

LADY LAKE COMMONS

621 - 655 N US HWY 27/441 | LADY LAKE, FLORIDA

RETAIL SPACE AVAILABLE



4053 MAPLE ROAD
AMHERST, NY 14226
PHONE (716) 833-4986 EXT 382
WWW.BENCHMARKGRP.COM
KEVIN ZUGGER
KZUGGER@BENCHMARKGRP.COM

LADY LAKE COMMONS

N. HIGHWAY 27/441 AT FENNELL BLVD.

LADY LAKE, FLORIDA

- PRIME RETAIL SPACE AND OUTPARCELS AVAILABLE FOR LEASE. TENANTS INCLUDE PGA TOUR SUPERSTORE, TOTAL WINE, MILLER'S ALE HOUSE, GOODWILL, HEARTLAND DENTAL, EYEGLASS WORLD, TD BANK AND MISSION BBQ
- ACROSS FROM 500,000 SF OF NEWLY CONSTRUCTED RETAIL, INCLUDING TENANTS: BEST BUY, HOME DEPOT, SAM'S CLUB, KOHL'S, JO-ANN FABRICS, PETSMART, THE VITAMIN SHOPPE, LONGHORN STEAKHOUSE, ARBY'S, ULTA, ETC.
- LOCATED ONE HOUR NORTH OF ORLANDO ON THE SOUTHERN APPROACH TO THE VILLAGES; 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

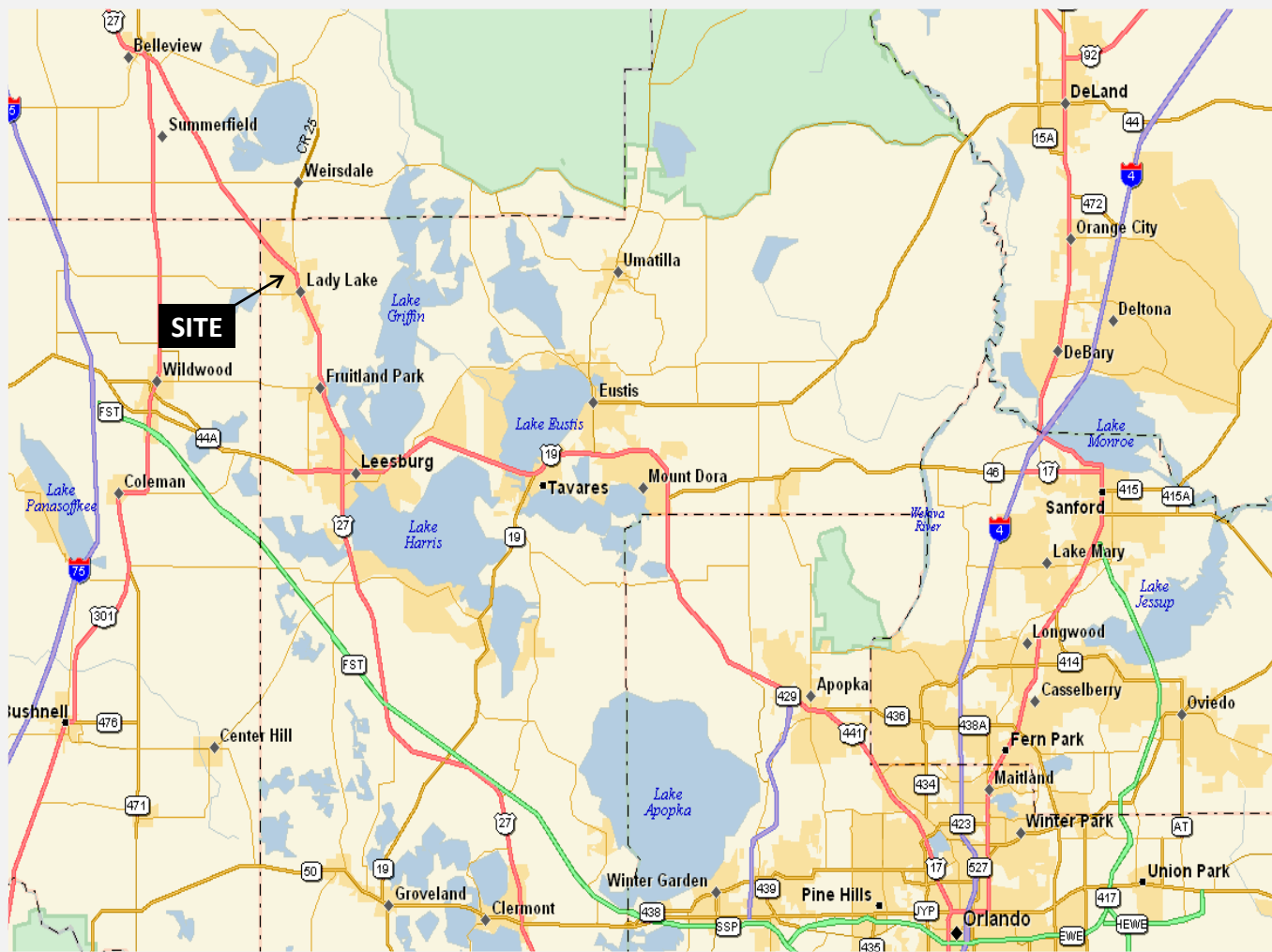
DEMOGRAPHICS			
	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	5,851	34,235	80,115
AVG HH INCOME	\$63,209	\$61,992	\$68,941



All information furnished as submitted may be subject to errors and omissions. No warranty or representation is made as to accuracy thereof.

LADY LAKE COMMONS

621 - 655 N US HWY 27/441 | 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

Target

30,500 VPD

SAM'S CLUB PLAZA

LADY LAKE SQUARE

LADY LAKE COMMONS

The Villages

Rolling Acres Rd.

LADY LAKE CROSSING

Retention Pond

Hwy 27/441

CR25



WAL-MART

LOWE'S

SPORTSMAN'S WAREHOUSE
ULTA
BOOT BARN

KOHL'S
KIRKLAND'S
FIVE BELOW
DOLLAR TREE
keke's
Rug World

McDonald's

Barfield

WIRE KINGDOM

MISSION BBQ
magoos

TD Bank
EYE GLASS WORLD

MILLER'S

TEXAS

PER YOUR SUPERSTORE
Total Wine
Palace Nail Spa

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

LADY LAKE, FLORIDA

THE BENCHMARK GROUP



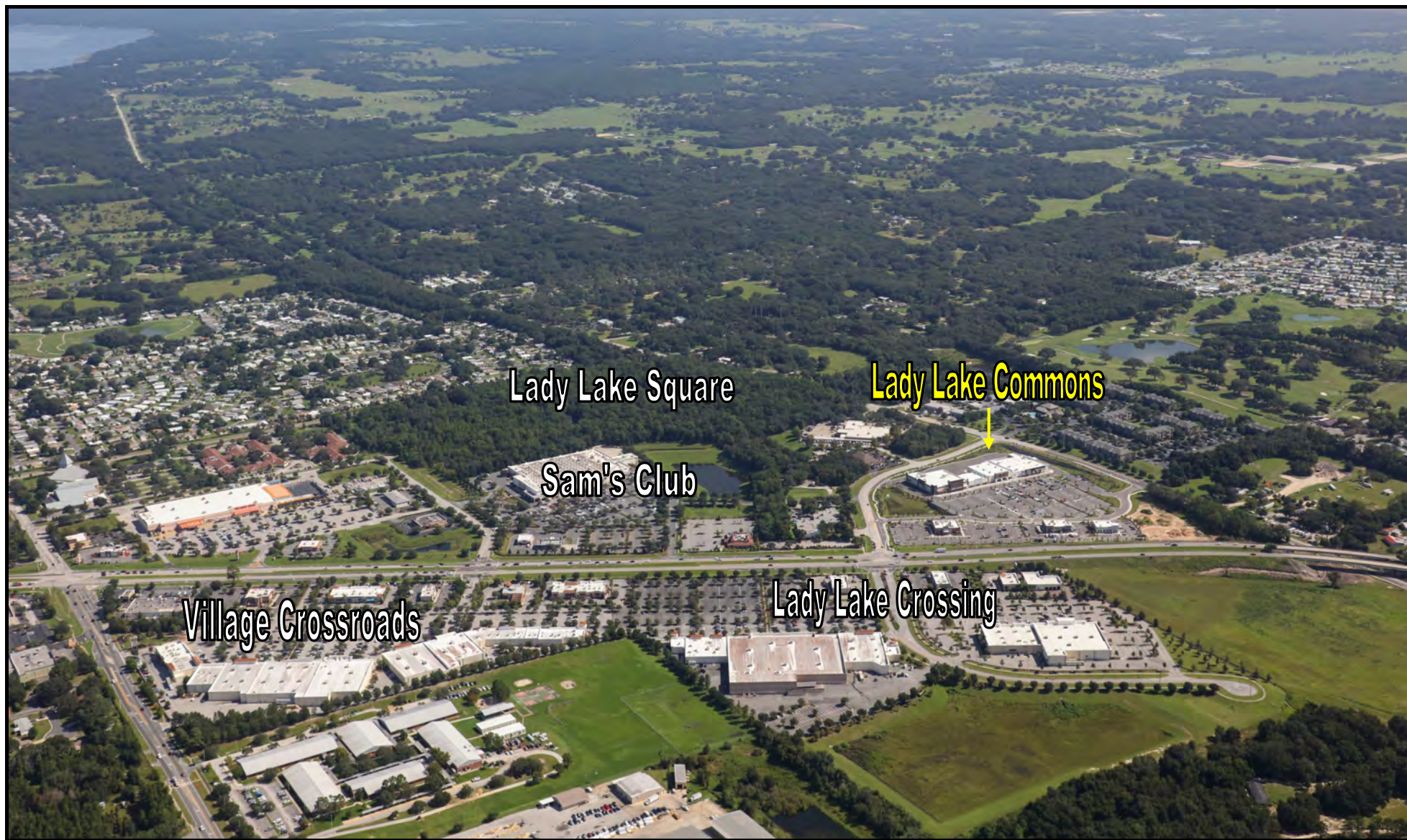
LADY LAKE COMMONS ~ LADY LAKE, FLORIDA



LADY LAKE COMMONS ~ LADY LAKE, FLORIDA



LADY LAKE COMMONS ~ LADY LAKE, FLORIDA



LADY LAKE COMMONS ~ LADY LAKE, FLORIDA



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

**Future
Lady Lake Square
44 Acres**

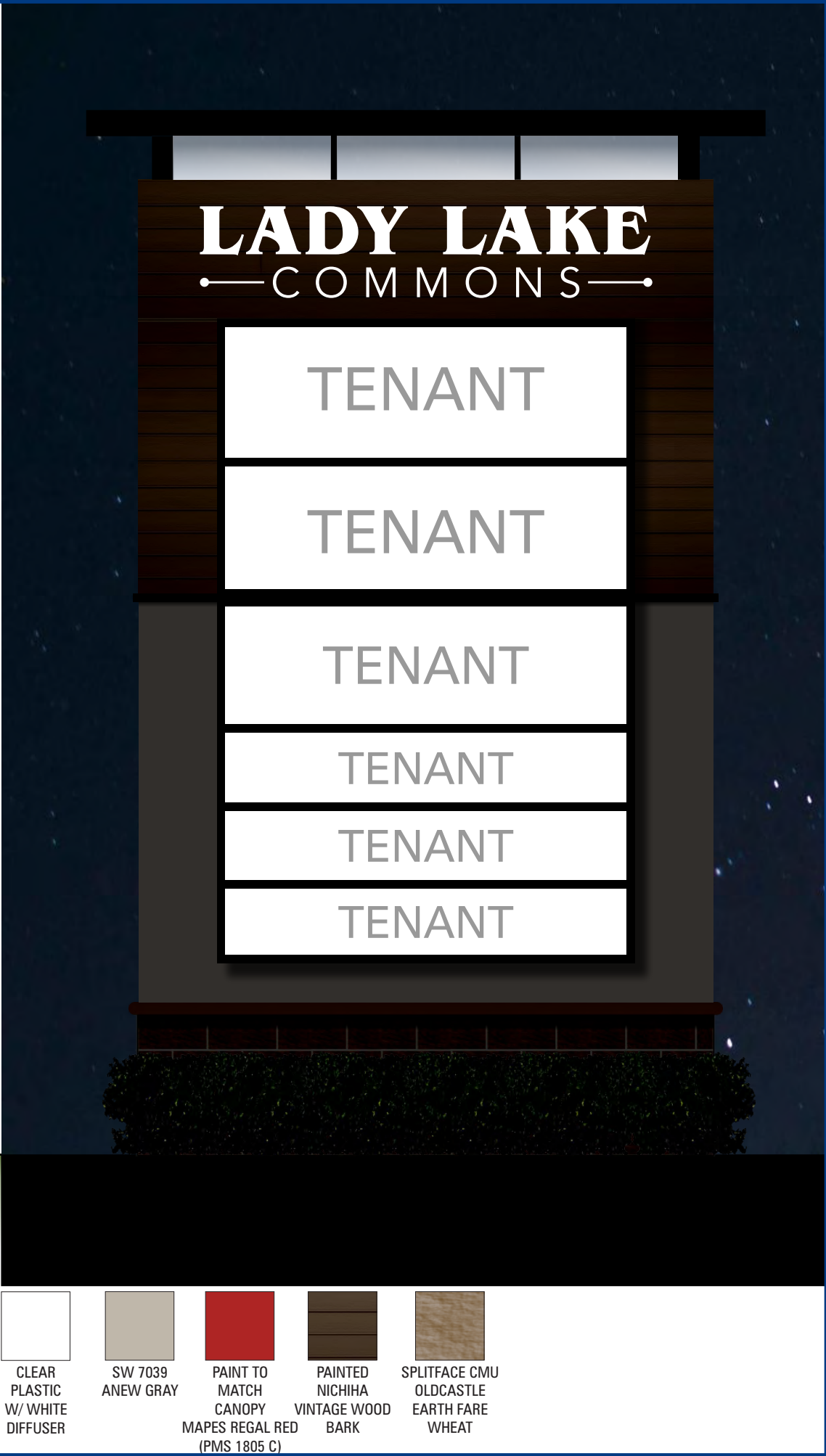
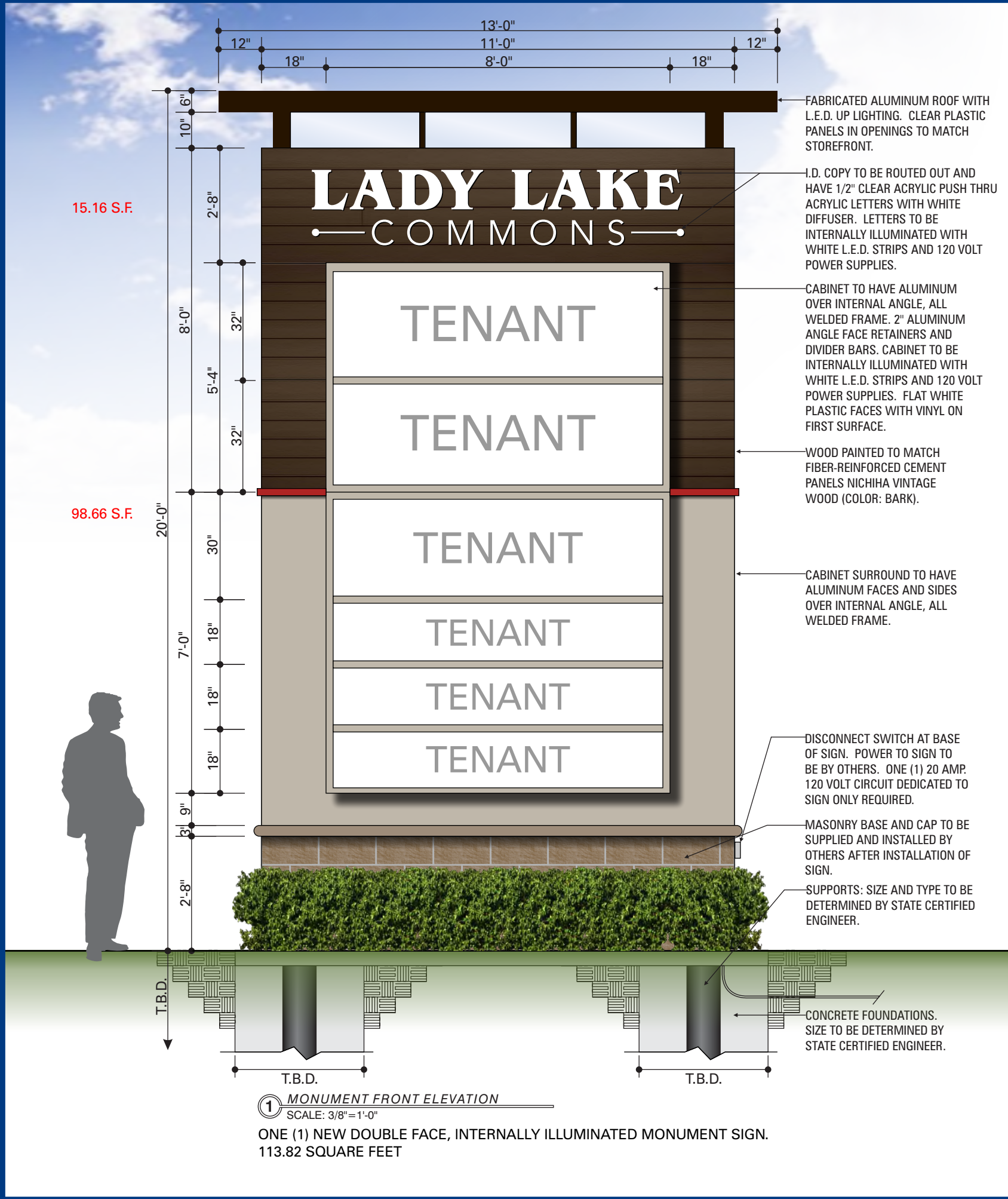


Lady Lake Post Office

Office Buildings
Available 1.5 Acres

Lady Lake Commons

Lady Lake Crossing



INTERNATIONAL C & C CORPORATION
DBA: SIGN X-PRESS

INTERNATIONAL
Sign
FLORIDA

10831 Canal Street
Largo, FL 33777
1-727-541-5573
Fax: 1-727-544-7745
LIC. #ES 12000419
www.IntlSign.com

Client:
LADY LAKE COMMONS
U.S. HWY. 441
LADY LAKE, FL.

Date:
MARCH 14, 2019

Drawing Number:
C19123-50R2-LADY LAKE COMMONS

Revisions:

DATE:	DESCRIPTION:
1 07-11	CHANG NAME
2 02-04	CHANGE NAME
3 00-00	NR
4 00-00	NR
5 00-00	NR
6 00-00	NR
7 00-00	NR
8 00-00	NR
9 00-00	NR
10 00-00	NR

Sales Person:
BETH RENFRO

Scale:
AS NOTED

Drawn by:
O. BARNITZ

CLIENT/LANDLORD APPROVAL
☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT

Signature: _____
Title: _____
Date: _____

SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

THIS IS AN ORIGINAL DRAWING PROVIDED AS PART OF A PLANNED PROJECT AND IS NOT TO BE EXHIBITED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL SIGN COMPANY OR IT'S AUTHORIZED AGENTS. ALL RIGHTS RESERVED.

PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.

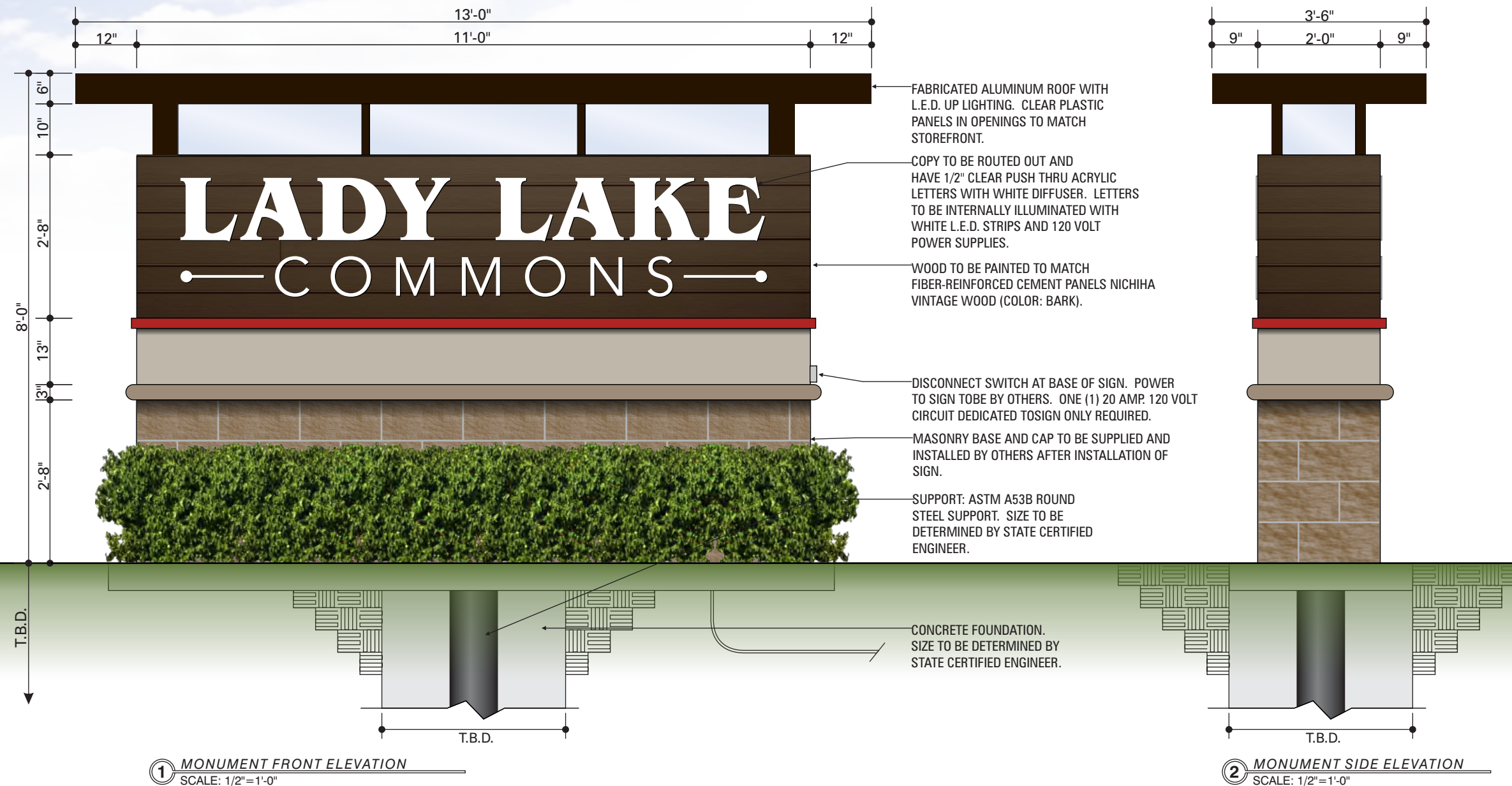
ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

2014

SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

SHEET NO. 101

CLEAR PLASTIC W/ WHITE DIFFUSER	SW 7039 ANEW GRAY	PAINT TO MATCH CANOPY MAPES REGAL RED (PMS 1805 C)	PAINTED NICHHA VINTAGE WOOD BARK	SPLITFACE CMU OLDCASTLE EARTH FARE WHEAT
---------------------------------	-------------------	--	----------------------------------	--



1 MONUMENT FRONT ELEVATION
SCALE: 1/2"=1'-0"

2 MONUMENT SIDE ELEVATION
SCALE: 1/2"=1'-0"

TWO (2) NEW DOUBLE FACE, INTERNALLY ILLUMINATED MONUMENT SIGN. 29.32 SQUARE FEET OF COPY EACH.

					
CLEAR PLASTIC W/ WHITE DIFFUSER	SW 7039 ANEW GRAY	PAINT TO MATCH CANOPY MAPES REGAL RED (PMS 1805 C)	PAINTED NICHHA VINTAGE WOOD BARK	SPLITFACE CMU OLDCASTLE EARTH FARE WHEAT	3M VINYL #3630-59 DARK BROWN PMS 4625 C

INTERNATIONAL C & C CORPORATION
DBA: SIGN X-PRESS

INTERNATIONAL
Sign
*****FLORIDA*****

10831 Canal Street
Largo, FL 33777
1-727-541-5573
Fax: 1-727-544-7745
LIC. #ES 12000419
www.IntlSign.com

Client:
LADY LAKE COMMONS
U.S. HWY. 441
LADY LAKE, FL.

Date:
MARCH 14, 2019

Drawing Number:
C19123-50R2-LADY LAKE COMMONS

Revisions:	
DATE:	DESCRIPTION:
1 07-11	CHANGE NAME
2 02-04	CHANGE NAME
3 00-00	NR
4 00-00	NR
5 00-00	NR
6 00-00	NR
7 00-00	NR
8 00-00	NR
9 00-00	NR
10 00-00	NR

Sales Person:
BETH RENFRO

Scale:
AS NOTED

Drawn by:
O. BARNITZ

CLIENT/LANDLORD APPROVAL
☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT
Signature: _____
Title: _____
Date: _____

SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

THIS IS AN ORIGINAL DRAWING PROVIDED AS PART OF A PLANNED PROJECT AND IS NOT TO BE EXHIBITED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL SIGN COMPANY OR ITS AUTHORIZED AGENTS. ALL RIGHTS RESERVED.

PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.

ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS 2014

SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.