

Elite RV & Boat Storage

CR 25 & Griffin Ave. Lady Lake, FL 32159

Palkiper
Commercial Real Estate Services
Licensed Real Estate Broker



For Sale: \$3,500,000

LOCATION HIGHLIGHTS

Located in Lady Lake at the lighted intersection of CR-25 and Griffin Ave. Less than 3 miles from The Villages, one of the fastest growing master-planned communities in the US, providing a large and continually expanding customer base. The surrounding area is predominantly residential, supporting consistent local demand, and is complemented by nearby retailers including Sam's Club, Home Depot, Publix, and the extensive shopping and services corridor along US-441.



LISTING HIGHLIGHTS

- **±8.7 acres total** at the corner of County Road 25 and Griffin Ave.
- **Fully entitled and engineered** for self-storage and RV/boat storage
- **Self-Storage Facility:** ±100,050 SF spread across 3 stories
- **RV/Boat Storage:** 224 covered spaces (13.5' x 34.1'-39.6')
- Will have full access on CR 25 and an exit-only gate on Griffin Ave

2025 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	4,828	31,259	70,492
Median HH Income	\$45,887	\$63,833	\$68,665
Average HH Income	\$58,362	\$80,425	\$88,097

Contact For More Information

Marie Shorey, CCIM

(407) 383-8142

Marie@palkiper.com

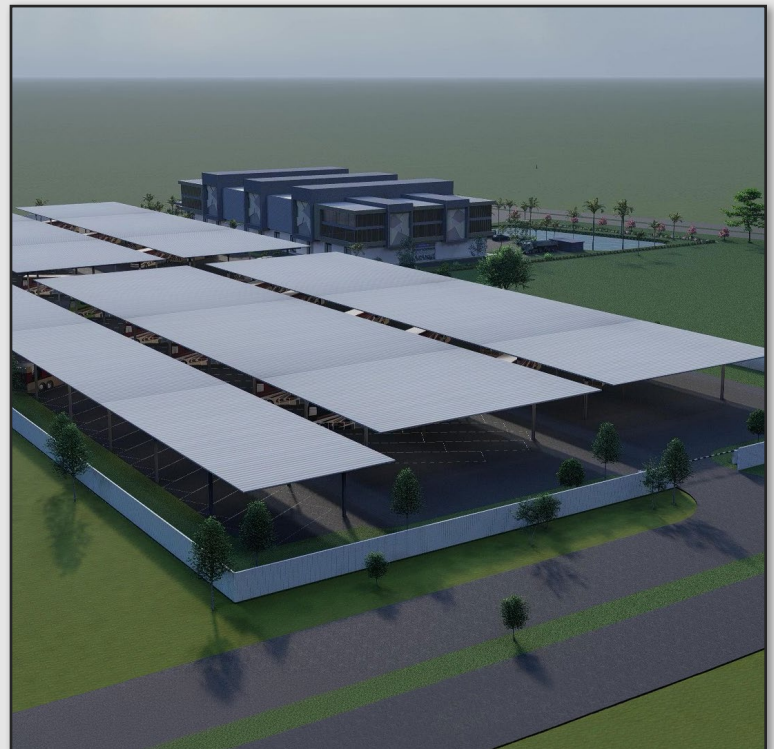
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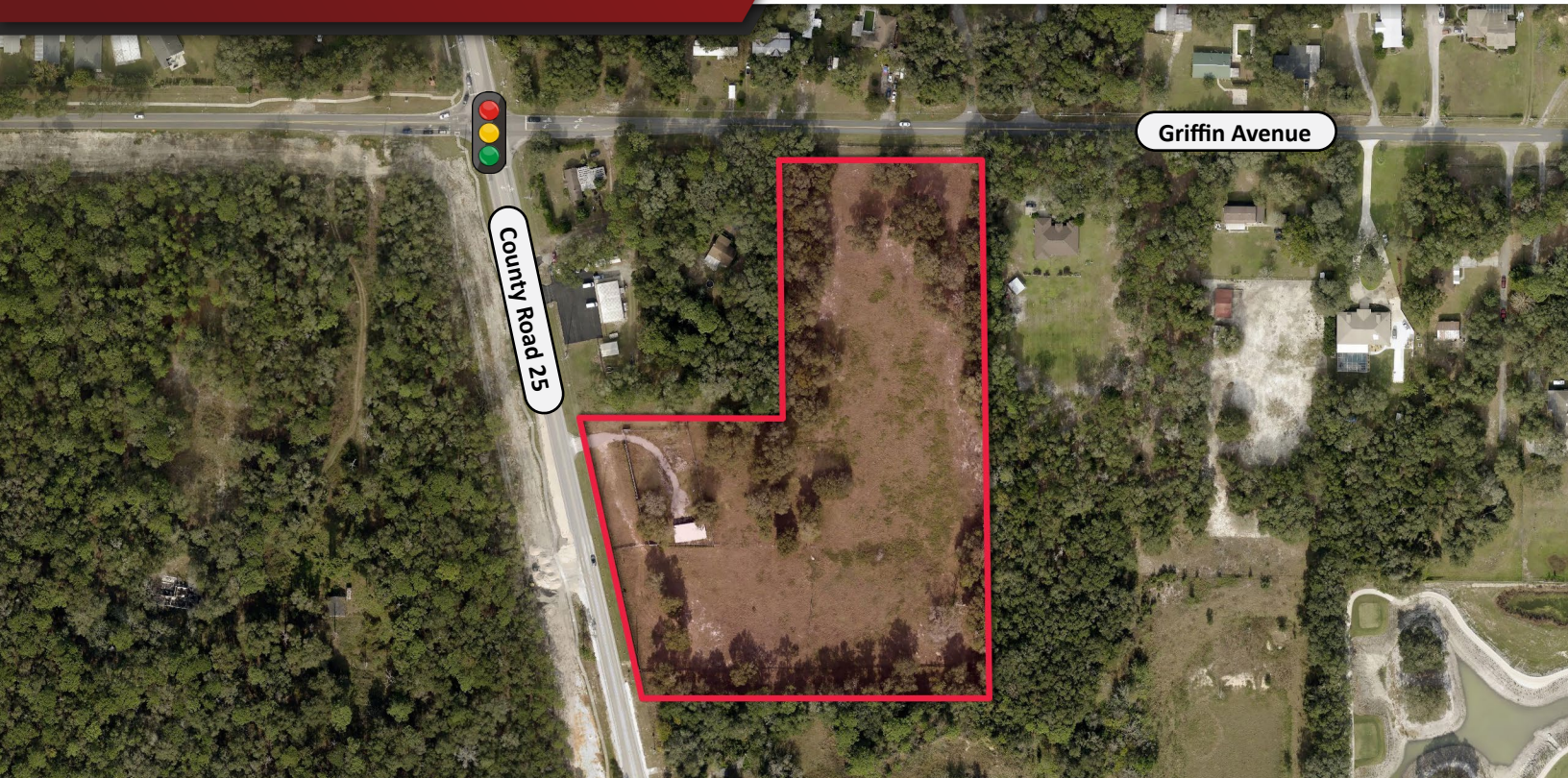
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