

6,132 SF Available

13903 Hwy 441/27, Lady Lake, FL 32159

For Lease \$30/sf/yr + NNN



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Suite 2000

The Villages, FL 32159

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Direct: (352) 266-7795



Executive Summary

- FOR LEASE, Base Rent \$30/sf/yr + NNN
- 6,132 SF standalone building
- Ingress and egress by three separate directions, one is a signalized intersection, highway frontage
- Sumter County Parcel ID: D01A011
- 1.3 Acres, zoned CL, CH
- Year Built 2023 (Steel/Metal Building)
- The Villages busiest corridor 41,000 cars per day (FDOT)
- Neighbors Aldi Foods, Advent Health, Bealls, Lowe's, just to name a few

Experience the convenience and opportunities offered by this stand-alone building located at 13903 US Hwy 441/27 in The Villages, FL. Space available: 6,132 SF, this property is perfect for businesses looking for a prime location.

Accessibility is key, and our building offers golf cart accessibility to The Villages, Stonecrest, and Spruce Creek South. This means easy access to a large customer base and the ability to cater to the unique lifestyle of this vibrant community.

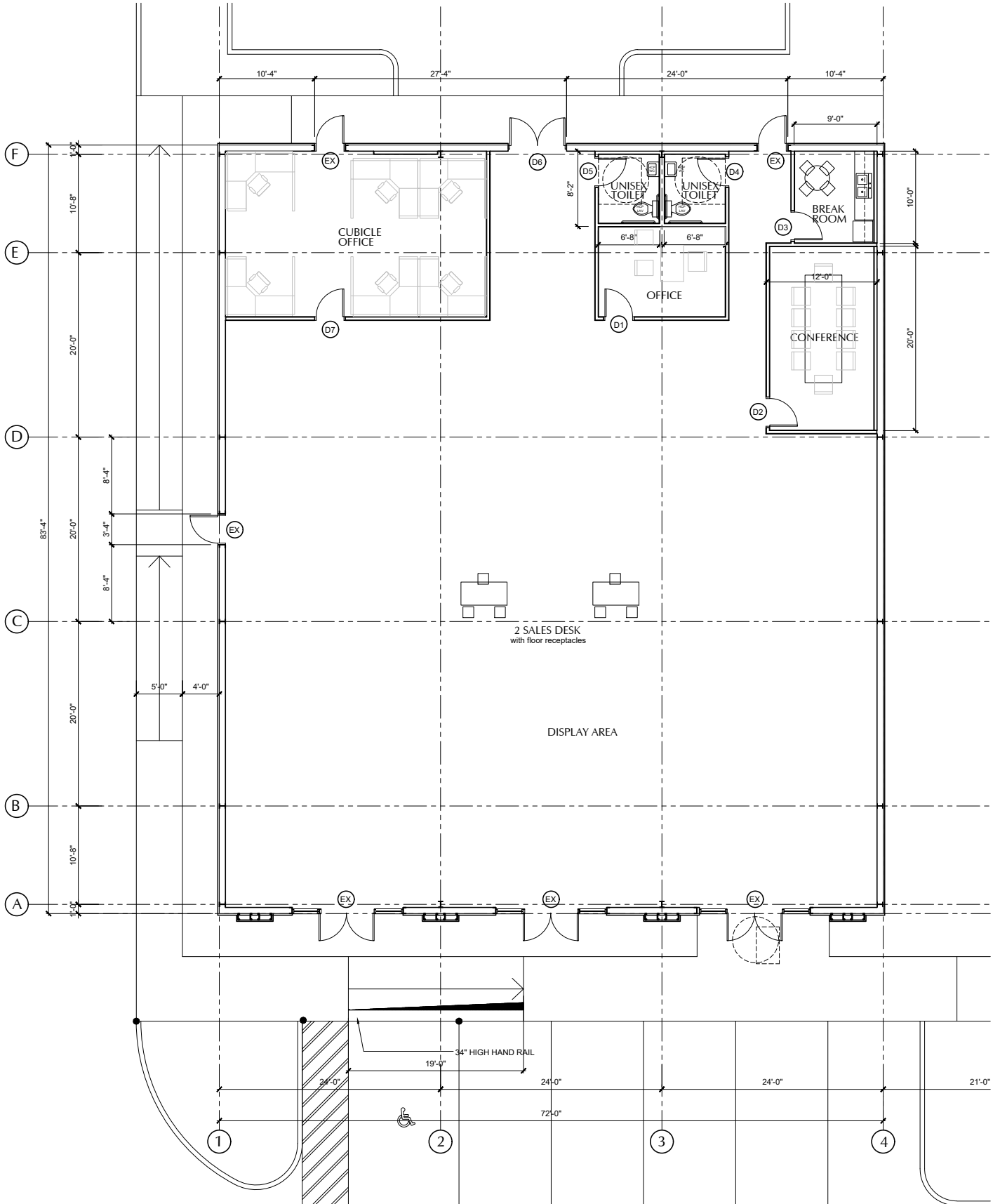
Convenience is at the heart of our property, with three convenient access locations, including a signalized intersection. This makes it easy for customers to find and visit your business, ensuring a steady stream of traffic.



Aerial with Amenities



Floor Diagram



Site Plan

4,000 SF Building **AVAILABLE**

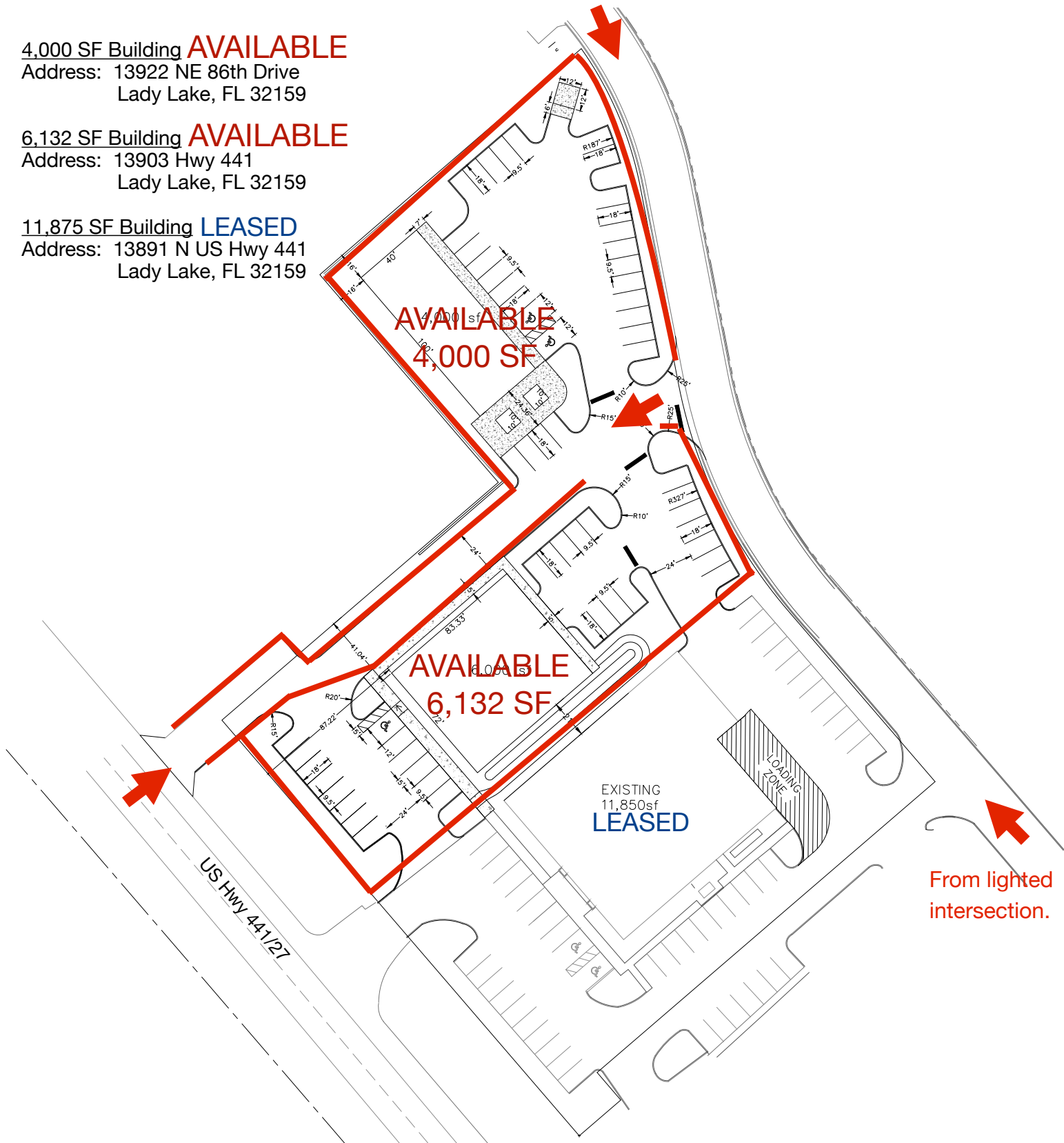
Address: 13922 NE 86th Drive
Lady Lake, FL 32159

6,132 SF Building **AVAILABLE**

Address: 13903 Hwy 441
Lady Lake, FL 32159

11,875 SF Building **LEASED**

Address: 13891 N US Hwy 441
Lady Lake, FL 32159



Ingress and egress by three separate directions, one is a signaled intersection.

Photos



Demographic and Income Profile

13903 N US Highway 441, Lady Lake, Florida, 32159



Ring: 5 mile radius

| Summary | Census 2020 | 2025 | 2030 |
|-------------------------------|-------------|--------|--------|
| Total Population | 80,580 | 82,886 | 91,933 |
| Total Households | 43,879 | 45,876 | 51,405 |
| Family Households | 26,500 | 27,431 | 30,520 |
| Average Household Size | 1.83 | 1.80 | 1.78 |
| Owner Occupied Housing Units | 38,417 | 40,411 | 45,453 |
| Renter Occupied Housing Units | 5,462 | 5,465 | 5,952 |
| Median Age | 71.6 | 72.5 | 73.2 |

| Trends 2025 - 2030 | Area | State | National |
|------------------------------|------|-------|----------|
| Population | 2.1% | 1.1% | 0.4% |
| Households | 2.3% | 1.3% | 0.6% |
| Family Population | 2.2% | 1.3% | 0.5% |
| Owner Occupied Housing Units | 2.4% | 1.8% | 0.0% |
| Median Household Income | 2.1% | 2.9% | 2.5% |

| Population by Age | Census 2020 | | 2025 | | 2030 | |
|-------------------|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| 0-4 | 1,091 | 1.4% | 1,172 | 1.4% | 1,310 | 1.4% |
| 5-9 | 1,407 | 1.8% | 1,222 | 1.5% | 1,325 | 1.4% |
| 10-14 | 1,376 | 1.7% | 1,501 | 1.8% | 1,385 | 1.5% |
| 15-19 | 1,362 | 1.7% | 1,371 | 1.6% | 1,523 | 1.7% |
| 20-24 | 1,198 | 1.5% | 1,350 | 1.6% | 1,451 | 1.6% |
| 25-29 | 1,307 | 1.6% | 1,377 | 1.7% | 1,641 | 1.8% |
| 30-34 | 1,446 | 1.8% | 1,535 | 1.9% | 1,620 | 1.8% |
| 35-39 | 1,463 | 1.8% | 1,626 | 2.0% | 1,783 | 1.9% |
| 40-44 | 1,402 | 1.7% | 1,652 | 2.0% | 1,893 | 2.1% |
| 45-49 | 1,881 | 2.3% | 1,680 | 2.0% | 2,052 | 2.2% |
| 50-54 | 2,516 | 3.1% | 2,277 | 2.8% | 2,134 | 2.3% |
| 55-59 | 3,713 | 4.6% | 3,473 | 4.2% | 3,305 | 3.6% |
| 60-64 | 5,737 | 7.1% | 5,703 | 6.9% | 5,793 | 6.3% |
| 65-69 | 9,600 | 11.9% | 8,812 | 10.6% | 9,750 | 10.6% |
| 70-74 | 14,714 | 18.3% | 13,352 | 16.1% | 14,202 | 15.4% |
| 75-79 | 14,573 | 18.1% | 15,573 | 18.8% | 16,366 | 17.8% |
| 80-84 | 9,581 | 11.9% | 11,389 | 13.7% | 13,429 | 14.6% |
| Age 85+ | 6,212 | 7.7% | 7,821 | 9.4% | 10,970 | 11.9% |

Full Report Available Upon Request.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Retail Goods and Services Expenditures

13903 N US Highway 441, Lady Lake, Florida, 32159




Ring: 5 mile radius

| Top Tapestry Segments | Percent | Demographic Summary | 2025 | 2030 |
|-----------------------------|---------|-------------------------|----------|----------|
| The Elders (J2) | 77.6% | Population | 82,886 | 91,933 |
| Rural Resort Dwellers (I5) | 4.7% | Households | 45,876 | 51,405 |
| Senior Escapes (J1) | 4.6% | Families | 27,431 | 30,520 |
| Classic Comfort (K4) | 3.0% | Median Age | 72.5 | 73.2 |
| Retirement Communities (J3) | 2.3% | Median Household Income | \$68,668 | \$76,296 |

| | Spending Potential Index | Average Amount Spent | Total |
|-----------------------------------------------------|--------------------------|----------------------|---------------|
| Apparel and Services | 69 | \$1,694.07 | \$77,717,111 |
| Men's | 70 | \$336.43 | \$15,434,001 |
| Women's | 78 | \$654.15 | \$30,009,641 |
| Children's | 50 | \$167.69 | \$7,692,753 |
| Footwear | 69 | \$375.50 | \$17,226,598 |
| Watches & Jewelry | 65 | \$129.78 | \$5,953,673 |
| Apparel Products and Services (1) | 65 | \$30.53 | \$1,400,444 |
| Computer | | | |
| Computers and Hardware for Home Use | 73 | \$165.77 | \$7,604,750 |
| Portable Memory | 83 | \$3.16 | \$145,021 |
| Computer Software | 72 | \$12.21 | \$560,245 |
| Computer Accessories | 79 | \$15.88 | \$728,541 |
| Education | 76 | \$3,120.12 | \$143,138,448 |
| Educational Books, Supplies, and Other Expenditures | 61 | \$56.52 | \$2,593,120 |
| Other School Supplies | 69 | \$60.93 | \$2,795,099 |

Full Report Available Upon Request.

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

 **Source:** Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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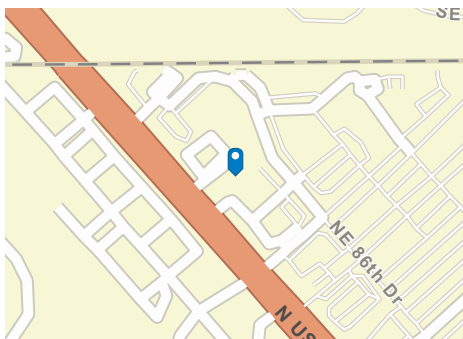
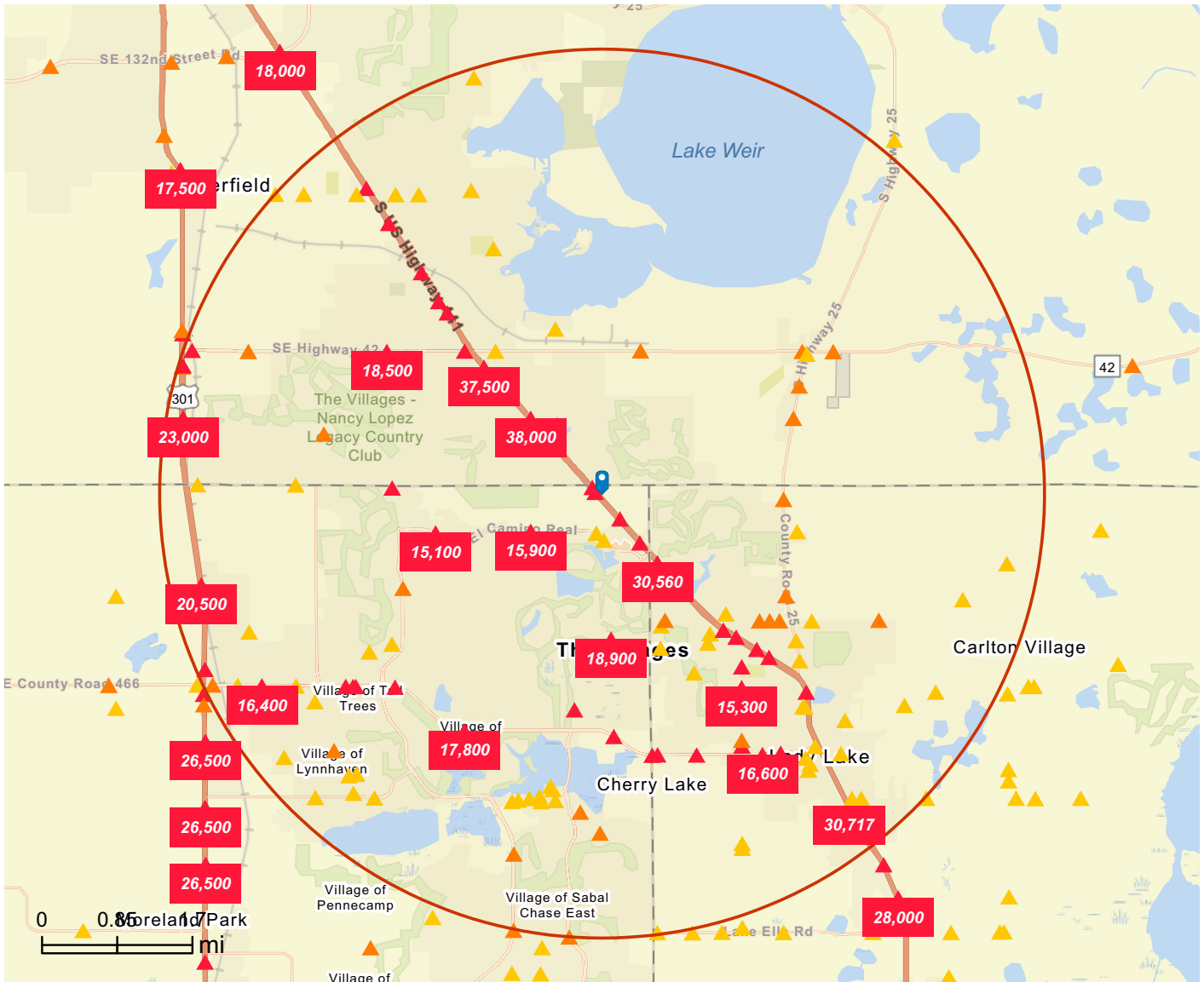


Traffic Count Map

13903 N US Highway 441, Lady Lake, Florida, 32159

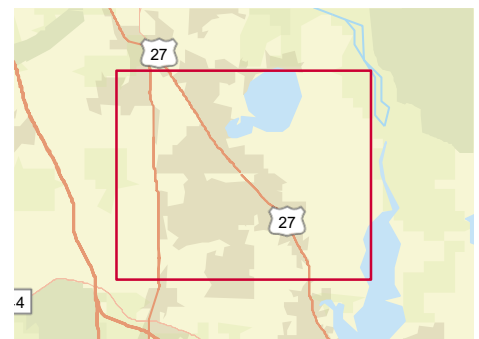


Rings: 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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