



For Lease



13721 US-441, Suite 3, Lady Lake, FL 32159

Turn-Key Retail/Café Space For Lease on High-Traffic US Hwy 441



\$33 SF/yr (NNN)



Retail Space



Built in 2007



1,000 SF



1.45 Acres

Presented by

Sunny Gandhi

Senior Associate

O: 407.629.4420 | C: 321.945.4477

sgandhi@kwcommercial.com

FL #SL3302939

KW Commercial

11 S Bumby Ave.

Suite 200

Orlando, FL 32803

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters. Any projected renovation, construction and FF&E costs are simply estimates and must be verified by any interested party. Construction prices can vary widely depending on location, finishes, and project specifications.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial - Parks Commercial Group, LLC - Orlando in compliance with all applicable fair housing and equal opportunity laws.

Layout, Dimensions, and Conceptual Designs

All square footage and dimensions are approximate and are not to the actual scale. All parties should not rely upon these designs or conceptual designs for decision-making purposes. Exact dimensions can be obtained by retaining the services of a professional architect or engineer. Conceptual designs are possible opportunities and must be independently verified through local planning and zoning, health departments, and state agencies.



Each Office Independently
Owned and Operated





Property Highlights

- Existing café buildout and infrastructure in place
- Features a spacious, modern interior with an attractive storefront facade
- Ideal for retail, café, ice-cream restaurant, or service-oriented users
- Move-in-ready opportunity with reduced buildout cost and time
- Approx 41,000 vehicles per day on U.S. Highway 441
- Excellent visibility and signage opportunities
- Ample on-site parking and easy ingress from the main thoroughfare
- Surrounded by established national and local retailers, restaurants, and professional businesses

Offering Summary

| | |
|----------------|-------------------------|
| Lease Rate: | \$33 SF/yr + 6.50 SF/yr |
| Lease Type: | NNN |
| Suite Number: | Suite 3 |
| Available SF: | 1,000 SF |
| Building Size: | 11,060 SF |
| Lot Size: | 1.45 Acres |
| Parking: | Ample |
| FDOT: | 41,000 |



Each Office Independently Owned and Operated





Property Description

Gandhi Commercial presents a prime 1,000 SF retail suite located at 13721 U.S. 441, Suite 3, Lady Lake, FL. Formerly occupied by Foxtail Coffee, this space offers a rare move-in-ready opportunity within the highly visible County Crossings shopping center.

The flexible floor plan is suitable for a variety of retail, café, ice cream shop, restaurant, or retail-oriented uses. An existing café-style layout that can help reduce buildout cost and time for a new tenant.

Positioned along busy U.S. Highway 441 with approximately 41,000 vehicles passing daily, the property benefits from excellent visibility, easy access, and ample on-site parking.

Surrounded by established national and local retailers, restaurants, medical providers, and service businesses such as Walmart, Lowe's, BJ's, ALDI, Publix, Dunkin, Target, and more.

This location provides strong exposure to both locals and visitors. Just minutes from The Villages and Spanish Springs Town Square, the property is located in one of Central Florida's most active commercial corridors.



Each Office Independently
Owned and Operated



Location Information

| | |
|------------------|-------------------------|
| Building Name | County Crossings |
| Street Address | 13721 U.S. 441, Suite 3 |
| City, State, Zip | Lady Lake, FL 32159 |
| County | Sumter |

Building Information

| | |
|---------------|-----------|
| Building Size | 11,060 SF |
| Year Built | 2007 |

Lease Rate

\$33 SF/Yr + 6.50 SF/Yr + NNN

Property Information

| | |
|------------------|--------------|
| Property Type | Retail |
| Property Subtype | Strip Center |
| Parking | Ample |



Each Office Independently Owned and Operated

Fortail COFFEE CO.



Each Office Independently Owned and Operated



Fortail
COFFEE CO.

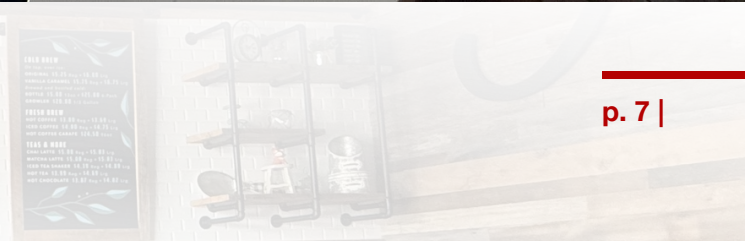




Each Office Independently Owned and Operated



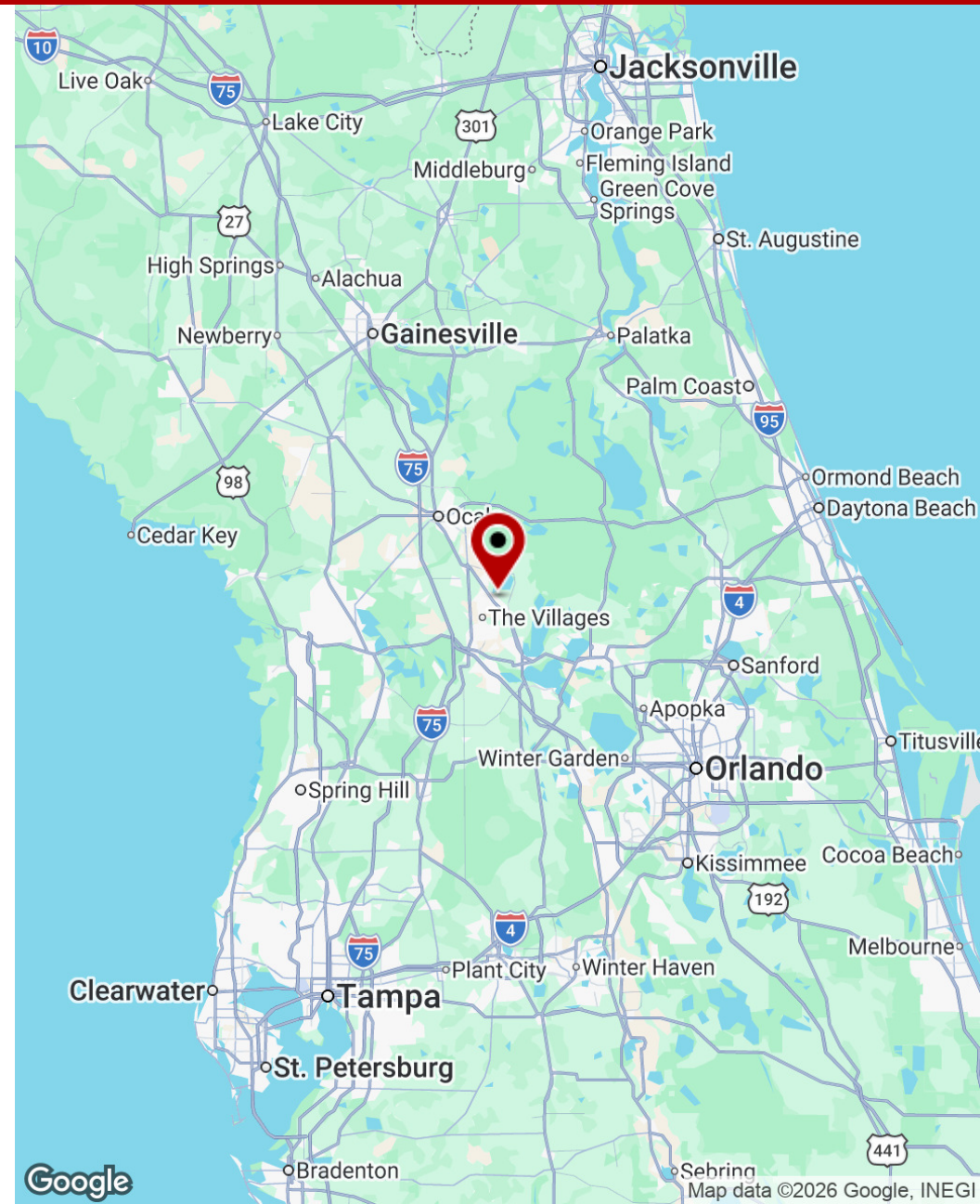
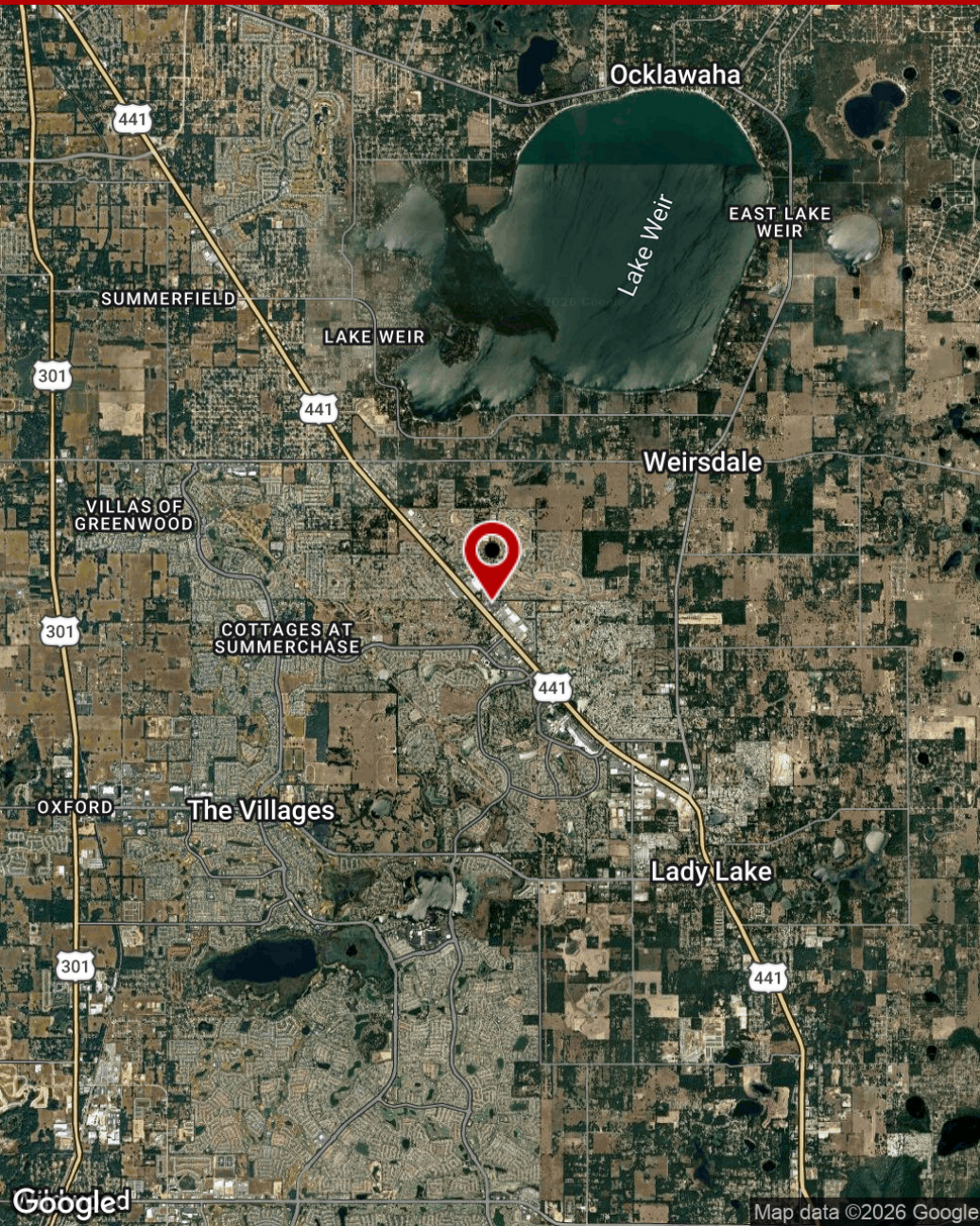
Tortail
COFFEE CO.





Each Office Independently
Owned and Operated

Fortail
COFFEE CO.



Each Office Independently
Owned and Operated

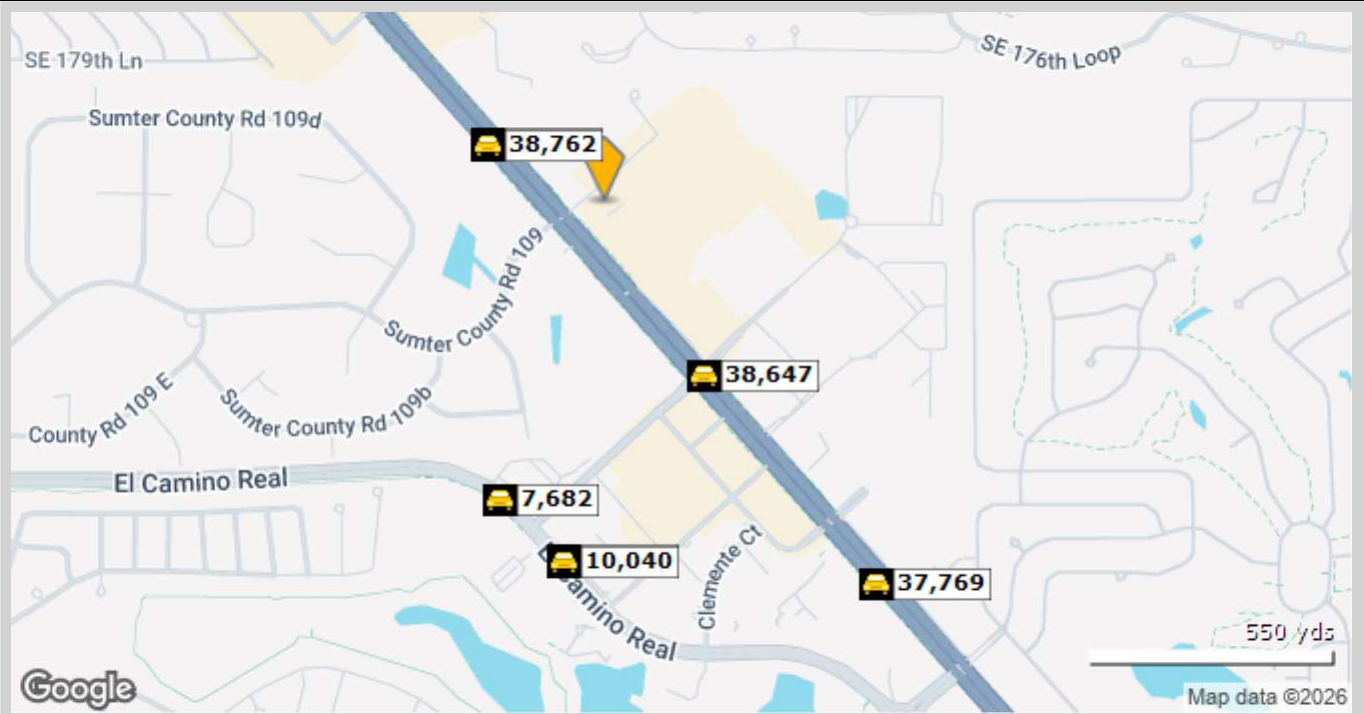
Fortail
COFFEE CO.

Traffic Count Report

County Crossings - Lot 6

13721 N US Highway 441, Lady Lake, FL 32159

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **11,851 SF**
 Year Built: **2021**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



| | Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|----|----------------|-------------------|----------------|------------|------------------|-------------|-------------------------|
| 1 | US Hwy 27 | Co Rd 109 | 0.14 SE | 2024 | 39,207 | MPSI | .17 |
| 2 | US Hwy 27 | Co Rd 109 | 0.14 SE | 2025 | 38,762 | MPSI | .17 |
| 3 | US Hwy 441 | NE 136th Ave | 0.00 NW | 2020 | 39,672 | MPSI | .26 |
| 4 | US 31 | NE 136th Ave | 0.00 NW | 2024 | 38,647 | MPSI | .26 |
| 5 | el Camino Real | Buenos Aires Blvd | 0.06 SE | 2024 | 7,751 | MPSI | .41 |
| 6 | el Camino Real | Buenos Aires Blvd | 0.06 SE | 2025 | 7,682 | MPSI | .41 |
| 7 | el Camino Real | Buenos Aires Blvd | 0.06 NW | 2024 | 10,128 | MPSI | .46 |
| 8 | el Camino Real | Buenos Aires Blvd | 0.06 NW | 2025 | 10,040 | MPSI | .46 |
| 9 | US Hwy 27 | Bella Cruz Dr | 0.09 NW | 2024 | 38,225 | MPSI | .61 |
| 10 | US Hwy 27 | Bella Cruz Dr | 0.09 NW | 2025 | 37,769 | MPSI | .61 |



Demographic Detail Report

County Crossings - Lot 6

13721 N US Highway 441, Lady Lake, FL 32159

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Storefront Retail/Office** % Leased: **100%**
 GLA: **11,851 SF** Rent/SF/Yr: **-**
 Year Built: **2021**



| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|-------------------------------|--------------|--------|---------------|--------|---------------|--------|
| Population | | | | | | |
| 2030 Projection | 7,982 | | 49,560 | | 108,271 | |
| 2025 Estimate | 6,971 | | 43,299 | | 94,388 | |
| 2020 Census | 6,011 | | 37,292 | | 80,740 | |
| Growth 2025 - 2030 | 14.50% | | 14.46% | | 14.71% | |
| Growth 2020 - 2025 | 15.97% | | 16.11% | | 16.90% | |
| 2025 Population by Age | | | | | | |
| | 6,971 | | 43,299 | | 94,388 | |
| Age 0 - 4 | 78 | 1.12% | 515 | 1.19% | 1,707 | 1.81% |
| Age 5 - 9 | 76 | 1.09% | 522 | 1.21% | 1,878 | 1.99% |
| Age 10 - 14 | 65 | 0.93% | 507 | 1.17% | 1,887 | 2.00% |
| Age 15 - 19 | 65 | 0.93% | 509 | 1.18% | 1,785 | 1.89% |
| Age 20 - 24 | 74 | 1.06% | 515 | 1.19% | 1,637 | 1.73% |
| Age 25 - 29 | 81 | 1.16% | 573 | 1.32% | 1,731 | 1.83% |
| Age 30 - 34 | 86 | 1.23% | 622 | 1.44% | 1,891 | 2.00% |
| Age 35 - 39 | 97 | 1.39% | 696 | 1.61% | 2,136 | 2.26% |
| Age 40 - 44 | 103 | 1.48% | 751 | 1.73% | 2,290 | 2.43% |
| Age 45 - 49 | 120 | 1.72% | 822 | 1.90% | 2,368 | 2.51% |
| Age 50 - 54 | 174 | 2.50% | 1,142 | 2.64% | 2,867 | 3.04% |
| Age 55 - 59 | 301 | 4.32% | 1,802 | 4.16% | 3,953 | 4.19% |
| Age 60 - 64 | 479 | 6.87% | 2,898 | 6.69% | 5,878 | 6.23% |
| Age 65 - 69 | 739 | 10.60% | 4,476 | 10.34% | 8,903 | 9.43% |
| Age 70 - 74 | 1,044 | 14.98% | 6,270 | 14.48% | 12,804 | 13.57% |
| Age 75 - 79 | 1,207 | 17.31% | 7,394 | 17.08% | 15,368 | 16.28% |
| Age 80 - 84 | 1,085 | 15.56% | 6,736 | 15.56% | 13,567 | 14.37% |
| Age 85+ | 1,097 | 15.74% | 6,550 | 15.13% | 11,740 | 12.44% |
| Age 65+ | 5,172 | 74.19% | 31,426 | 72.58% | 62,382 | 66.09% |
| Median Age | 74.50 | | 74.20 | | 72.50 | |
| Average Age | 69.00 | | 68.10 | | 64.40 | |



Demographic Detail Report

County Crossings - Lot 6

13721 N US Highway 441, Lady Lake, FL 32159

| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|-----------------------------------------------------|--------------|--------|---------------|--------|---------------|--------|
| 2025 Population By Race | 6,971 | | 43,299 | | 94,388 | |
| White | 6,471 | 92.83% | 39,662 | 91.60% | 83,893 | 88.88% |
| Black | 83 | 1.19% | 758 | 1.75% | 2,369 | 2.51% |
| Am. Indian & Alaskan | 8 | 0.11% | 45 | 0.10% | 111 | 0.12% |
| Asian | 55 | 0.79% | 410 | 0.95% | 1,180 | 1.25% |
| Hawaiian & Pacific Island | 4 | 0.06% | 33 | 0.08% | 76 | 0.08% |
| Other | 349 | 5.01% | 2,390 | 5.52% | 6,759 | 7.16% |
| Population by Hispanic Origin | 6,971 | | 43,299 | | 94,388 | |
| Non-Hispanic Origin | 6,721 | 96.41% | 41,483 | 95.81% | 88,973 | 94.26% |
| Hispanic Origin | 250 | 3.59% | 1,816 | 4.19% | 5,415 | 5.74% |
| 2025 Median Age, Male | 74.60 | | 74.20 | | 72.30 | |
| 2025 Average Age, Male | 68.60 | | 67.30 | | 63.50 | |
| 2025 Median Age, Female | 74.50 | | 74.30 | | 72.60 | |
| 2025 Average Age, Female | 69.30 | | 68.70 | | 65.10 | |
| 2025 Population by Occupation Classification | 6,738 | | 41,651 | | 88,557 | |
| Civilian Employed | 1,341 | 19.90% | 8,472 | 20.34% | 20,028 | 22.62% |
| Civilian Unemployed | 87 | 1.29% | 397 | 0.95% | 1,008 | 1.14% |
| Civilian Non-Labor Force | 5,310 | 78.81% | 32,782 | 78.71% | 67,499 | 76.22% |
| Armed Forces | 0 | 0.00% | 0 | 0.00% | 22 | 0.02% |
| Households by Marital Status | | | | | | |
| Married | 2,112 | | 12,309 | | 26,621 | |
| Married No Children | 2,075 | | 11,911 | | 25,070 | |
| Married w/Children | 37 | | 398 | | 1,551 | |
| 2025 Population by Education | 6,744 | | 41,502 | | 87,857 | |
| Some High School, No Diploma | 404 | 5.99% | 2,397 | 5.78% | 5,528 | 6.29% |
| High School Grad (Incl Equivalency) | 2,124 | 31.49% | 14,066 | 33.89% | 27,027 | 30.76% |
| Some College, No Degree | 2,463 | 36.52% | 13,798 | 33.25% | 26,718 | 30.41% |
| Associate Degree | 132 | 1.96% | 769 | 1.85% | 2,361 | 2.69% |
| Bachelor Degree | 845 | 12.53% | 5,704 | 13.74% | 14,936 | 17.00% |
| Advanced Degree | 776 | 11.51% | 4,768 | 11.49% | 11,287 | 12.85% |



Demographic Detail Report

County Crossings - Lot 6

13721 N US Highway 441, Lady Lake, FL 32159

| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|---------------------------------------|--------------|--------|---------------|--------|---------------|--------|
| 2025 Population by Occupation | 2,547 | | 15,624 | | 36,451 | |
| Real Estate & Finance | 113 | 4.44% | 715 | 4.58% | 1,804 | 4.95% |
| Professional & Management | 425 | 16.69% | 3,528 | 22.58% | 8,991 | 24.67% |
| Public Administration | 27 | 1.06% | 256 | 1.64% | 561 | 1.54% |
| Education & Health | 312 | 12.25% | 1,488 | 9.52% | 3,951 | 10.84% |
| Services | 328 | 12.88% | 2,019 | 12.92% | 4,628 | 12.70% |
| Information | 60 | 2.36% | 120 | 0.77% | 301 | 0.83% |
| Sales | 518 | 20.34% | 2,424 | 15.51% | 5,588 | 15.33% |
| Transportation | 60 | 2.36% | 86 | 0.55% | 86 | 0.24% |
| Retail | 260 | 10.21% | 1,523 | 9.75% | 3,562 | 9.77% |
| Wholesale | 1 | 0.04% | 91 | 0.58% | 423 | 1.16% |
| Manufacturing | 8 | 0.31% | 462 | 2.96% | 786 | 2.16% |
| Production | 129 | 5.06% | 1,106 | 7.08% | 1,913 | 5.25% |
| Construction | 77 | 3.02% | 546 | 3.49% | 1,268 | 3.48% |
| Utilities | 39 | 1.53% | 209 | 1.34% | 488 | 1.34% |
| Agriculture & Mining | 0 | 0.00% | 37 | 0.24% | 131 | 0.36% |
| Farming, Fishing, Forestry | 0 | 0.00% | 0 | 0.00% | 113 | 0.31% |
| Other Services | 190 | 7.46% | 1,014 | 6.49% | 1,857 | 5.09% |
| 2025 Worker Travel Time to Job | 1,207 | | 7,508 | | 18,122 | |
| <30 Minutes | 863 | 71.50% | 5,376 | 71.60% | 12,300 | 67.87% |
| 30-60 Minutes | 299 | 24.77% | 1,848 | 24.61% | 4,889 | 26.98% |
| 60+ Minutes | 45 | 3.73% | 284 | 3.78% | 933 | 5.15% |
| 2020 Households by HH Size | 3,344 | | 21,126 | | 43,721 | |
| 1-Person Households | 1,137 | 34.00% | 7,920 | 37.49% | 15,216 | 34.80% |
| 2-Person Households | 1,920 | 57.42% | 11,376 | 53.85% | 23,639 | 54.07% |
| 3-Person Households | 192 | 5.74% | 1,083 | 5.13% | 2,572 | 5.88% |
| 4-Person Households | 51 | 1.53% | 423 | 2.00% | 1,257 | 2.88% |
| 5-Person Households | 22 | 0.66% | 176 | 0.83% | 553 | 1.26% |
| 6-Person Households | 11 | 0.33% | 93 | 0.44% | 292 | 0.67% |
| 7 or more Person Households | 11 | 0.33% | 55 | 0.26% | 192 | 0.44% |
| 2025 Average Household Size | 1.80 | | 1.70 | | 1.80 | |
| Households | | | | | | |
| 2030 Projection | 4,427 | | 28,168 | | 58,695 | |
| 2025 Estimate | 3,869 | | 24,579 | | 51,093 | |
| 2020 Census | 3,344 | | 21,125 | | 43,720 | |
| Growth 2025 - 2030 | 14.42% | | 14.60% | | 14.88% | |
| Growth 2020 - 2025 | 15.70% | | 16.35% | | 16.86% | |



Demographic Detail Report

County Crossings - Lot 6

13721 N US Highway 441, Lady Lake, FL 32159

| Radius | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------------|------------------|------------------|------------------|
| 2025 Households by HH Income | 3,870 | 24,579 | 51,093 |
| <\$25,000 | 494 12.76% | 3,476 14.14% | 6,997 13.69% |
| \$25,000 - \$50,000 | 873 22.56% | 6,570 26.73% | 12,065 23.61% |
| \$50,000 - \$75,000 | 821 21.21% | 4,885 19.87% | 9,298 18.20% |
| \$75,000 - \$100,000 | 543 14.03% | 3,642 14.82% | 7,914 15.49% |
| \$100,000 - \$125,000 | 510 13.18% | 2,231 9.08% | 5,885 11.52% |
| \$125,000 - \$150,000 | 329 8.50% | 1,573 6.40% | 3,591 7.03% |
| \$150,000 - \$200,000 | 168 4.34% | 1,327 5.40% | 3,119 6.10% |
| \$200,000+ | 132 3.41% | 875 3.56% | 2,224 4.35% |
| 2025 Avg Household Income | \$80,478 | \$76,787 | \$82,306 |
| 2025 Med Household Income | \$67,302 | \$61,775 | \$67,226 |
| 2025 Occupied Housing | 3,869 | 24,578 | 51,093 |
| Owner Occupied | 3,584 92.63% | 22,211 90.37% | 44,630 87.35% |
| Renter Occupied | 285 7.37% | 2,367 9.63% | 6,463 12.65% |
| 2020 Housing Units | 3,602 | 24,418 | 52,127 |
| 1 Unit | 3,308 91.84% | 22,987 94.14% | 48,074 92.22% |
| 2 - 4 Units | 0 0.00% | 48 0.20% | 458 0.88% |
| 5 - 19 Units | 10 0.28% | 547 2.24% | 1,043 2.00% |
| 20+ Units | 284 7.88% | 836 3.42% | 2,552 4.90% |
| 2025 Housing Value | 3,584 | 22,212 | 44,630 |
| <\$100,000 | 244 6.81% | 1,069 4.81% | 2,603 5.83% |
| \$100,000 - \$200,000 | 314 8.76% | 2,032 9.15% | 2,735 6.13% |
| \$200,000 - \$300,000 | 922 25.73% | 6,036 27.17% | 9,588 21.48% |
| \$300,000 - \$400,000 | 1,233 34.40% | 7,546 33.97% | 14,412 32.29% |
| \$400,000 - \$500,000 | 447 12.47% | 2,888 13.00% | 7,270 16.29% |
| \$500,000 - \$1,000,000 | 385 10.74% | 2,346 10.56% | 7,028 15.75% |
| \$1,000,000+ | 39 1.09% | 295 1.33% | 994 2.23% |
| 2025 Median Home Value | \$325,304 | \$326,093 | \$351,269 |
| 2025 Housing Units by Yr Built | 4,395 | 28,016 | 58,831 |
| Built 2010+ | 827 18.82% | 4,589 16.38% | 11,584 19.69% |
| Built 2000 - 2010 | 1,229 27.96% | 7,975 28.47% | 24,228 41.18% |
| Built 1990 - 1999 | 1,590 36.18% | 10,404 37.14% | 13,441 22.85% |
| Built 1980 - 1989 | 642 14.61% | 3,523 12.57% | 5,674 9.64% |
| Built 1970 - 1979 | 73 1.66% | 999 3.57% | 2,568 4.37% |
| Built 1960 - 1969 | 14 0.32% | 373 1.33% | 797 1.35% |
| Built 1950 - 1959 | 20 0.46% | 92 0.33% | 328 0.56% |
| Built <1949 | 0 0.00% | 61 0.22% | 211 0.36% |
| 2025 Median Year Built | 1998 | 1998 | 2002 |

