

WALMART GROUND LEASE

1220 HWY 466, LADY LAKE, FL 32159



NEW 20 YEAR GROUND
LEASE WITH ZERO LANDLORD
RESPONSIBILITIES



ACCESS AND VISIBILITY
TO 24,000 VPD ALONG
HIGHWAY 466



111,179 RESIDENTS IN PRIMARY
TRADE AREA WITH A DAYTIME
POPULATION OF 124,734

LAKE SUMTER LANDING

BARNES & NOBLE



SPROUTS
FARMERS MARKET

Walgreens



CVS
pharmacy

HomeGoods
Marshalls

PET SMART
BEALLS



The Villages

WORLD'S LARGEST RETIREMENT COMMUNITY
WITH 145,000 RESIDENTS AND 18,000 EMPLOYEES



UPCOMING DEVELOPMENT



DUNKIN'



LAKE SUMTER APARTMENTS
158 UNITS

CHERRY LAKE RD

HAMMOCK OAKS
1,142 UNITS IN DEVELOPMENT

**SUBJECT
PROPERTY**



UPCOMING DEVELOPMENT



UPCOMING DEVELOPMENT

2.44 AC PARCEL AVAILABLE FOR SALE
INQUIRE WITH BROKER

24,000 VPD

HAMMOCKS OAK BLVD



RESIDENTIAL
COMMUNITIES
111,179 RESIDENTS IN
PRIMARY TRADE AREA

LA PLAZA GRANDE WEST



SPANISH SPRINGS TOWN SQUARE



ROLLING ACRES PLAZA



UPCOMING DEVELOPMENT



UPCOMING DEVELOPMENT

24,000 VPD



UPCOMING DEVELOPMENT



HAMMOCKS OAK BLVD

SUBJECT PROPERTY

2.44 AC PARCEL AVAILABLE FOR SALE
INQUIRE WITH BROKER



RESIDENTIAL COMMUNITIES
111,179 RESIDENTS IN
PRIMARY TRADE AREA

HAMMOCK OAKS
1,142 UNITS IN DEVELOPMENT



92 UNITS UNDER CONSTRUCTION

24,000 VPD



UPCOMING DEVELOPMENT

2.44 AC PARCEL AVAILABLE FOR SALE
INQUIRE WITH BROKER

HAMMOCK OAKS
1,142 UNITS IN DEVELOPMENT

**SUBJECT
PROPERTY**



UPCOMING DEVELOPMENT

 **RESIDENTIAL COMMUNITIES**
111,179 RESIDENTS IN
PRIMARY TRADE AREA



THE RESERVE
1,032 UNITS IN DEVELOPMENT

LAKE SUMTER LANDING

BARNES & NOBLE

ALDI

Panera BREAD

Starbucks

Johnny Rockets

Orangetheory

HAMMOCK OAKS
1,142 UNITS IN DEVELOPMENT

2.44 AC PARCEL AVAILABLE FOR SALE
INQUIRE WITH BROKER

SUBJECT
PROPERTY

CHERRY LAKE RD

Florida
Credit Union

UPCOMING DEVELOPMENT

HEARTLAND
DENTAL

UPCOMING DEVELOPMENT

MAVIS
TIRES &
BRAKES

UPCOMING DEVELOPMENT

RESIDENTIAL
COMMUNITIES
111,179 RESIDENTS IN
PRIMARY TRADE AREA



18,400 VPD

OFFERING SUMMARY



\$6,555,000

PRICE

4.50%

CAP RATE

PROPERTY DETAILS

ADDRESS	1220 Hwy 466, Lady Lake, FL 32159
TENANT	Walmart
LOT SIZE	12.45 AC
BUILDING SIZE	48,852 SF
YEAR BUILT	2026
LEASE TYPE	Ground Lease
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	20 Yrs with Sixteen, 5-Yr Renewal Options
LEASE COMMENCEMENT	6/24/2026
LEASE EXPIRATION	6/23/2046
NOI	\$295,000
INCREASES	5% in Renewal Options

RENT SUMMARY

TERM	MONTHLY	ANNUAL
YEAR 1-20	\$24,583.33	\$295,000.00
OPTION 1	\$25,812.50	\$309,750.00
OPTION 2	\$27,103.13	\$325,237.50
OPTION 3	\$28,458.28	\$341,499.38
OPTION 4	\$29,881.20	\$358,574.34
OPTION 5	\$31,375.26	\$376,503.06
OPTION 6	\$32,944.02	\$395,328.21
OPTION 7	\$34,591.22	\$415,094.62
OPTION 8	\$36,320.78	\$435,849.36
OPTION 9	\$38,136.82	\$457,641.82
OPTION 10	\$40,043.66	\$480,523.91
OPTION 11	\$42,045.84	\$504,550.11
OPTION 12	\$44,148.13	\$529,777.62
OPTION 13	\$46,355.54	\$556,266.50
OPTION 14	\$48,673.32	\$584,079.82
OPTION 15	\$51,106.98	\$613,283.81
OPTION 16	\$53,662.33	\$643,948.00



SECURE STREAM OF INCOME

- **New 20-Year Ground Lease**
Zero landlord responsibilities with 5% rent increases in renewal options
- **Brand New 2026 Construction with Liquor Store and Drive-Thru Pharmacy**
Large 12.45 acre parcel includes the Walmart gas and convenience store
- **Extremely Low Ground Rent with Tenant Paying for All Improvements**
Minimizing capex exposure and operational risk
- **Walmart Generated \$681 Billion in Revenue in 2025**
Second largest company by revenue in the world with 2.1 million employees
- **Walmart (NASDAQ: WMT) Rated 'AA' by Standard & Poor's**
Investment grade credit rated tenant with \$912 billion market cap
- **Walmart Has Invested Over \$1.5 Billion in Florida Stores in Last Five Years**
Plans to remodel 58 existing locations in Florida in 2026



PROXIMITY

- **111,179 Residents in Primary Trade Area**
124,734 total daytime population
- **Affluent Customer Base with \$112,187 Average Household Income within 1-Mile Radius**
\$103,821 average household income within 5-mile radius
- **Strategically Positioned at Entrance to Brand New Residential Communities**
Hammock Oaks (1,142 residential units) and The Reserve (1,032 residential units)
- **Adjacent to The Villages, a 55-Plus Master-Planned Community with 145,000 Residents and 18,000 Employees**
Recognized as the fastest growing metro in the U.S. and World's largest retirement community
- **Hard Corner Location Along County Road 466 with 24,000 VPD**
Excellent access and visibility to rapidly growing commercial and residential corridor

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



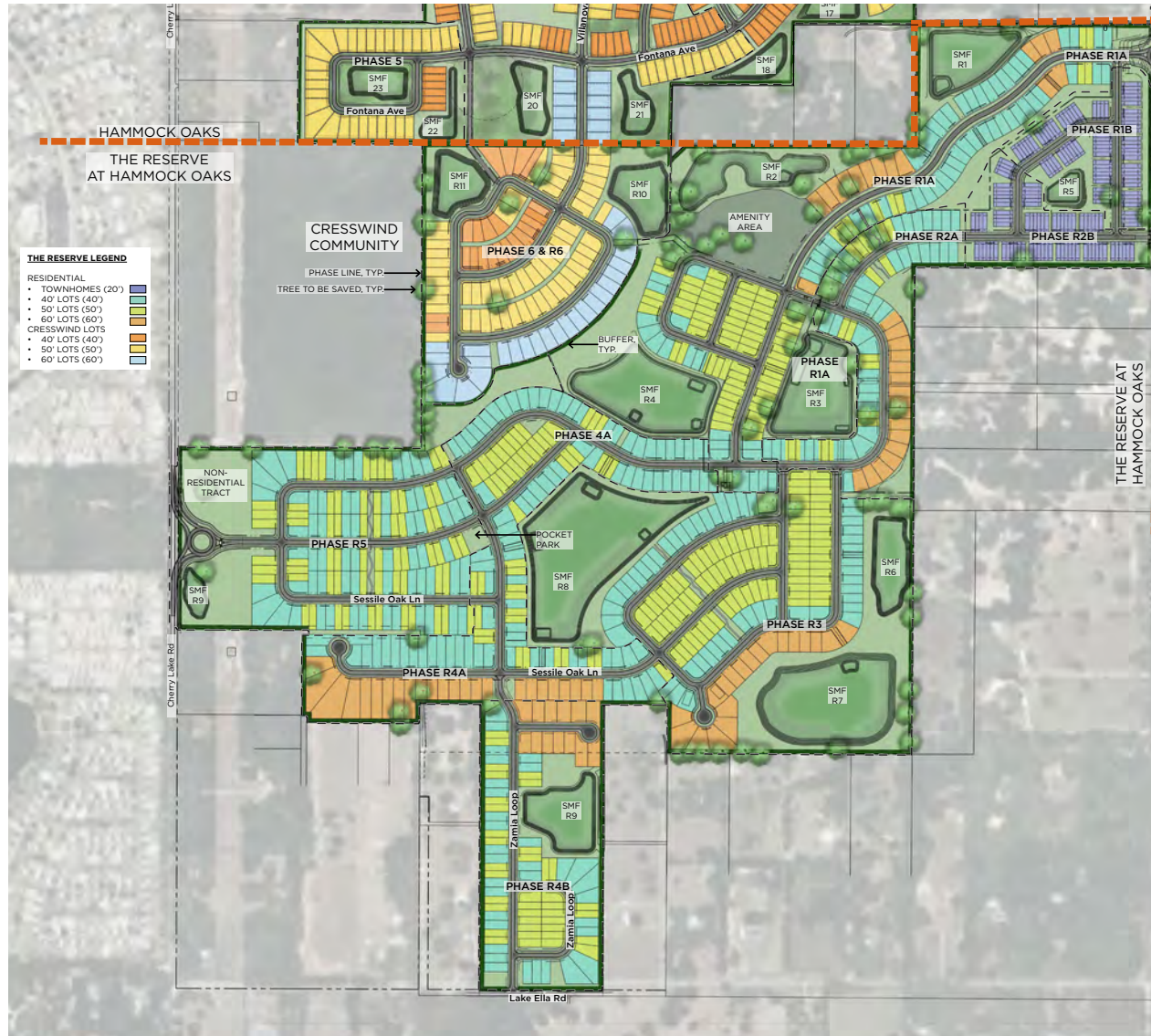
Hammock Oaks is a large master-planned community in Lady Lake, Florida, situated south of CR 466 between Cherry Lake Road and Rolling Acres Road, and is planned for 2,613 total residential homes. The centerpiece is Cresswind at Hammock Oaks, Kolter Homes' 55-plus active adult community, less than 3 miles from The Villages, which opened for new home sales in spring 2025 and represents Kolter Homes' second active adult community in Lake County. Beyond Cresswind, the broader development is a mixed-builder community that will also include single-family lots and townhomes by Ryan Homes, additional neighborhoods from Meritage, Maronda, Dream Finders, and Perry Homes, plus multifamily apartments.

HAMMOCK OAKS LEGEND

- MARKET RATE LOTS
 - TOWNHOMES (16')
 - TOWNHOMES (24')
 - 50' LOTS (50')
 - VILLAS (40')
- CRESSWIND LOTS
 - 40' LOTS (40')
 - 50' LOTS (50')
 - 60' LOTS (60')

The site plan shows the layout of the HAMMOCK OAKS development, including various phases (1A, 1B, 1C, 1D, 2A, 2B, 2C, 2D, 3, 4, 5, 5A, 5B, 5C, 5D, 5E, 5F, 5G, 5H, 5I, 5J, 5K, 5L, 5M, 5N, 5O, 5P, 5Q, 5R, 5S, 5T, 5U, 5V, 5W, 5X, 5Y, 5Z) and a legend for lot types and sizes. The plan also shows the location of the RETAIL DEVELOPMENT, MULTI-FAMILY DEVELOPMENT, and AMENITY AREA. The site is bounded by Cherry Lake Rd to the north and south, and Hammock Oaks Blvd to the east. The plan includes a detailed street network and lot numbering system (SMF 1 through SMF 24).

MASTER PLAN THE RESERVE



THE VILLAGES

Located in the heart of Central Florida, Lady Lake serves as the historic birthplace and original hometown of The Villages, one of the nation's most successful master-planned active adult communities. Positioned approximately 50 miles northwest of Orlando and 25 miles south of Ocala, Lady Lake offers residents convenient access to major highways, regional attractions, healthcare facilities, and Florida's beautiful coastlines.

What began as the small community of Orange Blossom Gardens in the 1960s has evolved into a thriving lifestyle destination known for its exceptional amenities, vibrant social scene, and welcoming neighborhoods. Today, The Villages spans multiple counties and is home to more than 160,000 residents throughout the greater community, while Lady Lake remains its historic and cultural center.

Residents enjoy an unparalleled active-adult lifestyle featuring championship and executive golf courses, recreation centers, town squares, shopping, dining, entertainment, and hundreds of clubs and activities designed to foster connection and engagement. The area's pedestrian-friendly design, beautifully maintained landscapes, and strong sense of community have made The Villages a nationally recognized destination for retirement living.

With its rich history, continued growth, and reputation for offering an unmatched quality of life, Lady Lake and The Villages continue to attract homebuyers seeking a dynamic, resort-style community where neighbors become friends and every day offers new opportunities for recreation, relaxation, and adventure.



WWW.THEVILLAGES.COM

**TOP SELLING
MASTER-PLANNED 55+
COMMUNITY**
63% INCREASE IN NEW HOME
SALES 2020-2021

145,000
OCCUPANTS

71,000
HOMES

24,440
NEW HOME SALES FROM
2010-2019

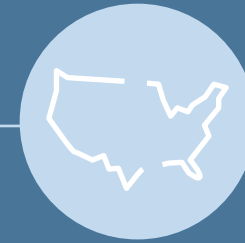
TENANT OVERVIEW

WALMART

Walmart has continued to strengthen its position as the world's leading discount retailer, driven by its unmatched scale, everyday low-price strategy, and ongoing investment in omnichannel capabilities. As of 2025, the company operated more than 10,000 stores globally, with a dominant presence across the United States and a growing international footprint in key markets. Walmart generates over \$600 billion in annual revenue, making it one of the largest companies in the world by sales. Its performance has been supported by steady comparable-store sales growth, strong grocery demand, and increasing contributions from e-commerce and digital services. The company's value proposition centers on affordability, convenience, and a broad assortment of products, ranging from groceries and household essentials to apparel and electronics.

Looking ahead, Walmart is well positioned for continued growth through strategic investments in technology, supply chain efficiency, and digital fulfillment. The company continues to expand its e-commerce platform, last-mile delivery network, and membership offerings such as Walmart+, while also enhancing in-store experiences through automation and merchandising improvements. By leveraging its scale, improving operational efficiency, and deepening its integration of physical and digital retail, Walmart remains highly competitive within the evolving global retail landscape.

WWW.WALMART.COM



TOTAL LOCATIONS
10,974



HEADQUARTERS
BENTONVILLE
ARKANSAS



TOTAL 2025 REVENUE
\$681B

DEMOGRAPHICS LADY LAKE

POPULATION	1 MI	3 MI	5 MI
2025 Total	5,824	42,748	111,179
2020 Total	5,430	41,098	107,490
2010 Total	4,689	37,120	83,266
Total Daytime Population	6,225	54,893	124,734
HOUSEHOLDS	1 MI	3 MI	5 MI
2025 Total Households	3,407	24,730	62,423
INCOME	1 MI	3 MI	5 MI
2025 Median Household Income	\$78,634	\$75,030	\$79,807
2025 Average Household Income	\$112,187	\$96,929	\$103,821

HIGHLIGHTS

111,179 Total Population within 5 Miles

\$103,821 Average Income within 5 Miles

62,423 Total Households within 5 Miles



DRONE FOOTAGE



SITE OVERVIEW

LOT SIZE

±12.45

ACRES

VPD

18,400

ALONG HIGHWAY 466

PARKING

222

SPACES

NEARBY TENANTS

HEARTLAND DENTAL, MARVIS
TIRES, FLORIDA CREDIT UNION
AND MANY MORE

DAYTIME POPULATION

124,734

TOTAL WITHIN 5 MILES



LADY LAKE, FLORIDA



ABOUT

Lady Lake, Florida is a vibrant and fast growing town in Lake County located in the heart of Central Florida, approximately one hour northwest of Orlando and one hour south of Ocala. Nationally recognized as the birthplace of The Villages, one of the largest active adult communities in the United States, Lady Lake has developed into a dynamic commercial and residential hub attracting residents, retirees, and businesses from across the country. With a current population approaching 17,000 residents and a projected annual growth rate of 1.6%, the town's business friendly local government and commitment to responsible development position Lady Lake as one of Central Florida's most compelling long term commercial investment markets.



ATTRACTIONS

Lady Lake offers a distinctive mix of attractions anchored by The Villages, where Spanish Springs Town Square provides dining, retail, live entertainment, and year round community events. The Lady Lake Historical Society Museum, housed in the town's original railroad depot, preserves the area's rich heritage, while Lake Griffin State Park and community events including Blues Under the Oaks and the Light Up Lady Lake holiday festival round out a vibrant local calendar.



ECONOMY

Lady Lake's economy is supported by a growing mix of retail, healthcare, and service industries driven by the sustained economic engine of The Villages and the broader Lake County region. AdventHealth The Villages and UF Health Leesburg serve as major healthcare anchors, while a below average cost of living index of 92.0 and a steady influx of higher income retirees create a durable consumer base for long term commercial activity.



EDUCATION

Lady Lake is served by Lake County Schools, with The Villages Elementary School of Lady Lake holding an A rating from the Florida Department of Education. Lake Sumter State College provides degree programs and workforce training aligned with the region's growing healthcare and business service sectors, and the University of Florida in Gainesville is located approximately one hour north.



TRANSPORTATION

Lady Lake benefits from strong regional connectivity via US Highway 441 and convenient access to Florida's Turnpike, providing direct routes to Orlando, Tampa, and the broader statewide highway network. Orlando International Airport is located approximately one hour southeast, and The Villages' more than 100 miles of dedicated golf cart paths offer a unique and practical layer of local mobility throughout the community.

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VIEW DRONE
FOOTAGE

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