

LADY LAKE CROSSING

472 - 504 N US HWY 27/441 | LADY LAKE, FLORIDA

RETAIL SPACE AVAILABLE



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FEATURES:

LADY LAKE CROSSING

472-504 N US HIGHWAY 27/441

LADY LAKE, FLORIDA

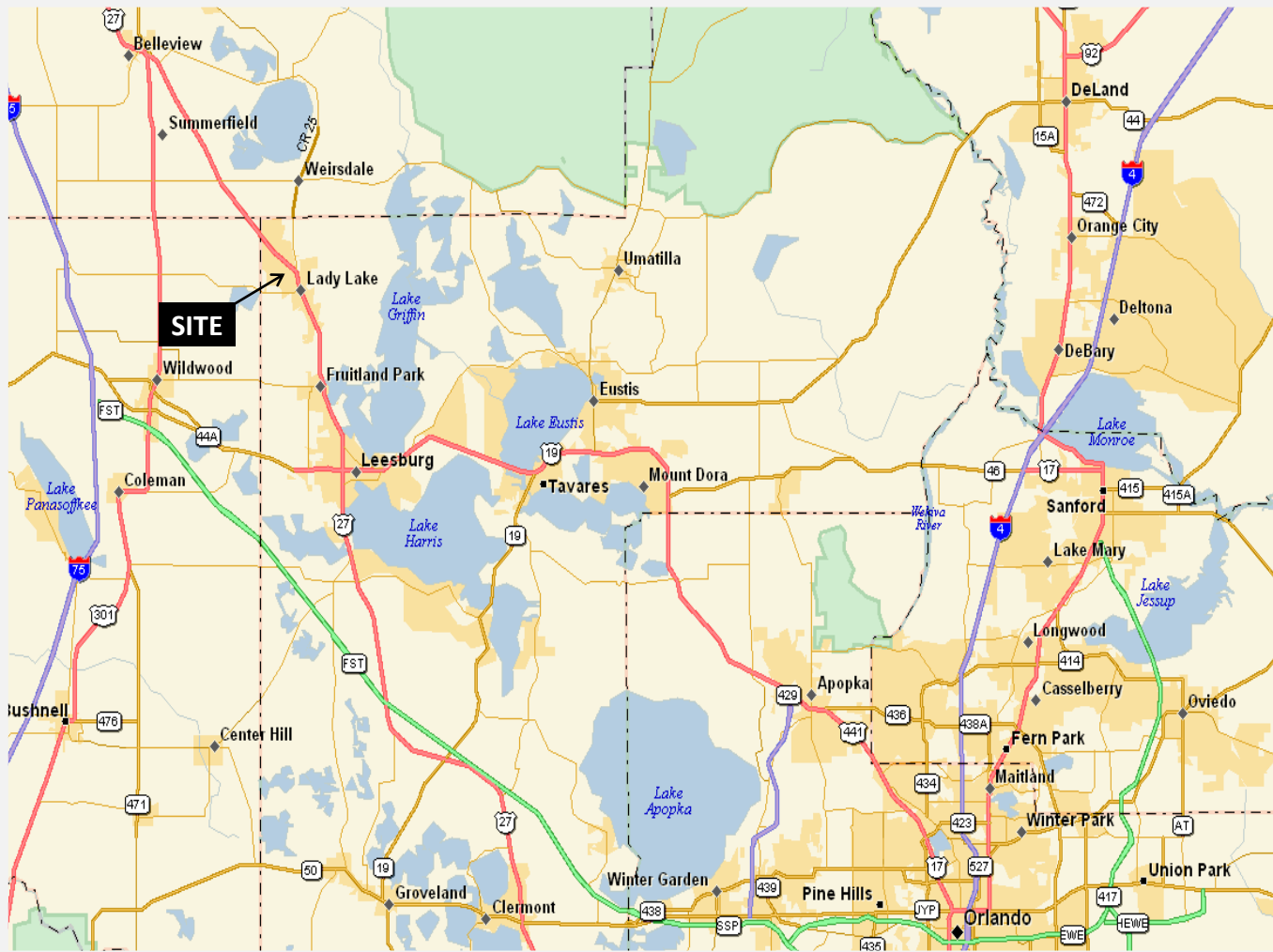
- PRIME RETAIL SPACE AVAILABLE FOR LEASE ON 43 ACRES ANCHORED BY A KOHL'S DEPARTMENT STORE. TENANTS INCLUDE ULTA, SPORTSMAN'S WAREHOUSE, TIRE KINGDOM, KIRKLAND'S, BANFIELD PET HOSPITAL, MCDONALDS, FIVE BELOW AND BOOT BARN
- LOCATED ONE HOUR NORTH OF ORLANDO ON THE SOUTHERN APPROACH TO THE VILLAGES
- THE VILLAGES IS A 32 SQUARE MILE, OVER 55 ACTIVE RETIREMENT COMMUNITY WITH 125,000+ RESIDENTS, INCREASING BY 4,500 RESIDENTS ANNUALLY
- THE VILLAGES IS THE LARGEST SINGLE SITE MIXED USE RESIDENTIAL DEVELOPMENT IN THE UNITED STATES
- SPANNING THREE COUNTIES, LAKE, SUMTER AND MARION, THE 10 MILE TRADE AREA HAS 9 MAJOR DEVELOPMENTS OF REGIONAL IMPACT ("DRI'S")
- US 27/441 HAS TRAFFIC COUNTS OF 30,500 VEHICLES PER DAY

DEMOGRAPHICS			
	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	5,851	34,235	80,115
AVG HH INCOME	\$63,209	\$61,992	\$68,941



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VILLAGE CROSSROADS

- Pinch-A-Penny
 - Coral's Casual
 - Southern Horizon Insurance
 - Honey Baked Ham
 - H&R Block
 - Nail Salon
 - Gentry Vacuum
 - Fantastic Sams
 - Brooklyn Water Bagel
- HOMESENSE
 - BEST BUY
 - PETSMART
 - JO-ANN
 - Shoe Biz
 - Simply Unforgettable
 - Party Store
 - Relaxing Feet
- Papa John's Pizza
 - China Max
 - Cosmera Hair
 - Optical Outlet
 - Triton Medical
 - Quest Diagnostics
 - AspenDental
 - Water's Edge Dermatology
 - Target

The Villages

Rolling Acres Rd.

LADY LAKE CROSSING

- SPORTSMAN'S WAREHOUSE
- CULTA
- BOOT BARN

- KOHL'S
- KIRKLANDS
- FIVE BELOW
- DOLLAR TREE
- kekes
- Rug World

Retention Pond

Hwy 27/441

SAM'S CLUB PLAZA

- PEP YOUR SUPERSTORE
- Total Wine
- Palace Nail Spa

LADY LAKE COMMONS

- TD Bank
- EYE GLASS WORLD
- MISSION BBQ
- magoo's

CR25



LADY LAKE SQUARE

44 Acres

- WAL-MART
- LOWE'S

30,500 VPD

LADY LAKE CROSSING ~ VILLAGE CROSSROADS ~ SAM'S CLUB PLAZA ~ LADY LAKE COMMONS ~ LADY LAKE SQUARE

LADY LAKE, FLORIDA





LADY LAKE CROSSING ~ LADY LAKE, FLORIDA



LADY LAKE CROSSING ~ LADY LAKE, FLORIDA

**Future
 Lady Lake Square
 44 Acres**



Lady Lake Post Office

Office Buildings
 Available 1.5 Acres

Village Crossroads

RETAIL D
 Optical Outlets
 Papa John's Pizza
 China Max
 Cosmera Hair
 Quest Diagnostics
 Triton Medical
 Available 2,013 SF

RETAIL A
 Pinch-A-Penny
 Coral's Casual
 Southern Horizon Insurance
 Honey Baked Ham
 H&R Block
 Nail Salon
 Gentry Vacuum & Janitorial
 Fantastic Sam's
 Available 1,488 SF
 Brooklyn Water Bagel

Lady Lake Crossing

Lady Lake Commons



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