

LADY LAKE COMMONS

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

RETAIL SPACE AVAILABLE



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FEATURES:

LADY LAKE COMMONS

621-655 N. HIGHWAY 27/441 AT FENNELL BLVD.

LADY LAKE, FLORIDA

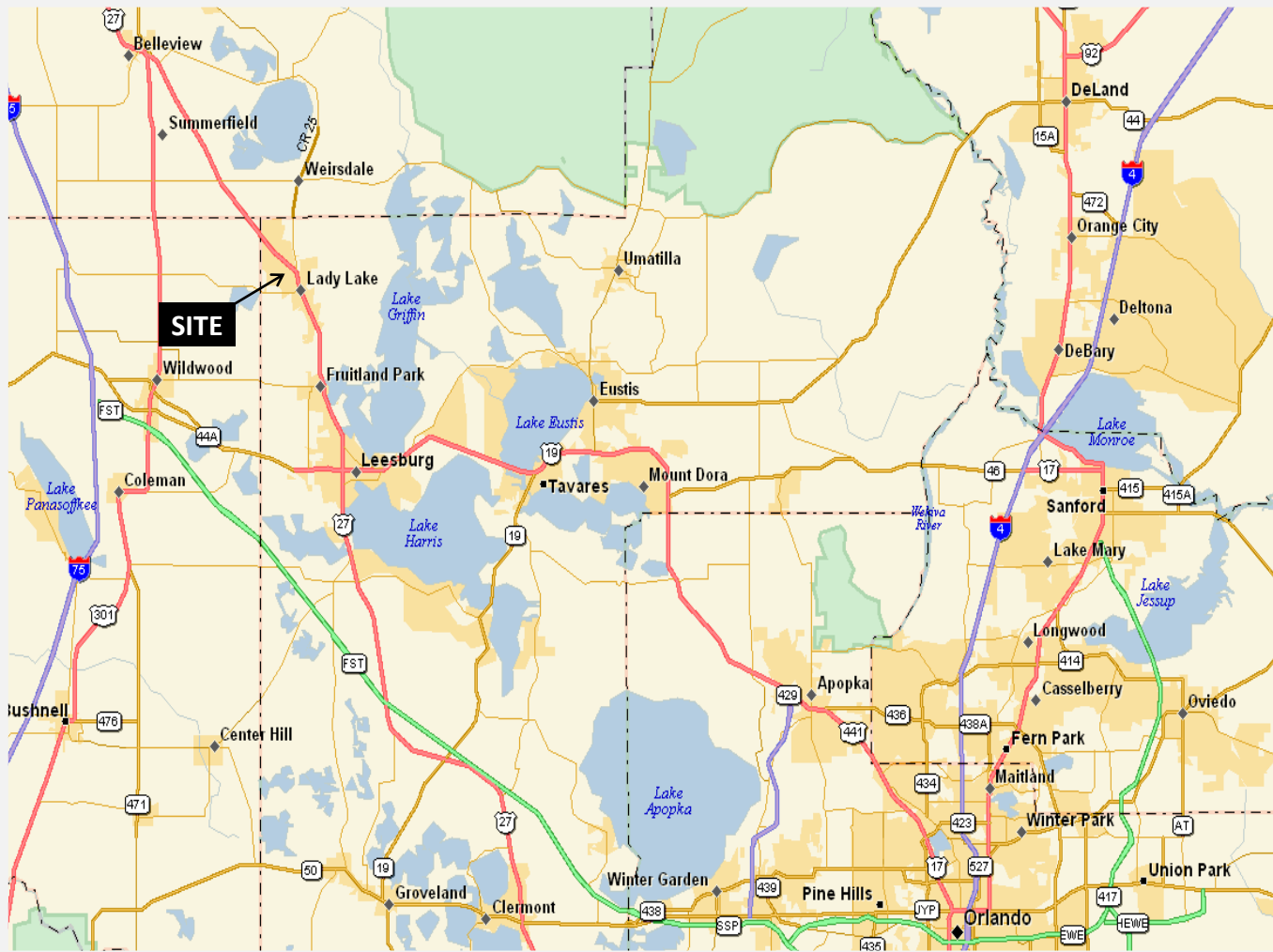
- PRIME RETAIL SPACE AND OUTPARCELS AVAILABLE FOR LEASE. TENANTS INCLUDE PGA TOUR SUPERSTORE, TOTAL WINE, MILLER'S ALE HOUSE, GOODWILL, HEARTLAND DENTAL, EYEGLOSS WORLD, TD BANK AND MISSION BBQ
- SURROUNDED BY 500,000 SF OF NEWLY CONSTRUCTED RETAIL WITH TENANTS SUCH AS: BEST BUY, HOMESENSE, HOME DEPOT, SAM'S CLUB, KOHL'S, BURLINGTON, PETSMART, THE VITAMIN SHOPPE, LONGHORN STEAKHOUSE AND ULTA.
- LOCATED ONE HOUR NORTH OF ORLANDO ON THE SOUTHERN APPROACH TO THE VILLAGES; A 57 SQUARE MILE, OVER-55 ACTIVE RETIREMENT COMMUNITY WITH 145,000+ RESIDENTS, INCREASING BY OVER 7% 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 COMMONS

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



VILLAGE CROSSROADS

- Pinch-A-Penny
- Southern Horizon Insurance
- Honey Baked Ham
- H&R Block
- Nail Salon
- Gentry Vacuum
- Fantastic Sams
- Brooklyn Water Bagel

- HOMESENSE
- Burlington
- BEST BUY
- PETSMART
- 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

PHOTOX
STAPLES
CARRABBA'S
30,500 VPD



- WAL-MART
- LOWE'S

The Villages

Rolling Acres Rd.

LADY LAKE CROSSING

- SPORTSMAN'S WAREHOUSE
- ULTA
- BOOT BARN

Retention Pond

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

Hwy 27/441

SAM'S CLUB PLAZA

- MILLER'S ALF-HOUSE
- MISSION BBQ
- magoo's
- PER YOUR SUPERSTORE
- Total Wine
- Palace Nail Spa

44 Acres

LADY LAKE SQUARE

FUTURE DEVELOPMENT
34.32 ACRES

- EYEGLASS WORLD
- TD Bank

LADY LAKE COMMONS

CR25

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

LADY LAKE, FLORIDA





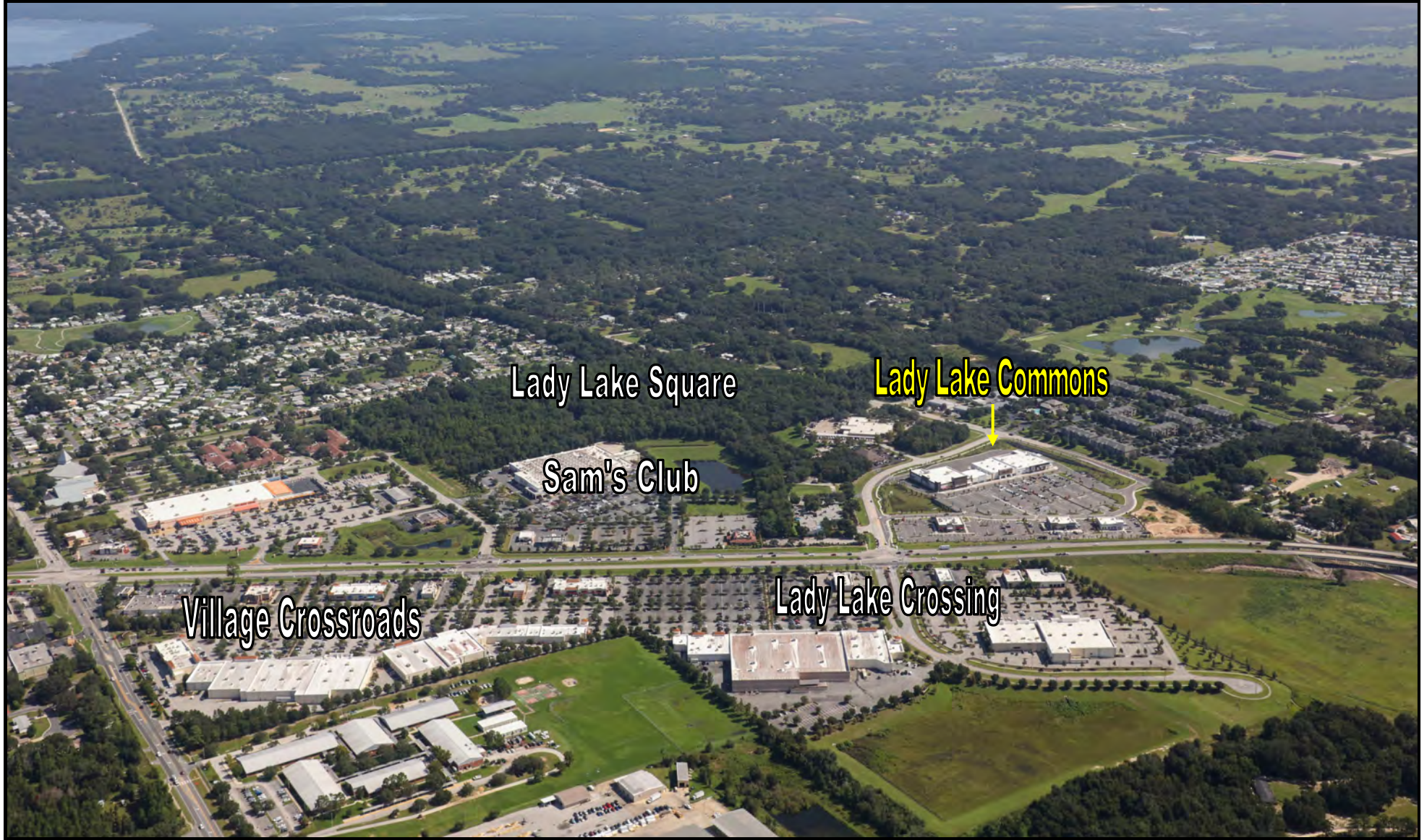
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LADY LAKE COMMONS ~ LADY LAKE, FLORIDA



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
 Available 4,767 SF
 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

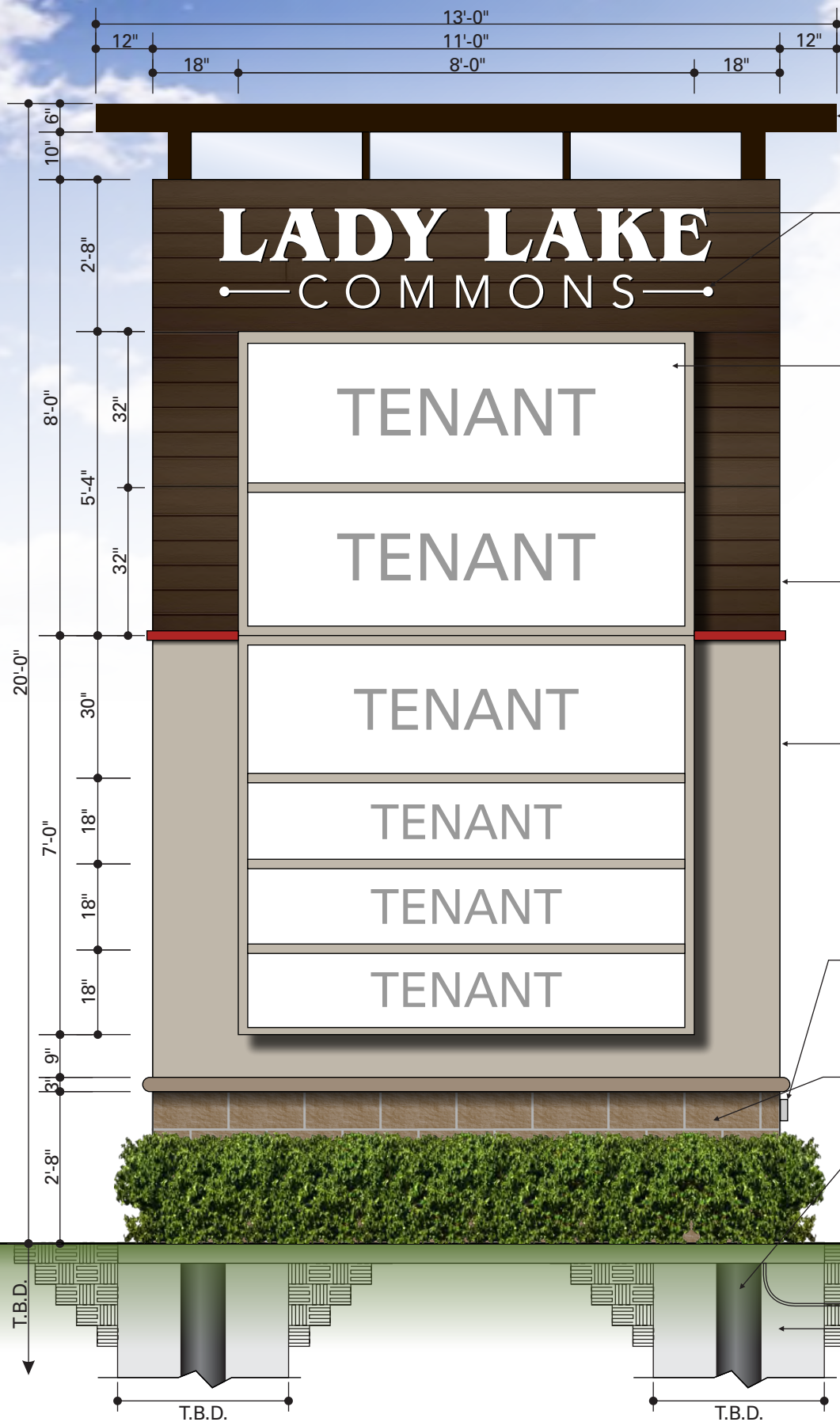
Lady Lake Crossing

Future Development
 34.32 Acres

Lady Lake Commons

15.16 S.F.

98.66 S.F.



FABRICATED ALUMINUM ROOF WITH L.E.D. UP LIGHTING. CLEAR PLASTIC PANELS IN OPENINGS TO MATCH STOREFRONT.

I.D. COPY TO BE ROUTED OUT AND HAVE 1/2" CLEAR ACRYLIC PUSH THRU ACRYLIC LETTERS WITH WHITE DIFFUSER. LETTERS TO BE INTERNALLY ILLUMINATED WITH WHITE L.E.D. STRIPS AND 120 VOLT POWER SUPPLIES.

CABINET TO HAVE ALUMINUM OVER INTERNAL ANGLE, ALL WELDED FRAME. 2" ALUMINUM ANGLE FACE RETAINERS AND DIVIDER BARS. CABINET TO BE INTERNALLY ILLUMINATED WITH WHITE L.E.D. STRIPS AND 120 VOLT POWER SUPPLIES. FLAT WHITE PLASTIC FACES WITH VINYL ON FIRST SURFACE.

WOOD PAINTED TO MATCH FIBER-REINFORCED CEMENT PANELS NICHIIA VINTAGE WOOD (COLOR: BARK).

CABINET SURROUND TO HAVE ALUMINUM FACES AND SIDES OVER INTERNAL ANGLE, ALL WELDED FRAME.

DISCONNECT SWITCH AT BASE OF SIGN. POWER TO SIGN TO BE BY OTHERS. ONE (1) 20 AMP. 120 VOLT CIRCUIT DEDICATED TO SIGN ONLY REQUIRED.

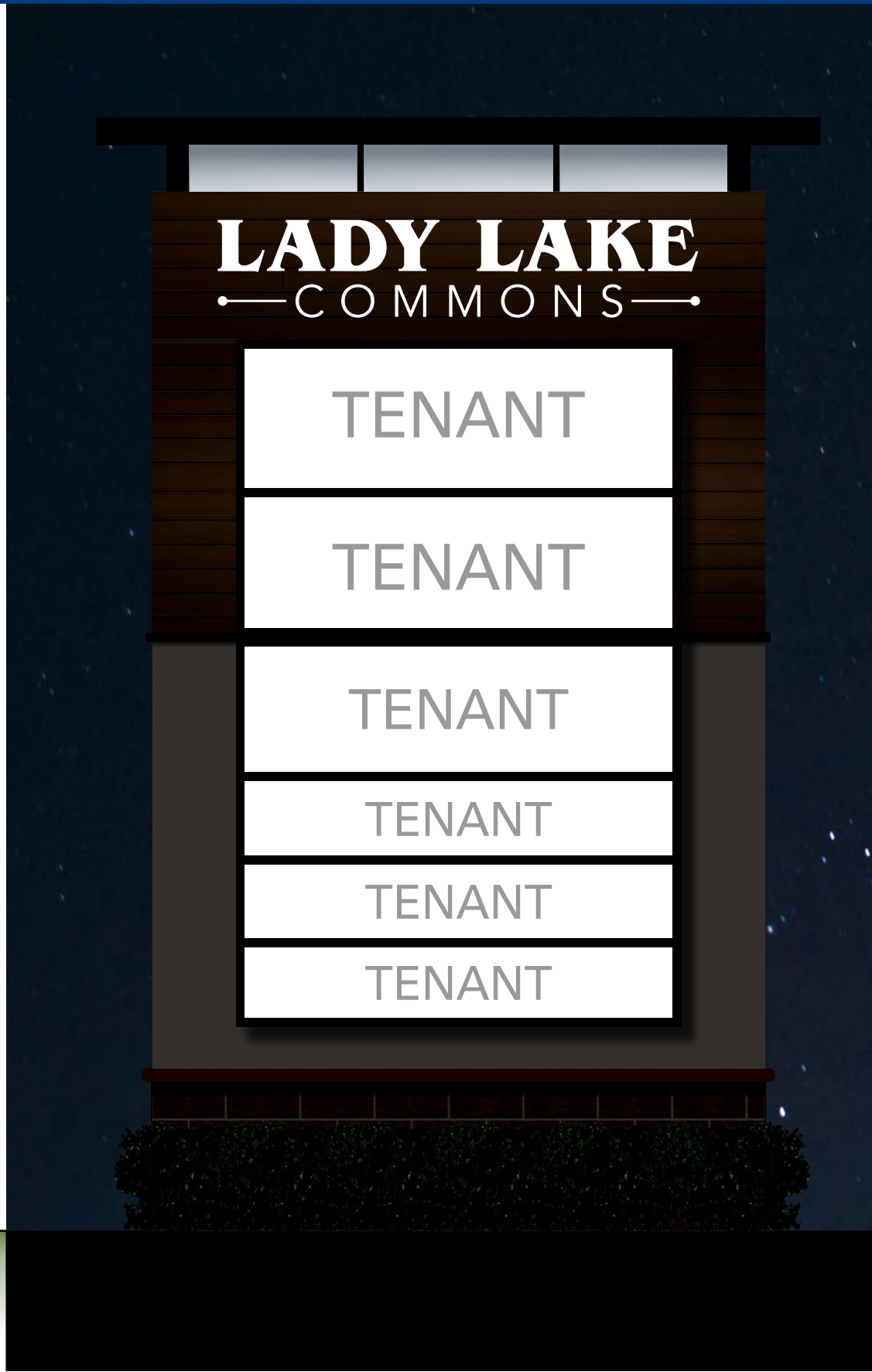
MASONRY BASE AND CAP TO BE SUPPLIED AND INSTALLED BY OTHERS AFTER INSTALLATION OF SIGN.

SUPPORTS: SIZE AND TYPE TO BE DETERMINED BY STATE CERTIFIED ENGINEER.

CONCRETE FOUNDATIONS. SIZE TO BE DETERMINED BY STATE CERTIFIED ENGINEER.

1 MONUMENT FRONT ELEVATION
SCALE: 3/8"=1'-0"

ONE (1) NEW DOUBLE FACE, INTERNALLY ILLUMINATED MONUMENT SIGN.
113.82 SQUARE FEET



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

INTERNATIONAL C & C CORPORATION
DBA: SIGN X-PRESS

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 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.S. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
MET U.S. E212429 2014
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE.

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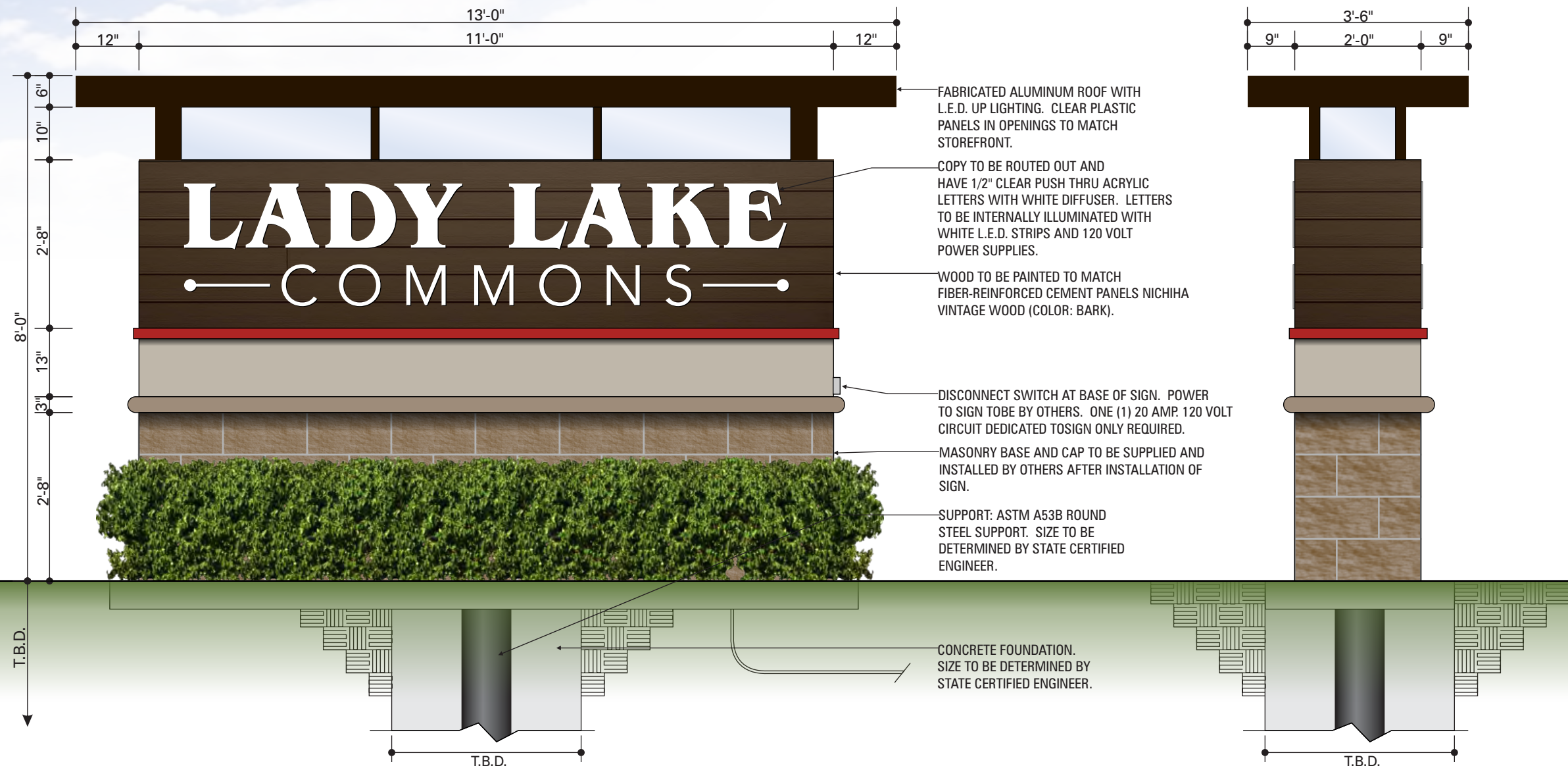
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


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

TWO (2) NEW DOUBLE FACE, INTERNALLY ILLUMINATED MONUMENT SIGN2.
29.32 SQUARE FEET OF COPY EACH.

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