

For Lease

3,000 SF AVAILABLE FOR LEASE
472-504 NORTH US HIGHWAY 27/441 • LADY LAKE, FL 32159

3,000 SF AVAILABLE

Lady Lake Crossing

472-504 North US Highway 27/441 • Lady Lake, FL



DESCRIPTION

Class A retail space available at Lady Lake Crossing, serving both Lady Lake and The Villages submarkets. Anchored by Kohl's, Sportsman's Warehouse, Ulta, Dollar Tree & Five Below.

PROPERTY OVERVIEW

AVAILABLE	3,000 SF
ASKING RATE	\$32/SF + NNN
GLA	183,658 SF

HIGHLIGHTS

- Located one hour north of Orlando, on the southern entrance to The Villages.
- Ideal for a medical or service user.
- The Villages is a 55+ community encompassing 57 square miles, with over 150,000 residents.
- Highly trafficked retail corridor with over 46,200 cars passing the site daily.
 - North US Highway 27/441: 30,500 AADT
 - Rolling Acres Road: 15,700 AADT
- Please do not disturb tenant for Suite 504.

CO-TENANTS
INCLUDE:



FOR MORE INFORMATION, PLEASE CONTACT:

Rebekah Donato
407.863.2968
Senior Associate
Rebekah@AtriumCommercial.com

JP Beaulieu, CCIM, CLS
407.863.2966
Principal
JP@AtriumCommercial.com

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SITE PLAN



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BIRD'S EYE VIEW



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KEY LOCATIONS



30,500 AADT
NORTH US 27/441

15,700 AADT
ROLLING ACRES RD

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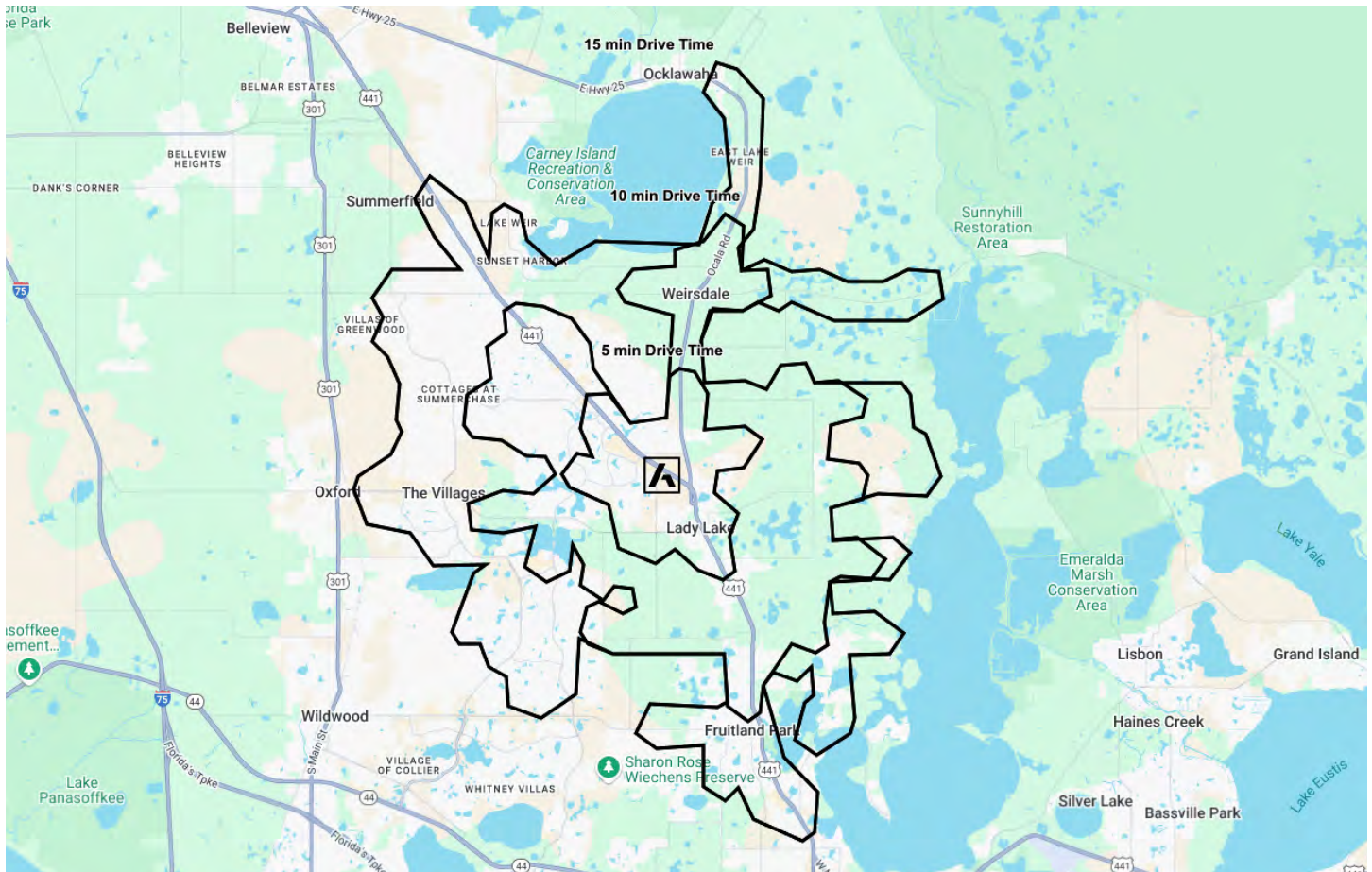
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DRIVE TIMES & DEMOGRAPHICS



5-MINUTE DRIVE TIME



14,636
ESTIMATED POPULATION



8,210
HOUSEHOLDS



4,962
TOTAL EMPLOYEES



\$77,212
AVERAGE HOUSEHOLD INCOME

10-MINUTE DRIVE TIME



37,520
ESTIMATED POPULATION



20,050
HOUSEHOLDS



14,826
TOTAL EMPLOYEES



\$82,719
AVERAGE HOUSEHOLD INCOME

15-MINUTE DRIVE TIME



97,946
ESTIMATED POPULATION



52,657
HOUSEHOLDS



23,100
TOTAL EMPLOYEES



\$90,190
AVERAGE HOUSEHOLD INCOME

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