

LADY LAKE SQUARE

N US Hwy 27/441 & CR-25 | LADY LAKE, FLORIDA

COMING SOON - HOTEL, MULTI-FAMILY & RETAIL



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FEATURES:

LADY LAKE SQUARE

N US HIGHWAY 27/441 & SECOND ST

LADY LAKE, FLORIDA

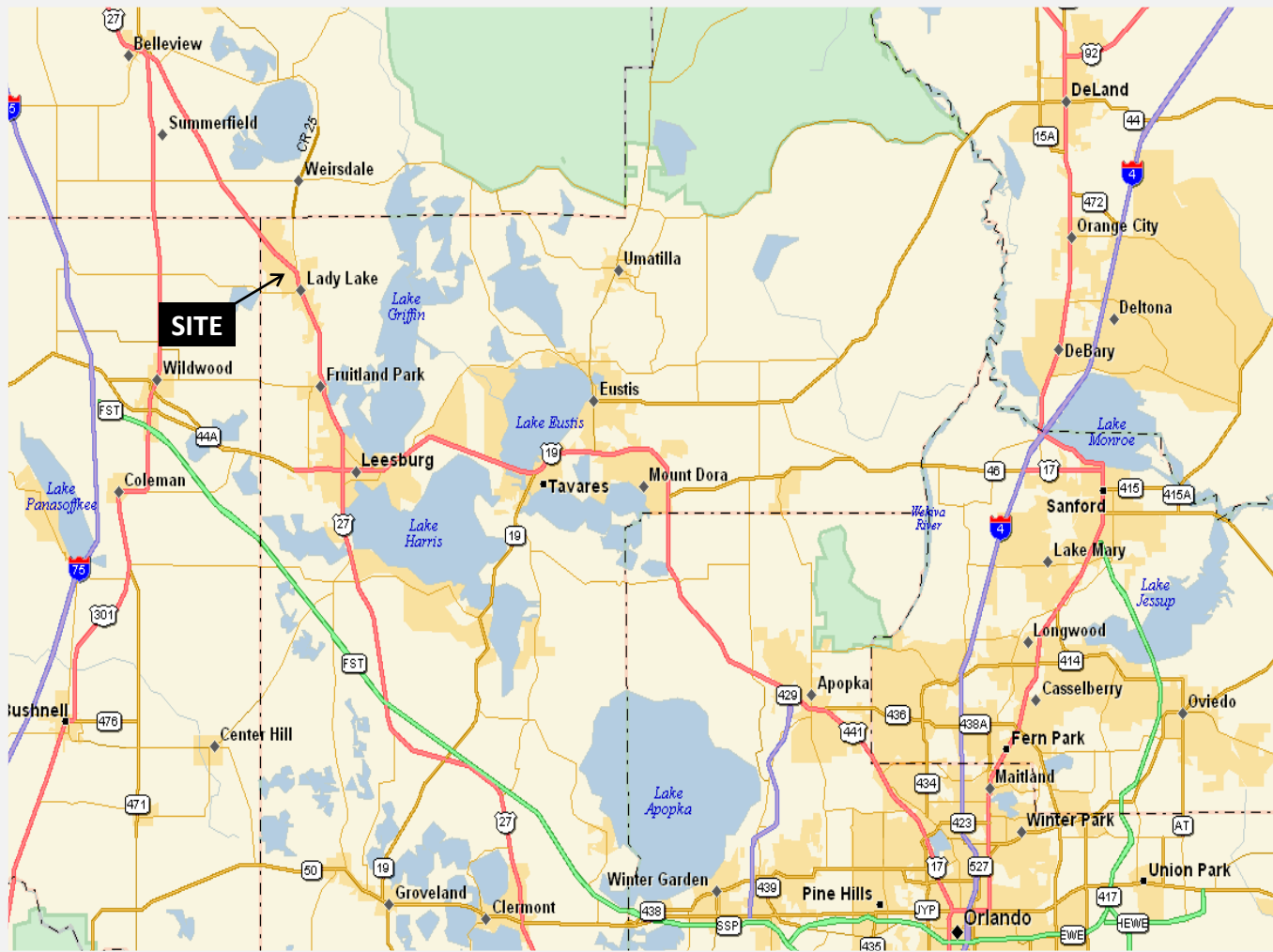
- HOTEL, MULTI-FAMILY & RETAIL LOCATED ON 44 ACRES
- LOCATED ONE HOUR NORTH OF ORLANDO, LOCATED ON THE SOUTHERN APPROACH TO THE VILLAGES
- THE VILLAGES IS A 32 SQUARE MILE, OVER 55 ACTIVE RETIREMENT COMMUNITY WITH 125,000+ RESIDENTS, INCREASING BY 4,500 RESIDENTS ANNUALLY
- THE VILLAGES IS THE LARGEST 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



LADY LAKE SQUARE

N US HWY 27/441 & CR-25 | LADY LAKE, FLORIDA



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

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

LADY LAKE SQUARE

LADY LAKE COMMONS

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

- PER YOUR SUPERSTORE
- Total Wine
- Palace Nail Spa

CR25



- WAL-MART
- LOWE'S

44 Acres

30,500 VPD

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

LADY LAKE, FLORIDA





LADY LAKE SQUARE

44 Acres

+/- 2.45 Acre
Hotel Site

+/- 3 Acre
Hotel Site

Old Vineyard Rd



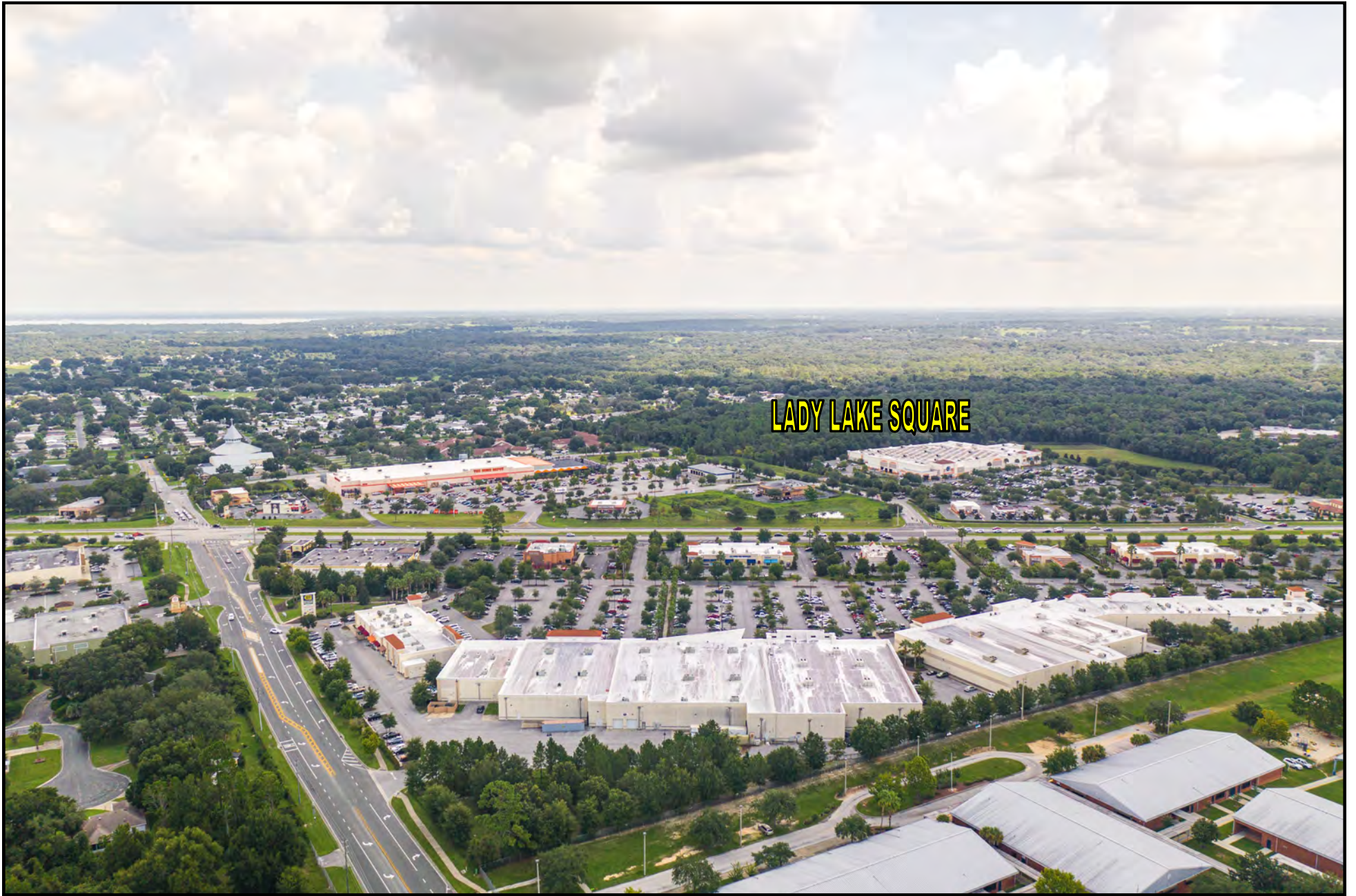
Hwy 27/441

Fennell Blvd

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LADY LAKE SQUARE ~ 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



Griffin Ave.

Springs of Lady Lake Assisted Living

Signage

Old Vineyard Rd.

2nd Street

Signage

County Rd. 25

24 Acres



Lady Lake Square - County Road 25 & Griffin Avenue, Lady Lake, Florida



Lady Lake Square - Second Street
Lady Lake
Lake County, FL

CONCEPT PLAN "B2"



PROJECT DATA

TOTAL PROJECT AREA:
2.78± Acres

JURISDICTION:
CITY OF LADY LAKE, FL

PROPERTY FUTURE LAND USE:
"RET" (COMMERCIAL GENERAL - RETAIL SALES & SERVICES)

PROPERTY ZONING:
"HC" (HEAVY COMMERCIAL)
"LC" (LIGHT COMMERCIAL)

PROPOSED DENSITY:
4-STORY HOTEL 124 ROOMS

PROPOSED PARKING:
142 SPACES (1.1 SP / ROOM)

NOTES:
DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

DISCLAIMER:
1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. LOCATION OF WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.