



Prime Commercial Outparcel 40248 CR 25 | Lady Lake, FL 32159



Investment Summary

- Property Address: 40248 CR 25, Lady Lake, FL 32159
- Parcel Size: 42,761.83 sq ft (0.98 acres)
- Zoning: CP (Planned Commercial)
- Price: Available upon request
- Development Status: Pad-ready site; self-storage units planned behind the property
- Adjacent Parcel: Additional 42,736.59 sq ft outparcel available

Property Highlights

1. **Exceptional Location:** Positioned on CR 25 with 206 ft of road frontage, the property enjoys high visibility and accessibility. Located across from Benchmark's Lady Lake Square Apartments, a new 288-unit luxury residential development, and the Lady Lake Post Office.
2. **Thriving Growth Area:** Situated near The Villages, one of the fastest-growing master-planned communities in the U.S., and major highways US 27/441.
3. **Surrounding Retail Hub:** Proximity to popular dining establishments (Huey Magoo's, Mission BBQ, and Miller's Ale House) and major retailers such as Target, Sam's Club, and Total Wine, driving consistent traffic.
4. **Versatile Development Potential:** Zoned CP, ideal for retail, office, or mixed-use development, making it a prime opportunity to meet the demands of the area's rapidly expanding population and affluent demographics.
5. **Future Synergy:** Planned self-storage units directly behind the property will further enhance site traffic and complement potential retail or office tenants.



Demographics & Market Data

- Population: Over 150,000 residents within a 10-mile radius, with significant growth due to The Villages and surrounding developments.
- Median Household Income: \$68,000 within a 5-mile radius, reflecting a strong consumer base.
- Traffic Count: Over 15,000 vehicles daily on CR 25.

Site Details

- Utilities: Public water and sewer available
- Topography: Level, cleared, and ready for development
- Ingress/Egress: Easy access from CR 25 with ample frontage for visibility and signage opportunities
- Adjacent Parcel Opportunity: Expand development potential by acquiring the adjacent 42,736.59 sq ft parcel, creating over 85,000 sq ft combined.

Nearby Points of Interest

- Residential Developments: Lady Lake Square Apartments, The Villages
- Retail: Target, Sam's Club, Total Wine, Home Depot
- Dining: Huey Magoo's, Miller's Ale House, Mission BBQ, Olive Garden
- Recreation: Proximity to golf courses, parks, and other amenities popular with the area's retirees and families.



Property Report

40248 County Road 25, Lady Lake, FL 32159

Maps



Legend: Subject Property



Legend: Subject Property



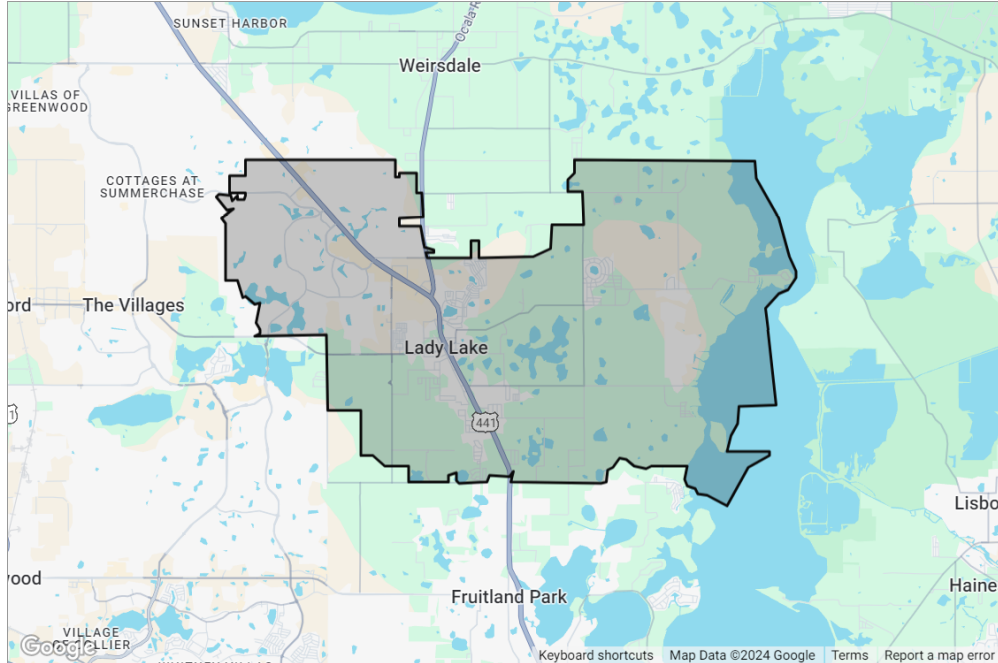
Legend: Subject Property





TRADE AREA REPORT

Lady Lake, FL 32159



Presented by

Walter Penachio | Broker Owner

Florida Real Estate License: 3043989



Work: (727) 688-4040 | Fax: (866) 300-1144

Main: walter@palm liferealty.com
Office: www.PalmLifeRealty.com

Palm Life Realty, LLC
3023 Alt 19 N Suite 101
Palm Harbor, FL 34683





Trade Area Report

Lady Lake, FL 32159

Criteria Used for Analysis

Median Household Income
\$55,318

Median Age
70.3

Total Population
30,797

1st Dominant Segment
The Elders

Consumer Segmentation

Life Mode

What are the people like that live in this area?

Senior Styles

Senior lifestyles reveal the effects of saving for retirement

Urbanization

Where do people like this usually live?

Suburban Periphery

The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population

Top Tapestry Segments

	The Elders	Senior Escapes	Comfortable Empty Nesters	Front Porches	Rural Resort Dwellers
% of Households	10,884 (65.5%)	2,517 (15.2%)	1,537 (9.3%)	1,354 (8.2%)	313 (1.9%)
% of Lake County	25,841 (15.1%)	23,189 (13.6%)	5,486 (3.2%)	4,177 (2.4%)	1,859 (1.1%)
Lifestyle Group	Senior Styles	Senior Styles	GenXurban	Middle Ground	Cozy Country Living
Urbanization Group	Suburban Periphery	Semirural	Suburban Periphery	Metro Cities	Rural
Residence Type	Single Family, High-Rise, Mobile Homes or Seasonal	Single Family, Mobile Homes or Seasonal	Single Family	Single Family; Multi-Units	Single Family or Seasonal
Household Type	Married Couples w/No Kids	Married Couples w/No Kids	Married Couples	Married Couples	Married Couples w/No Kids
Average Household Size	1.72	2.19	2.49	2.5	2.18
Median Age	73.1	56.6	49.2	36	55.7
Diversity Index	39.5	56.3	46.1	79.6	30.4
Median Household Income	\$54,700	\$50,300	\$89,200	\$56,700	\$63,900
Median Net Worth	\$317,700	\$168,300	\$362,800	\$57,800	\$244,900
Median Home Value	\$292,500	\$201,100	\$283,300	\$257,200	\$305,900
Homeownership	83 %	79.3 %	87.7 %	49.8 %	84.8 %
Employment	Professional or Mgmt/Bus/Financial	Services or Professional	Professional or Mgmt/Bus/Financial	Services or Professional	Professional or Mgmt/Bus/Financial
Education	High School Diploma	High School Diploma	Bachelor's Degree	High School Diploma	High School Diploma
Preferred Activities	Sociable within a variety of clubs and organizations . Shopping includes apparel and exercise equipment.	Limited by medical conditions . Travel in the US via guided tours.	Play golf, ski and work out regularly . Home maintenance a priority among these homeowners.	Seek adventure and strive to have fun . Go online for gaming and watching movies.	Spend time with their spouses and maintain a social calendar . Go freshwater fishing, hunting and motorcycling.
Financial	Income derives primarily from Social Security or investments	Spend within means, don't carry credit card balances	Portfolio includes stocks, CODs, mutual funds and real estate	With limited incomes, price is more important than brand	Shifting to low-risk assets
Media	Newspapers and magazines are staples for news and entertainment	Get most information from TV and Sunday newspaper	Listen to sports radio; watch sports on TV	Watch Comedy Central, Nickelodeon, PBS Kids Sprout	Taste in TV shows reflects their hobbies
Vehicle	Drive luxury sedans aged 5+ years	Maintain older vehicle	Own 1-2 vehicles	Own just one vehicle	Own older, domestic vehicles



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12/14/2024



Property Report

40248 County Road 25, Lady Lake, FL 32159

Traffic Counts



Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

1

7,051

2024 Est. daily traffic counts

Street: State Hwy 25
Cross: Griffin Ave
Cross Dir: N
Dist: –

Historical counts

Year	Count	Type
2012	7,000	AA DT
2011	7,468	AA DT
2010	6,983	AA DT
2009	6,390	AA DT
2008	7,037	AA DT

2

2,152

2024 Est. daily traffic counts

Street: Griffin Ave
Cross: 5th St
Cross Dir: E
Dist: –

Historical counts

Year	Count	Type
2012	2,066	AA DT
2011	2,295	AA DT
2010	2,288	AA DT
2009	2,011	AA DT
2008	2,020	AA DT

3

7,148

2024 Est. daily traffic counts

Street: State Hwy 25
Cross: Teague Trl
Cross Dir: S
Dist: –

Historical counts

Year	Count	Type
2012	7,094	AA DT
2011		
2010		
2009		
2008		

4

8,479

2024 Est. daily traffic counts

Street: Griffin Ave
Cross: Hwy 25
Cross Dir: E
Dist: –

Historical counts

Year	Count	Type
2012	8,691	AA DT
2011	8,686	AA DT
2010	8,536	AA DT
2009	7,671	AA DT
2008	8,471	AA DT

5

7,611

2024 Est. daily traffic counts

Street: Griffin Ave
Cross: E 2nd Ave
Cross Dir: W
Dist: –

Historical counts

Year	Count	Type
2012	8,500	AA DT
2010	6,500	AA DT
2009		
2008		

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



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12/14/2024



Trade Area Report

Lady Lake, FL 32159

Lady Lake, FL 32159: Population Comparison

Total Population

32159 30,797

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

2023

2028 (Projected)

Lake County 416,179
Florida 22,381,338

442,214
23,091,949

Population Density

32159 906.6

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

2023

2028 (Projected)

Lake County 443.5
Florida 417.4

934.7
471.3
430.6

Population Change Since 2020

32159 3.71%

This chart shows the percentage change in area's population from 2020 to 2023, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

2023

2028 (Projected)

Lake County 8.39%
Florida 3.91%

3.11%
6.26%
3.18%

Total Daytime Population

32159 37,022

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

32159

Lake County 369,838
Florida 22,196,299



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Trade Area Report

Lady Lake, FL 32159

Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 32159



Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023

■ 2028 (Projected)



Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023

■ 2028 (Projected)



Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

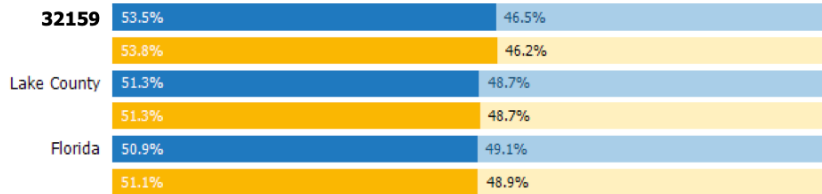
Update Frequency: Annually

■ Women 2023

■ Men 2023

■ Women 2028 (Projected)

■ Men 2028 (Projected)





Trade Area Report

Lady Lake, FL 32159

Lady Lake, FL 32159: Age Comparison

Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023

■ 2028 (Projected)



Population by Age

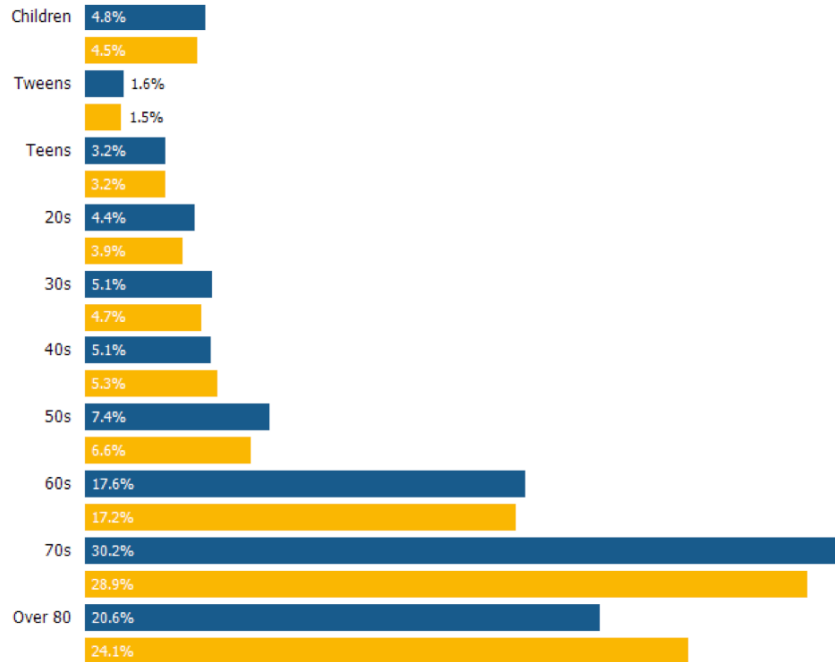
This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023

■ 2028 (Projected)





Trade Area Report

Lady Lake, FL 32159

Lady Lake, FL 32159: Marital Status Comparison

Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Married

This chart shows the number of people in an area who are married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually





Trade Area Report

Lady Lake, FL 32159

Lady Lake, FL 32159: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually





Trade Area Report

Lady Lake, FL 32159

Lady Lake, FL 32159: Education Comparison

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually





Trade Area Report

Lady Lake, FL 32159

Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023
Update Frequency: Annually



Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023
Update Frequency: Annually



Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023
Update Frequency: Annually



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023
Update Frequency: Annually





Trade Area Report

Lady Lake, FL 32159

Lady Lake, FL 32159: Commute Comparison

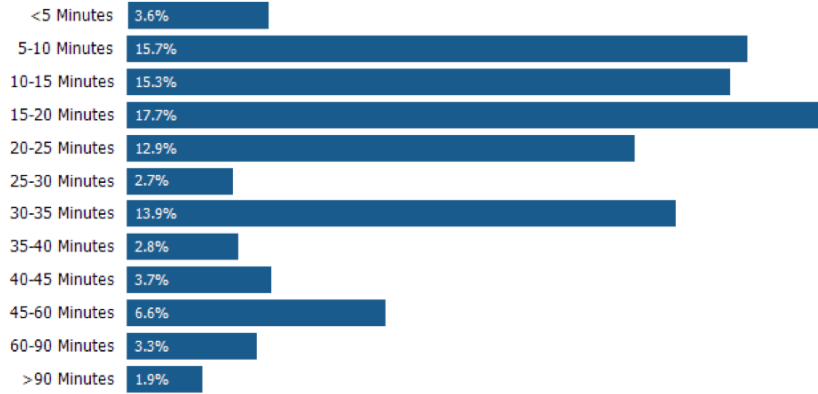
Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

32159



How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

32159





Trade Area Report

Lady Lake, FL 32159

Lady Lake, FL 32159: Home Value Comparison

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.

Data Source: Listing data

Update Frequency: Monthly



12 mo. Change in Median Listing Price

This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Data Source: Listing data

Update Frequency: Monthly





Contact Information

For additional information, including pricing, site plans, and zoning details, please contact:

- Walter Penachio, Broker Owner
- Palm Life Realty LLC
- Phone: 888-877-4040
- Email: walter@palm liferealty.com