HH Income \$10,000 to \$14,999			500 3.2%		2,308 4.2%		3,819 3.2%	
HH Income Under \$10,000			1,031 6.5%		3,319 6.0%		6,019 5.1%	
Household Vehicles (2025)								
Households 0 Vehicles Available			778 4.9%		4,027 7.3%		6,451 5.5%	
Households 1 Vehicle Available			7,900 50.2%		26,279 47.8%		58,107 49.4%	
Households 2 Vehicles Available			4,944 31.4%		17,062 31.1%		38,305 32.6%	
Households 3 or More Vehicles Available			2,121 13.5%		7,577 13.8%		14,743 12.5%	
Total Vehicles Available			25,195		86,161		184,378	
Average Vehicles per Household			1.6		1.6		1.6	
Owner-Occupied Household Vehicles			18,319 72.7%		61,597 71.5%		142,005 77.0%	
Average Vehicles per Owner-Occupied Household			1.7		1.8		1.7	
Renter-Occupied Household Vehicles			6,875 27.3%		24,564 28.5%		42,373 23.0%	
Average Vehicles per Renter-Occupied Household			1.4		1.2		1.3	
Travel Time (2025)								
Worker Base Age 16 years or Over			13,844		52,554		95,523	
Travel to Work in 14 Minutes or Less			3,335 24.1%		12,145 23.1%		20,504 21.5%	
Travel to Work in 15 to 29 Minutes			4,404 31.8%		15,720 29.9%		28,425 29.8%	
Travel to Work in 30 to 59 Minutes			3,075 22.2%		12,912 24.6%		24,203 25.3%	
Travel to Work in 60 Minutes or More			1,417 10.2%		5,548 10.6%		10,077 10.5%	
Work at Home			1,614 11.7%		6,230 11.9%		12,312 12.9%	
Average Minutes Travel to Work			22.6		24.2		24.8	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.8249/-81.7847

The Square			10 min drive		20 min drive		30 min drive	
Leesburg, FL 34788			time		time		time	
Transportation To Work (2025)								
Worker Base Age 16 years or Over			13,844		52,554		95,523	
Drive to Work Alone			9,574	69.2%	36,121	68.7%	66,005	69.1%
Drive to Work in Carpool			1,538	11.1%	6,823	13.0%	11,706	12.3%
Travel to Work by Public Transportation			107	0.8%	462	0.9%	591	0.6%
Drive to Work on Motorcycle			128	0.9%	254	0.5%	296	0.3%
Bicycle to Work			345	2.5%	487	0.9%	939	1.0%
Walk to Work			310	2.2%	905	1.7%	1,453	1.5%
Other Means			228	1.6%	1,273	2.4%	2,220	2.3%
Work at Home			1,614	11.7%	6,230	11.9%	12,312	12.9%
Daytime Demographics (2025)								
Total Businesses			1,578		6,667		10,833	
Total Employees			12,975		46,427		69,137	
Company Headquarter Businesses			43	2.7%	181	2.7%	281	2.6%
Company Headquarter Employees			1,800	13.9%	4,047	8.7%	5,258	7.6%
Employee Population per Business			8.2	to 1	7.0	to 1	6.4	to 1
Residential Population per Business			22.2	to 1	18.9	to 1	23.9	to 1
Adj. Daytime Demographics Age 16 Years or Over			28,880		99,373		195,841	
Labor Force								
Labor Population Age 16 Years or Over (2025)			29,767		105,555		222,313	
Labor Force Total Males (2025)			14,439	48.5%	50,625	48.0%	109,430	49.2%
Male Civilian Employed			6,690	46.3%	26,261	51.9%	48,719	44.5%
Male Civilian Unemployed			306	2.1%	1,193	2.4%	2,524	2.3%
Males in Armed Forces			18	0.1%	48	-	59	-
Males Not in Labor Force			7,424	51.4%	23,123	45.7%	58,128	53.1%
Labor Force Total Females (2025)			15,329	51.5%	54,930	52.0%	112,883	50.8%
Female Civilian Employed			7,154	46.7%	26,295	47.9%	46,807	41.5%
Female Civilian Unemployed			339	2.2%	1,131	2.1%	2,265	2.0%
Females in Armed Forces			-	-	4	-	23	-
Females Not in Labor Force			7,836	51.1%	27,500	50.1%	63,787	56.5%
Unemployment Rate			645	2.2%	2,324	2.2%	4,789	2.2%
Occupation (2025)								
Occupation Population Age 16 Years or Over			13,844		52,554		95,523	
Occupation Total Males			6,690	48.3%	26,259	50.0%	48,715	51.0%
Occupation Total Females			7,154	51.7%	26,295	50.0%	46,807	49.0%
Management, Business, Financial Operations			1,927	13.9%	7,385	14.1%	14,644	15.3%
Professional, Related			2,742	19.8%	9,945	18.9%	19,220	20.1%
Service			3,399	24.6%	11,192	21.3%	18,482	19.3%
Sales, Office			2,719	19.6%	10,728	20.4%	20,303	21.3%
Farming, Fishing, Forestry			27	0.2%	756	1.4%	1,080	1.1%
Construction, Extraction, Maintenance			1,183	8.5%	5,428	10.3%	9,788	10.2%
Production, Transport, Material Moving			1,848	13.3%	7,119	13.5%	12,005	12.6%
White Collar Workers			7,388	53.4%	28,058	53.4%	54,167	56.7%
Blue Collar Workers			6,457	46.6%	24,496	46.6%	41,355	43.3%

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.8249/-81.7847

The Square			10 min drive		20 min drive		30 min drive	
Leesburg, FL 34788			time		time		time	
Units In Structure (2025)								
Total Units			15,743		54,945		117,606	
1 Detached Unit			7,592	48.2%	30,125	54.8%	75,777	64.4%
1 Attached Unit			373	2.4%	2,089	3.8%	3,660	3.1%
2 Units			379	2.4%	1,046	1.9%	1,490	1.3%
3 to 4 Units			647	4.1%	2,297	4.2%	3,376	2.9%
5 to 9 Units			405	2.6%	1,836	3.3%	2,745	2.3%
10 to 19 Units			313	2.0%	1,697	3.1%	2,806	2.4%
20 to 49 Units			728	4.6%	2,205	4.0%	3,101	2.6%
50 or More Units			600	3.8%	2,998	5.5%	4,490	3.8%
Mobile Home or Trailer			4,634	29.4%	10,328	18.8%	19,405	16.5%
Other Structure			72	0.5%	325	0.6%	756	0.6%
Homes Built By Year (2025)								
Homes Built 2020 or later			460	2.6%	1,775	2.9%	5,803	4.4%
Homes Built 2010 to 2019			1,551	8.8%	5,735	9.4%	19,592	14.7%
Homes Built 2000 to 2009			2,645	15.0%	8,986	14.7%	24,296	18.2%
Homes Built 1990 to 1999			2,734	15.5%	8,944	14.6%	19,125	14.3%
Homes Built 1980 to 1989			3,469	19.7%	10,804	17.6%	18,441	13.8%
Homes Built 1970 to 1979			2,774	15.7%	8,884	14.5%	14,465	10.8%
Homes Built 1960 to 1969			1,153	6.5%	4,436	7.2%	7,057	5.3%
Homes Built 1950 to 1959			566	3.2%	3,394	5.5%	5,080	3.8%
Homes Built 1940 to 1949			181	1.0%	773	1.3%	1,345	1.0%
Homes Built Before 1939			211	1.2%	1,214	2.0%	2,404	1.8%
Median Age of Homes			36.3	yrs	37.5	yrs	32.6	yrs
Home Values (2025)								
Owner Specified Housing Units			10,830		35,196		84,740	
Home Values \$1,000,000 or More			136	1.3%	658	1.9%	2,266	2.7%
Home Values \$750,000 to \$999,999			162	1.5%	612	1.7%	2,887	3.4%
Home Values \$500,000 to \$749,999			839	7.7%	2,652	7.5%	10,553	12.5%
Home Values \$400,000 to \$499,999			880	8.1%	2,956	8.4%	11,397	13.4%
Home Values \$300,000 to \$399,999			1,455	13.4%	5,598	15.9%	16,455	19.4%
Home Values \$250,000 to \$299,999			884	8.2%	3,645	10.4%	8,054	9.5%
Home Values \$200,000 to \$249,999			1,313	12.1%	5,313	15.1%	10,102	11.9%
Home Values \$175,000 to \$199,999			289	2.7%	1,050	3.0%	1,878	2.2%
Home Values \$150,000 to \$174,999			561	5.2%	1,726	4.9%	3,142	3.7%
Home Values \$125,000 to \$149,999			473	4.4%	1,005	2.9%	1,976	2.3%
Home Values \$100,000 to \$124,999			370	3.4%	1,191	3.4%	2,032	2.4%
Home Values \$90,000 to \$99,999			143	1.3%	361	1.0%	630	0.7%
Home Values \$80,000 to \$89,999			141	1.3%	605	1.7%	1,031	1.2%
Home Values \$70,000 to \$79,999			234	2.2%	533	1.5%	1,231	1.5%
Home Values \$60,000 to \$69,999			215	2.0%	494	1.4%	872	1.0%
Home Values \$50,000 to \$59,999			504	4.7%	1,177	3.3%	1,883	2.2%
Home Values \$35,000 to \$49,999			966	8.9%	1,774	5.0%	2,662	3.1%
Home Values \$25,000 to \$34,999			293	2.7%	888	2.5%	1,483	1.7%
Home Values \$10,000 to \$24,999			549	5.1%	1,678	4.8%	2,362	2.8%
Home Values Under \$10,000			424	3.9%	1,280	3.6%	1,845	2.2%
Owner-Occupied Median Home Value			\$202,950		\$230,594		\$302,112	
Renter-Occupied Median Rent			\$1,334		\$1,290		\$1,307	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.8249/-81.7847

The Square Leesburg, FL 34788	10 min drive time	20 min drive time	30 min drive time
Total Annual Consumer Expenditure (2025)			
Total Household Expenditure	\$1.32 B	\$4.6 B	\$10.49 B
Total Non-Retail Expenditure	\$623.18 M	\$2.16 B	\$4.97 B
Total Retail Expenditure	\$699.76 M	\$2.43 B	\$5.52 B
Alcoholic Beverages	\$8.05 M	\$28.1 M	\$64.47 M
Apparel	\$24.58 M	\$86.3 M	\$195.05 M
Contributions	\$40.99 M	\$141.21 M	\$334.4 M
Education	\$29.49 M	\$102.15 M	\$238.8 M
Entertainment	\$76.28 M	\$268.09 M	\$604.81 M
Food Away From Home	\$58.3 M	\$204.37 M	\$463.86 M
Grocery	\$91.32 M	\$328.7 M	\$697.98 M
Health Care	\$112.15 M	\$382.55 M	\$854.21 M
Household Furnishings and Equipment	\$35.12 M	\$122.86 M	\$280.35 M
Household Operations	\$24.89 M	\$87.72 M	\$196.31 M
Miscellaneous Expenses	\$22.73 M	\$79.58 M	\$181.44 M
Personal Care	\$17.7 M	\$63.32 M	\$136.57 M
Shelter	\$214.44 M	\$766.13 M	\$1.66 B
Tax and Retirement	\$280.29 M	\$941.55 M	\$2.36 B
Tobacco and Related	\$7.44 M	\$27.68 M	\$53.32 M
Transportation	\$213.75 M	\$732.97 M	\$1.67 B
Utilities	\$65.41 M	\$235.95 M	\$498.12 M
Monthly Household Consumer Expenditure (2025)			
Total Household Expenditure	\$7,003	\$6,975	\$7,434
Total Non-Retail Expenditure	\$3,299 47.1%	\$3,283 47.1%	\$3,522 47.4%
Total Retail Expenditures	\$3,704 52.9%	\$3,692 52.9%	\$3,912 52.6%
Alcoholic Beverages	\$43 0.6%	\$43 0.6%	\$46 0.6%
Apparel	\$130 1.9%	\$131 1.9%	\$138 1.9%
Contributions	\$217 3.1%	\$214 3.1%	\$237 3.2%
Education	\$156 2.2%	\$155 2.2%	\$169 2.3%
Entertainment	\$404 5.8%	\$407 5.8%	\$429 5.8%
Food Away From Home	\$309 4.4%	\$310 4.4%	\$329 4.4%
Grocery	\$483 6.9%	\$499 7.1%	\$495 6.7%
Health Care	\$594 8.5%	\$580 8.3%	\$605 8.1%
Household Furnishings and Equipment	\$186 2.7%	\$186 2.7%	\$199 2.7%
Household Operations	\$132 1.9%	\$133 1.9%	\$139 1.9%
Miscellaneous Expenses	\$120 1.7%	\$121 1.7%	\$129 1.7%
Personal Care	\$94 1.3%	\$96 1.4%	\$97 1.3%
Shelter	\$1,135 16.2%	\$1,162 16.7%	\$1,177 15.8%
Tax and Retirement	\$1,484 21.2%	\$1,428 20.5%	\$1,672 20.5%
Tobacco and Related	\$39 0.6%	\$42 0.6%	\$38 0.5%
Transportation	\$1,131 16.2%	\$1,112 15.9%	\$1,184 15.9%
Utilities	\$346 4.9%	\$358 5.1%	\$353 4.7%