

# LADY LAKE CROSSING EAST

424 N US HWY 27/441 | LADY LAKE, FLORIDA

***+/-34 ACRE NEW DEVELOPMENT***



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## FEATURES:

# LADY LAKE CROSSING EAST

424 N US HIGHWAY 27/441

LADY LAKE, FLORIDA

- COMING SOON! TO BE BUILT PRIME RETAIL SPACE AND OUTPARCELS AVAILABLE FOR LEASE ON 34 ACRES
- ADJACENT TO NUMEROUS, WELL-ESTABLISHED RETAIL SHOPS AND RESTAURANTS
- LOCATED ONE HOUR NORTH OF ORLANDO AT THE SOUTHERN APPROACH TO THE VILLAGES
- THE VILLAGES IS 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

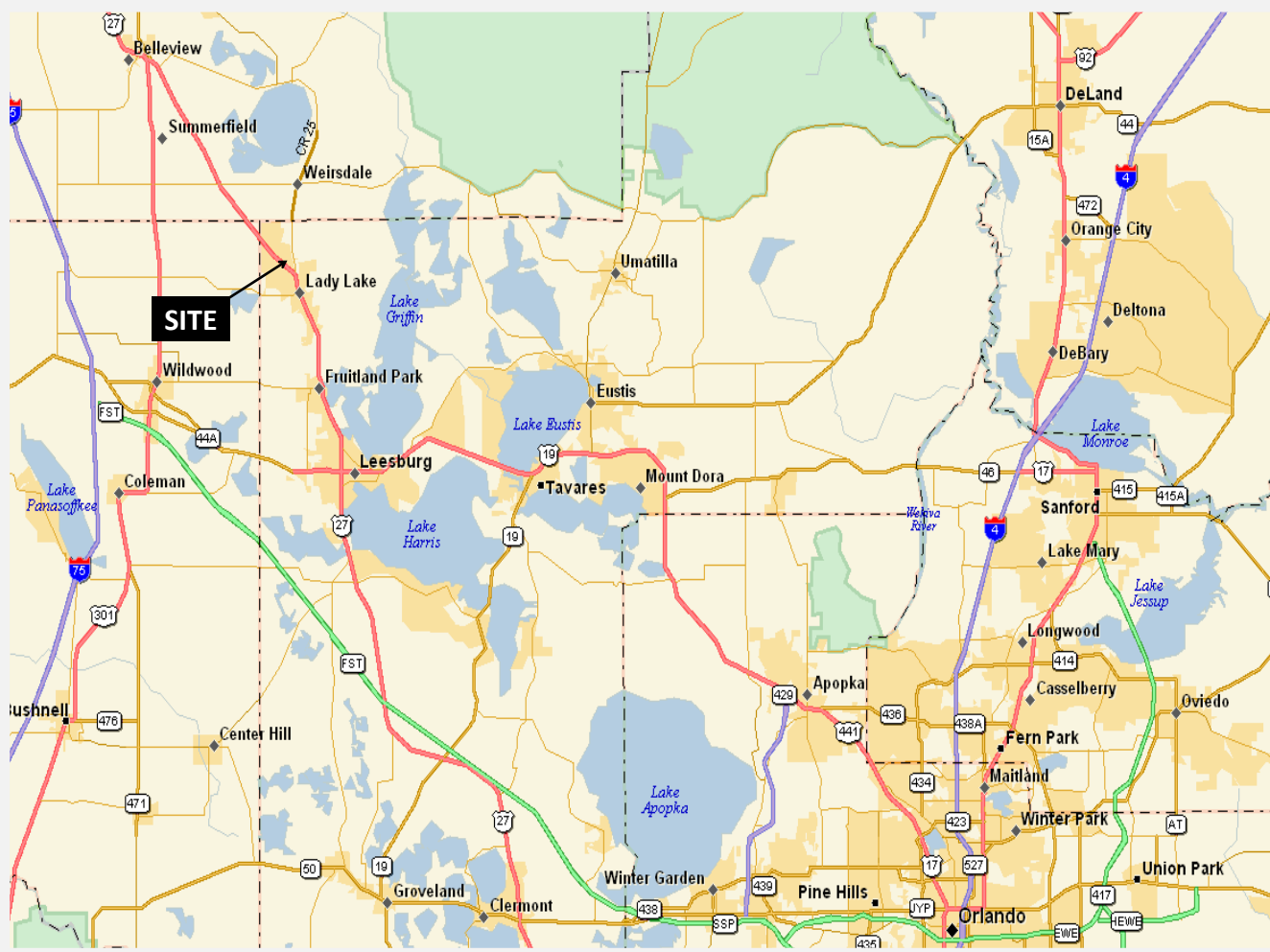
DEMOGRAPHICS			
	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	5,851	34,235	80,115
AVG HH INCOME	\$63,209	\$61,992	\$68,941



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

# LADY LAKE CROSSING EAST

424 N US HWY 27/441 | LADY LAKE, FLORIDA



**VILLAGE CROSSROADS**

**The Villages**

**Rolling Acres Rd.**

**LADY LAKE CROSSING**

Retention Pond

LADY LAKE CROSSING EAST  
34.32 ACRES

**LADY LAKE COMMONS**

**SAM'S CLUB PLAZA**

**LADY LAKE SQUARE**

44 Acres

CR25

30,500 VPD

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

- HOMESENSE
- Burlington
- BEST BUY
- PETSMART
- Shoe Biz
- Relaxing Feet
- American Medical
- Hearing Centers

- Optical Outlet
- Papa John's Pizza
- China Max
- Cosmera Hair
- Quest Diagnostics
- Spin Life
- Alpha Chiropractic
- AspenDental
- Water's Edge Dermatology

- SPORTSMAN'S WAREHOUSE
- ULTA
- BOOT BARN

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

- MISSION BBQ
- magoo's
- PER YOUR SUPERSTORE
- Total Wine
- Palace Nail Spa

- EYEGLASS WORLD
- TD Bank



- WAL-MART
- LOWE'S

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

LADY LAKE, FLORIDA



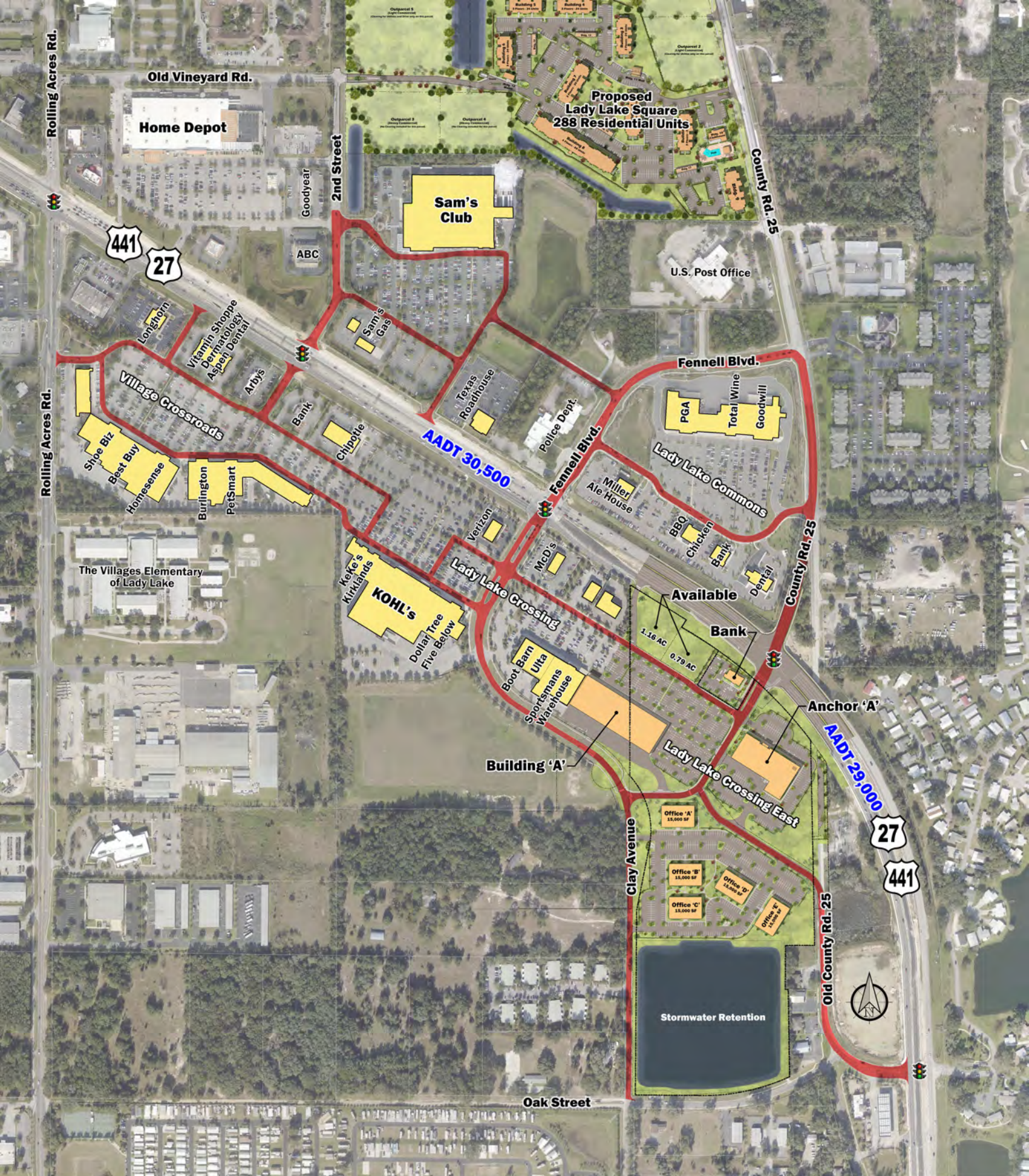


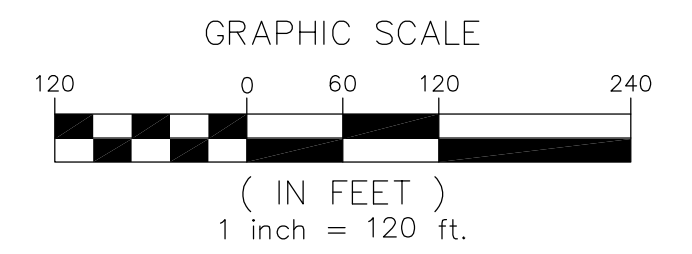
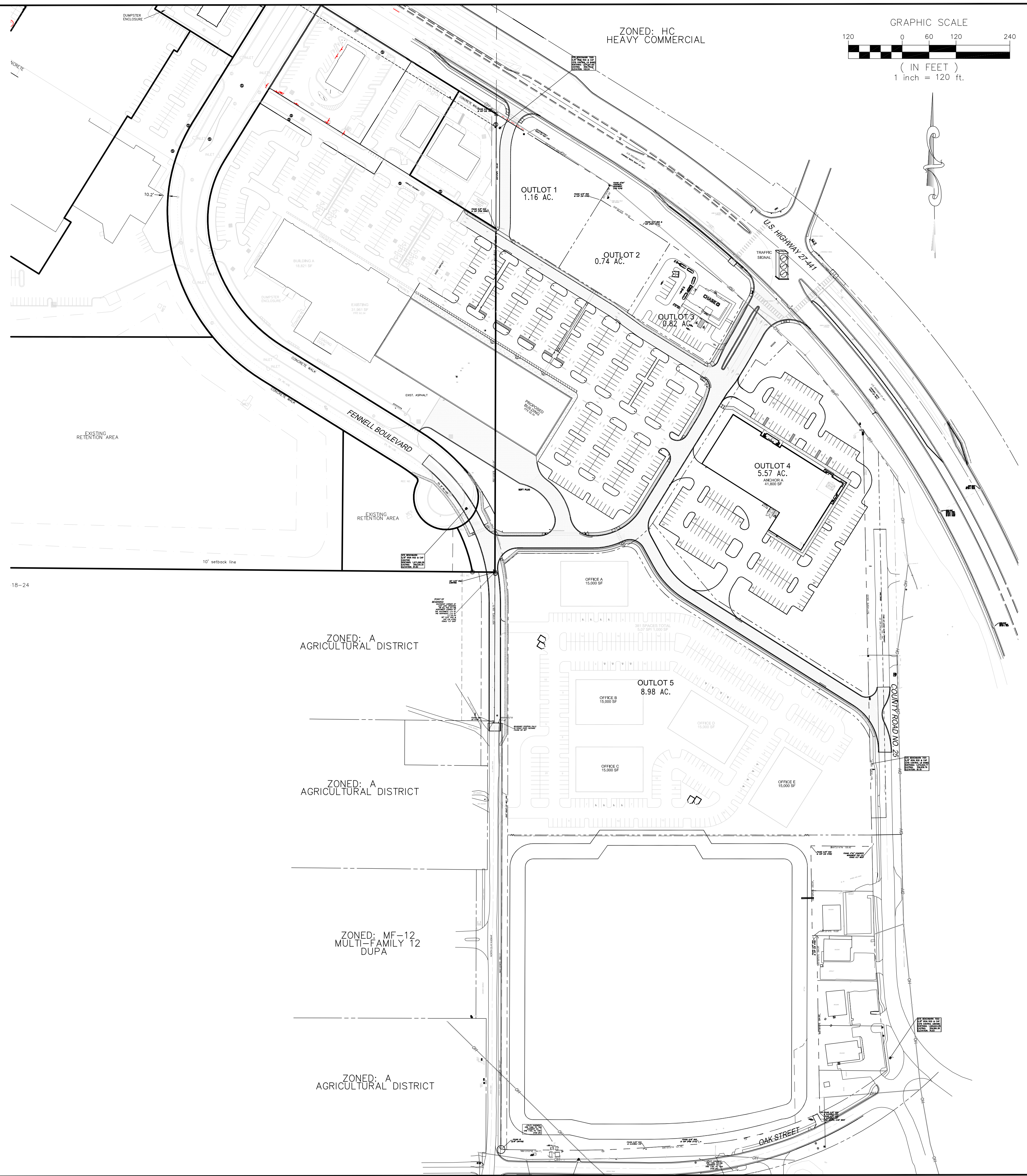
LADY LAKE CROSSING EAST ~ LADY LAKE, FLORIDA



LADY LAKE CROSSING EAST ~ LADY LAKE, FLORIDA







**PROJECT SUMMARY**

PROJECT NAME: LADY LAKE LANDING

OWNER/DEVELOPER: SRK Lady Lake 43 Assoc., LLC  
 4053 Maple Road  
 Amherst, NY 14226-1072

ENGINEER: Robb & Taylor Engineering Solutions, Inc.  
 C/O Robert F. Robb, P.E.  
 4685 Hidden Lakes Place  
 Melbourne, FL 32934  
 (321) 302-2313

SURVEYOR: CFB SURVEYING  
 4450 NE 83RD ROAD  
 WILDWOOD, FL 34785  
 (352) 748-3126

**LEGAL DESCRIPTION:**  
 SEE COVER PAGE FOR COMPLETE LEGAL DESCRIPTION.

SEC-TOWNSHIP-RANGE: Section 17 Township 18S, Range 24E

ALYKEY NO(s): 3948083, 3948084, 1279445, 1770556, 3948082

SITE ADDRESS: LADY LAKE FL, 32159

**GENERAL STATEMENT:**  
 THE PROJECT AREA IS APPROXIMATELY 35.5AC AND IS LOCATED EAST OF THE LADY LAKE CROSSING SHOPPING CENTER. THE SITE CONSISTS OF NEW IN-LINE RETAIL ALONG WITH 5 OUTLOTS. POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY THE TOWN OF LADY LAKE. DRAINAGE WILL BE CONVEYED TO THE ON-SITE STORMWATER RETENTION SYSTEM.

100 YEAR FLOOD PLAIN: Zone X AND ZONE A  
 Per Map No. 12069C0170 E, LAKE COUNTY, FL  
 Dated: DECEMBER 18, 2012

ZONING: PUD

PARCEL AREA: 1,548,870sf = 35.56 AC.

LAND USE: SHOPPING CENTER

PROPOSED IN-LINE RETAIL BLDG. AREA: 64,790 SF  
 MAX. BUILDING HEIGHT: 35'  
 ACTUAL BUILDING HEIGHT: 21'-6" HGT  
 NUMBER OF STORIES: 1

REQUIRED SETBACKS: PUD Zoning Provided Building Setbacks:

Front	= 20 Feet	Rear (South):	22.93 Feet
Rear	= 10 Feet	Front (North):	406.95 Feet
Side Int.	= 10 Feet	East:	646.66 Feet
		West:	0.00 Feet

**PARKING CALCULATIONS**

SHOPPING CENTERS  
 RETAIL 115,572 / 250 = 463 SPACES

PARKING PROVIDED = 491 SPACES (4.26 PER 1,000)  
 BICYCLE = .03 PER REQUIRED PARKING = 15 SPACES

TOTAL HANDICAP SPACES REQUIRED = 9 SPACES  
 TOTAL HANDICAP SPACES PROVIDED = 10 SPACES

**AREA TABULATION**

OVERALL PROJECT AREA= 1,548,870 SF = 35.56 AC.

IN-LINE RETAIL AND INTERNAL ROADS SUMMARY:  
 PROPOSED BLDG AREA= 64,790 SF  
 PAVEMENT AREA= 200,875 SF  
 AND SIDEWALKS  
 TOTAL IMPERVIOUS (IN-LINE RETAIL WITH ROADS)= 265,665 SF

OUTLOT 1 =	1.16 AC x 80% = 0.93 AC = 40,316 SF
OUTLOT 2 =	0.74 AC x 80% = 0.59 AC = 25,867 SF
OUTLOT 3 =	0.82 AC x 80% = 0.66 AC = 28,655 SF
OUTLOT 4 =	5.57 AC x 80% = 4.45 AC = 193,842 SF
OUTLOT 5 =	8.98 AC x 80% = 7.18 AC = 313,108 SF

TOTAL IMPERVIOUS AREA= 867,453 SF = 19.91 AC. = 56%  
 GREEN SPACE= 681,417 SF = 15.64 AC. = 44%

(OUTLOTS ARE CALCULATED AS 80% IMPERVIOUS)

OVERALL SITE PLAN  
 Sheet 1 of 1  
 Scale 1" = 120'

Project: LADY LAKE CROSSING EXPANSION  
 LADY LAKE FLORIDA

Date: \_\_\_\_\_  
 Revision: \_\_\_\_\_

Engineer of Record  
 Robert F. Robb  
 P.E. # 55643  
 Date: 5/6/26

**ROBB & TAYLOR**  
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