

VILLAGE CROSSROADS

452 - 590 N US HWY 27/441 | LADY LAKE, FLORIDA

RETAIL SPACE AVAILABLE



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FEATURES:

VILLAGE CROSSROADS

452-590 N. HIGHWAY 27/441

LADY LAKE, FLORIDA

- PRIME RETAIL SPACE AND OUTPARCELS AVAILABLE FOR LEASE ON 21 ACRES ACROSS FROM HOME DEPOT AND SAM'S CLUB
- SHOPPING CENTER TENANTS INCLUDE HOMESENSE, BEST BUY, JO-ANN FABRICS, PETSMART, THE VITAMIN SHOPPE, CHIPOTLE, LONGHORN STEAKHOUSE, ARBY'S AND INSIGHT FINANCIAL CREDIT UNION
- LOCATED ONE HOUR NORTH OF ORLANDO AT 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

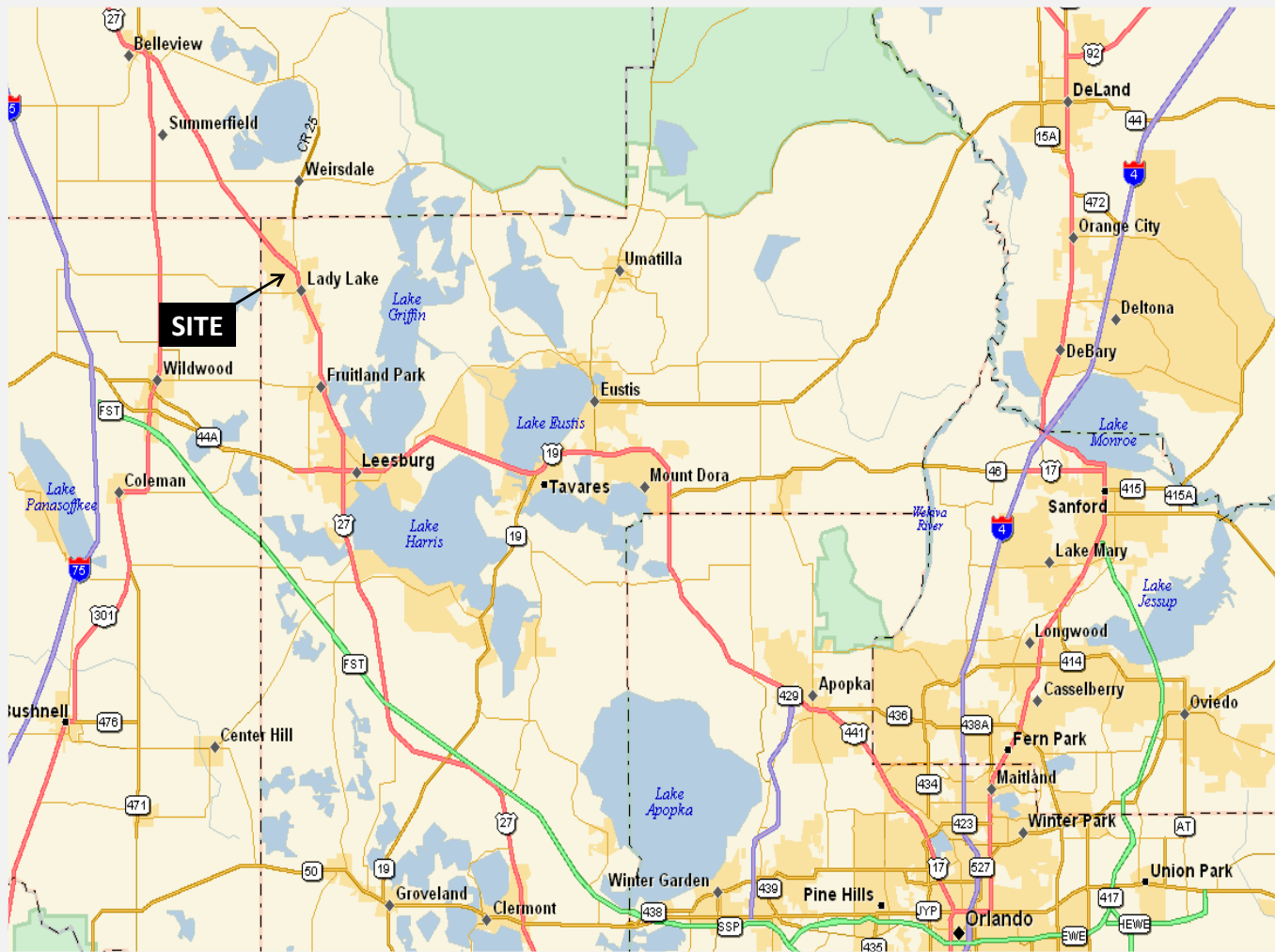
DEMOGRAPHICS			
	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	5,851	34,235	80,115
AVG HH INCOME	\$63,209	\$61,992	\$68,941



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

VILLAGE CROSSROADS

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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
Brooklyn Water Bagel

HOMESENSE
BEST BUY

Papa John's Pizza
China Max
Cosmera Hair
Optical Outlet
Triton Medical
Quest Diagnostics

PETSMART JO-ANN

Shoe Biz
Relaxing Feet

AspenDental
Water's Edge
Dermatology

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

44 Acres

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

LADY LAKE, FLORIDA

THE BENCHMARK GROUP



VILLAGE CROSSROADS ~ 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
Available 2,110 SF
Gentry Vacuum & Janitorial
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

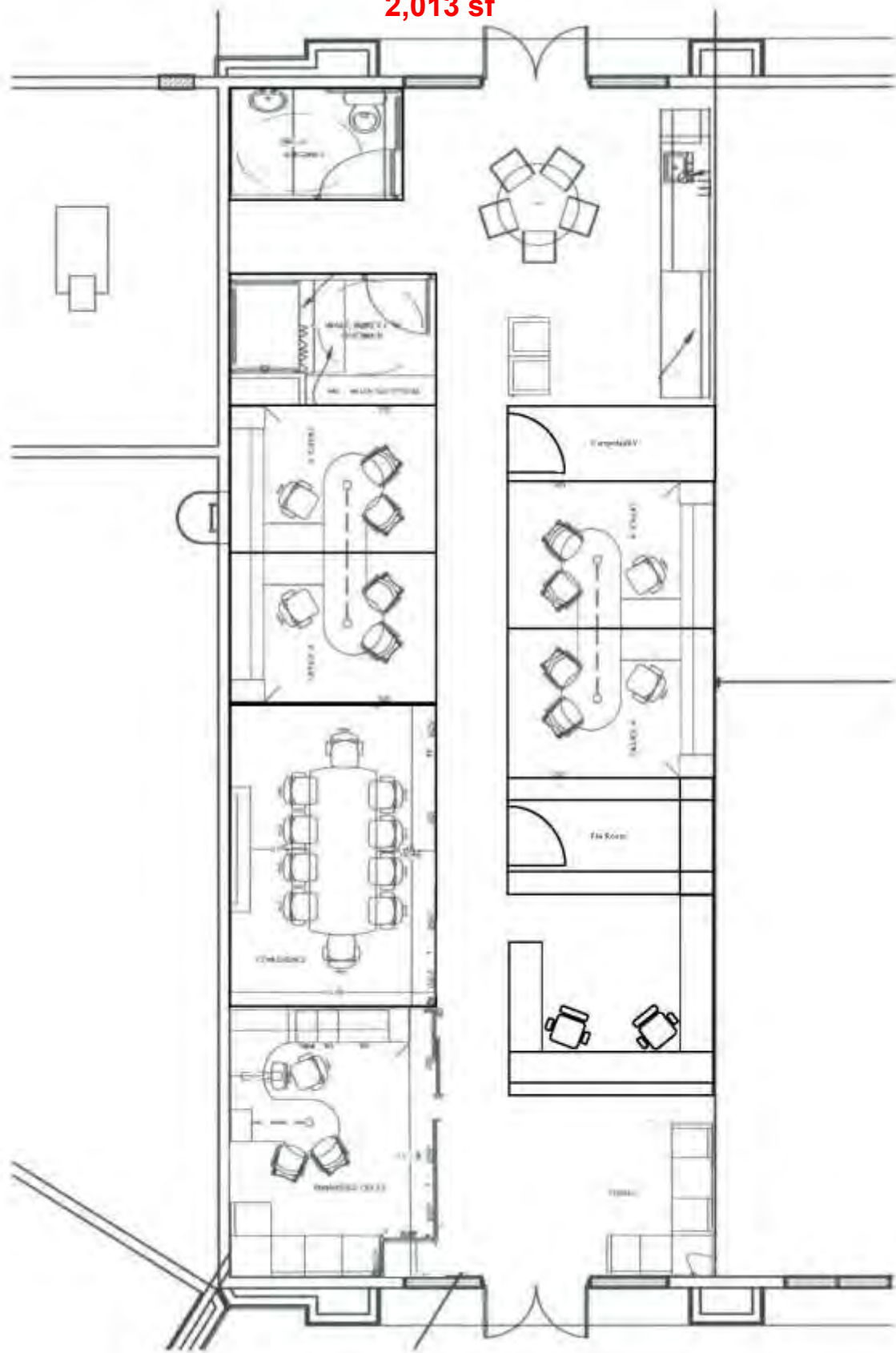




VILLAGE CROSSROADS - RETAIL D

AVAILABLE

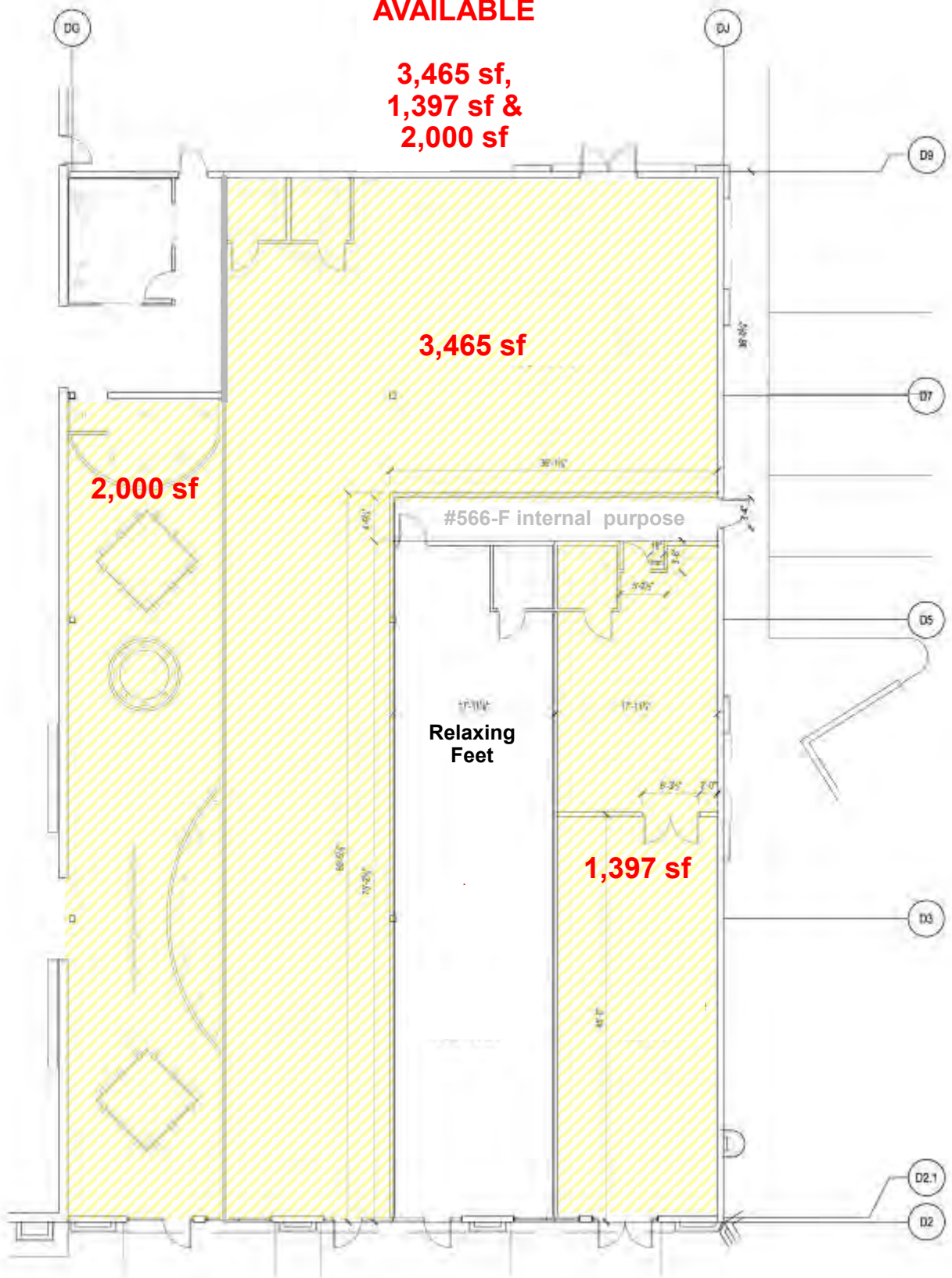
2,013 sf



VILLAGE CROSSROADS - RETAIL C

AVAILABLE

**3,465 sf,
1,397 sf &
2,000 sf**



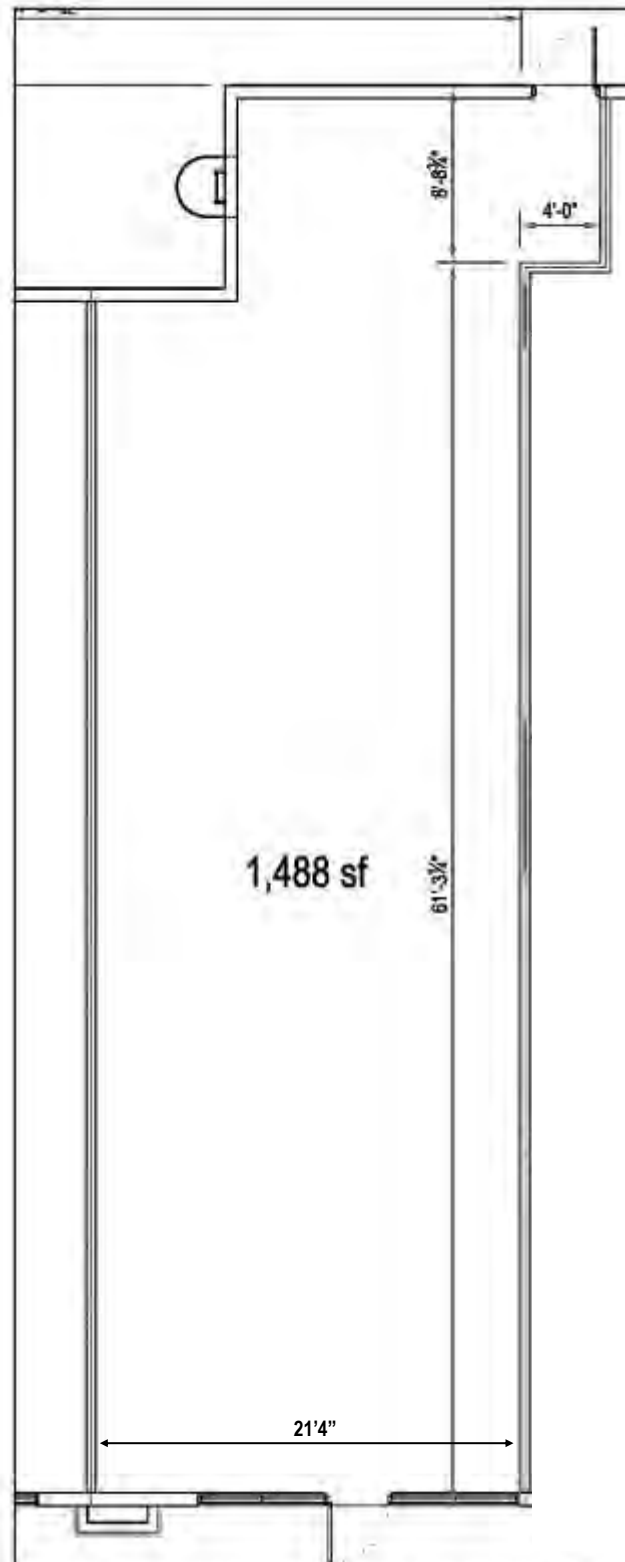
AVAILABLE
9,586 sf



VILLAGE CROSSROADS - RETAIL A

AVAILABLE

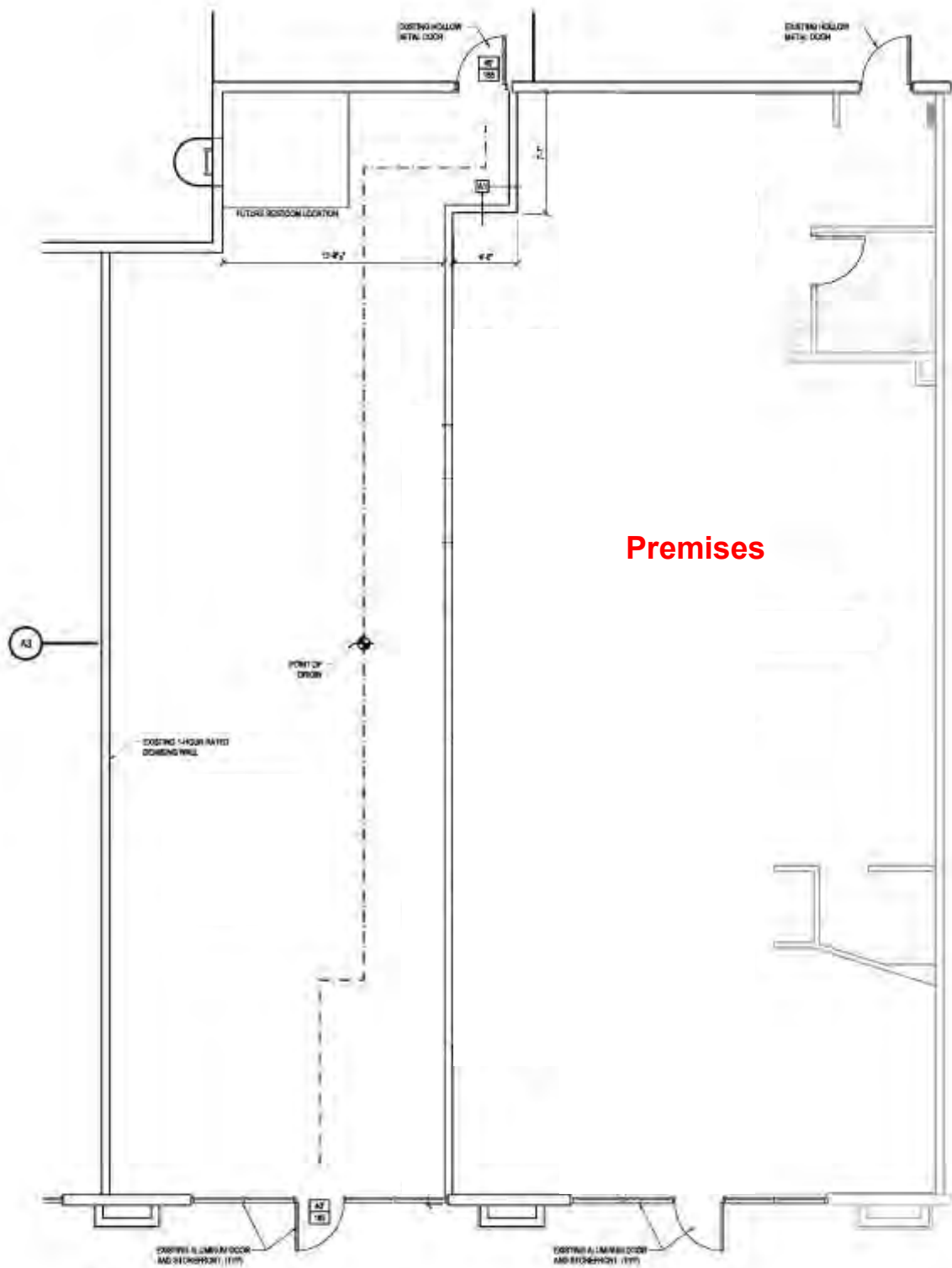
1,488 sf



VILLAGE CROSSROADS - RETAIL A

AVAILABLE

2,110 sf



1 Floor Plan & Life Safety Plan
Scale 1/8" = 1'-0"

VILLAGE CROSSROADS - OUTPARCEL 5

AVAILABLE

2,600 sf

