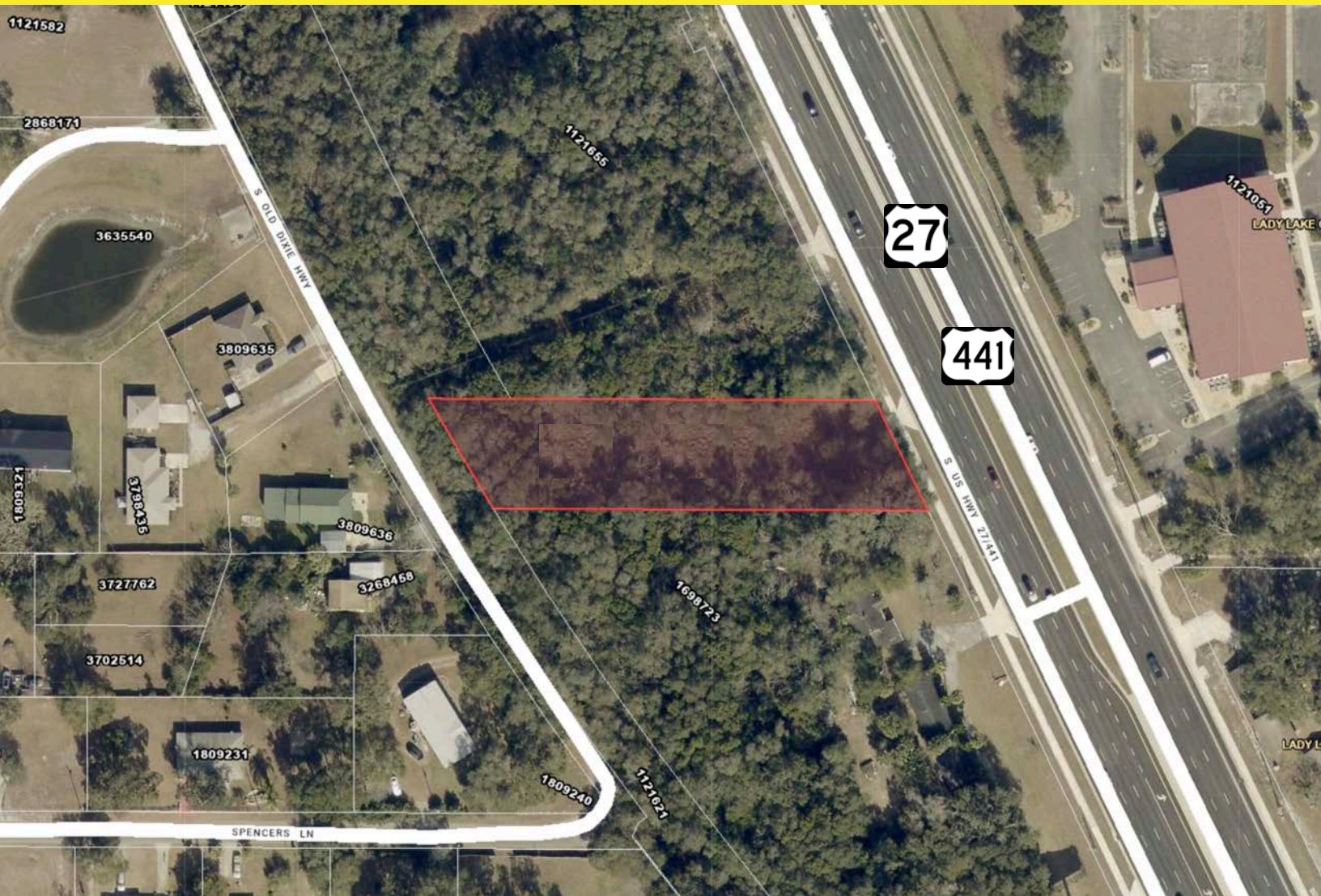


0.78 Acre Vacant Land

524 S Hwy 27/441
Lady Lake, FL 32159
Offered at: \$190,000



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Suite 2000

The Villages, FL 32159

fran@franakin.com

Direct: (352) 266-7795



Executive Summary

+/- 0.78 Acres | Vacant Commercial Land | Highway Frontage

0.78 acre parcel with HC (Heavy Commercial) Zoning allowing Retail, Financial, Office, Medical, Vet and many other uses, on one of Lady Lake's busiest thoroughfares. Parcel offers excellent visibility and access with direct frontage on US Hwy 27/441. Average daily traffic count of 31,500 vehicles per day. Major North-South corridor serving The Villages and high growth area. Parcel has new curb cut and direct frontage on Highway 441/27.

Property Highlights:

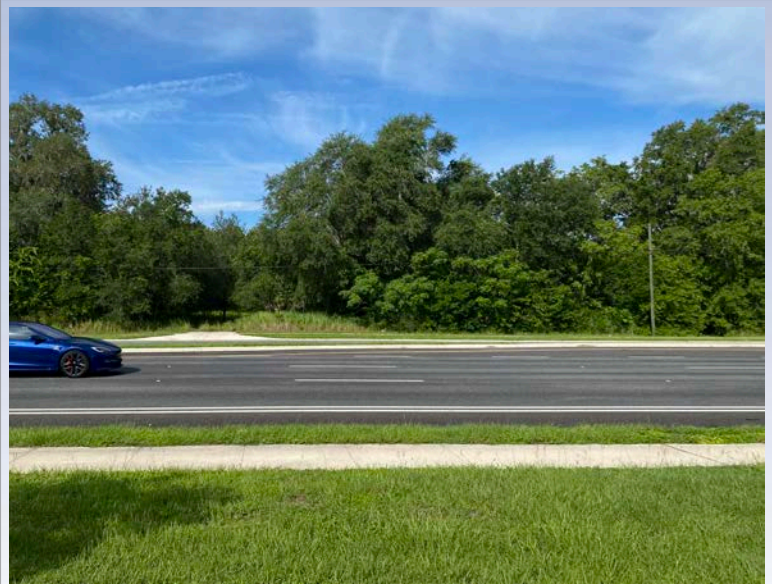
- 0.78± acres of vacant commercial land
- Direct highway frontage on US Hwy 27/441
- Traffic count 31,500 vehicles per day (FDOT)
- Commercial zoning
- Electric and Town of Lady Lake water available
- Lake County Property Alt Key: 1280346
- Located in the heart of Lady Lake's growth corridor, near The Villages

Ideal for retail, office, medical, or mixed-use development. Don't miss this opportunity to secure land in one of Central Florida's fastest-growing markets.





Photos



Demographic and Income Profile

524 US Highway 441, Lady Lake, Florida, 32159

Ring: 5 mile radius



Summary	Census 2020	2026	2031
Total Population	82,999	84,780	93,702
Total Households	45,145	47,576	53,123
Family Households	27,582	27,193	29,148
Average Household Size	1.83	1.77	1.75
Owner Occupied Housing Units	39,977	42,065	47,142
Renter Occupied Housing Units	5,168	5,511	5,981
Median Age	71.8	72.8	73.3

Trends 2026 - 2031	Area	State	National
Population	2.00%	1.10%	0.50%
Households	2.20%	1.30%	0.70%
Family Population	1.40%	1.30%	0.60%
Owner Occupied Housing Units	2.30%	1.60%	0.00%
Median Household Income	2.60%	3.60%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,022	1.2%	1,133	1.3%	1,292	1.4%
5-9	1,264	1.5%	1,157	1.4%	1,351	1.4%
10-14	1,347	1.6%	1,389	1.6%	1,372	1.5%
15-19	1,283	1.6%	1,315	1.6%	1,441	1.5%
20-24	1,121	1.4%	1,303	1.5%	1,396	1.5%
25-29	1,191	1.4%	1,277	1.5%	1,579	1.7%
30-34	1,361	1.6%	1,390	1.6%	1,538	1.6%
35-39	1,350	1.6%	1,603	1.9%	1,674	1.8%
40-44	1,264	1.5%	1,529	1.8%	1,876	2.0%
45-49	1,708	2.1%	1,496	1.8%	1,952	2.1%
50-54	2,379	2.9%	2,073	2.5%	2,000	2.1%
55-59	3,726	4.5%	3,305	3.9%	3,031	3.2%
60-64	5,968	7.2%	5,628	6.6%	5,628	6.0%
65-69	10,628	12.8%	9,413	11.1%	10,176	10.9%
70-74	16,219	19.5%	14,920	17.6%	15,852	16.9%
75-79	15,547	18.7%	17,079	20.1%	18,114	19.3%
80-84	9,626	11.6%	11,272	13.3%	13,511	14.4%
Age 85+	5,996	7.2%	7,497	8.8%	9,920	10.6%

Full Report Available Upon Request.

 [Source:](#) Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

Retail Goods and Services Expenditures

Retail Goods and Services Expenditures

524 US Highway 441, Lady Lake, Florida, 32159

Ring: 5 mile radius



Top Tapestry Segments	Percent	Demographic Summary	2026	2031
The Elders (J2)	79.5%	Population	84,780	93,702
Rural Resort Dwellers (I5)	5.0%	Households	47,576	53,123
Senior Escapes (J1)	4.2%	Families	27,193	29,148
Rural Versatility (E5)	2.5%	Median Age	72.8	73.3
Scenic Byways (I2)	2.3%	Median Household Income	\$73,702	\$83,769

	Spending Potential Index	Average Amount Spent	Total
Apparel and Services	73	\$1,854.13	\$88,211,995
Men's	73	\$373.03	\$17,747,094
Women's	83	\$699.92	\$33,299,189
Children's	49	\$172.06	\$8,185,692
Footwear	69	\$410.03	\$19,507,649
Watches & Jewelry	78	\$131.59	\$6,260,473
Apparel Products and Services (1)	76	\$67.51	\$3,211,899
Computer			
Computers and Hardware for Home Use	76	\$167.15	\$7,952,267
Portable Memory	91	\$3.80	\$180,994
Computer Software	74	\$13.99	\$665,365
Computer Accessories	82	\$16.85	\$801,491
Education	79	\$3,385.09	\$161,049,192
Educational Books, Supplies, and Other Expenditures	59	\$28.29	\$1,345,942
Other School Supplies	69	\$62.62	\$2,979,301

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 2026 and 2031; Consumer Spending data are derived from the 2023 and 2024 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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