

For Lease

2,362 & 3,000 SF AVAILABLE FOR LEASE
472-504 NORTH US HIGHWAY 27/441 • LADY LAKE, FL 32159

2,362 & 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	2,362 SF & 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 Marrero
407.863.2968
Senior Associate
Rebekah@AtriumCommercial.com

JP Beaulieu, CCIM, CLS
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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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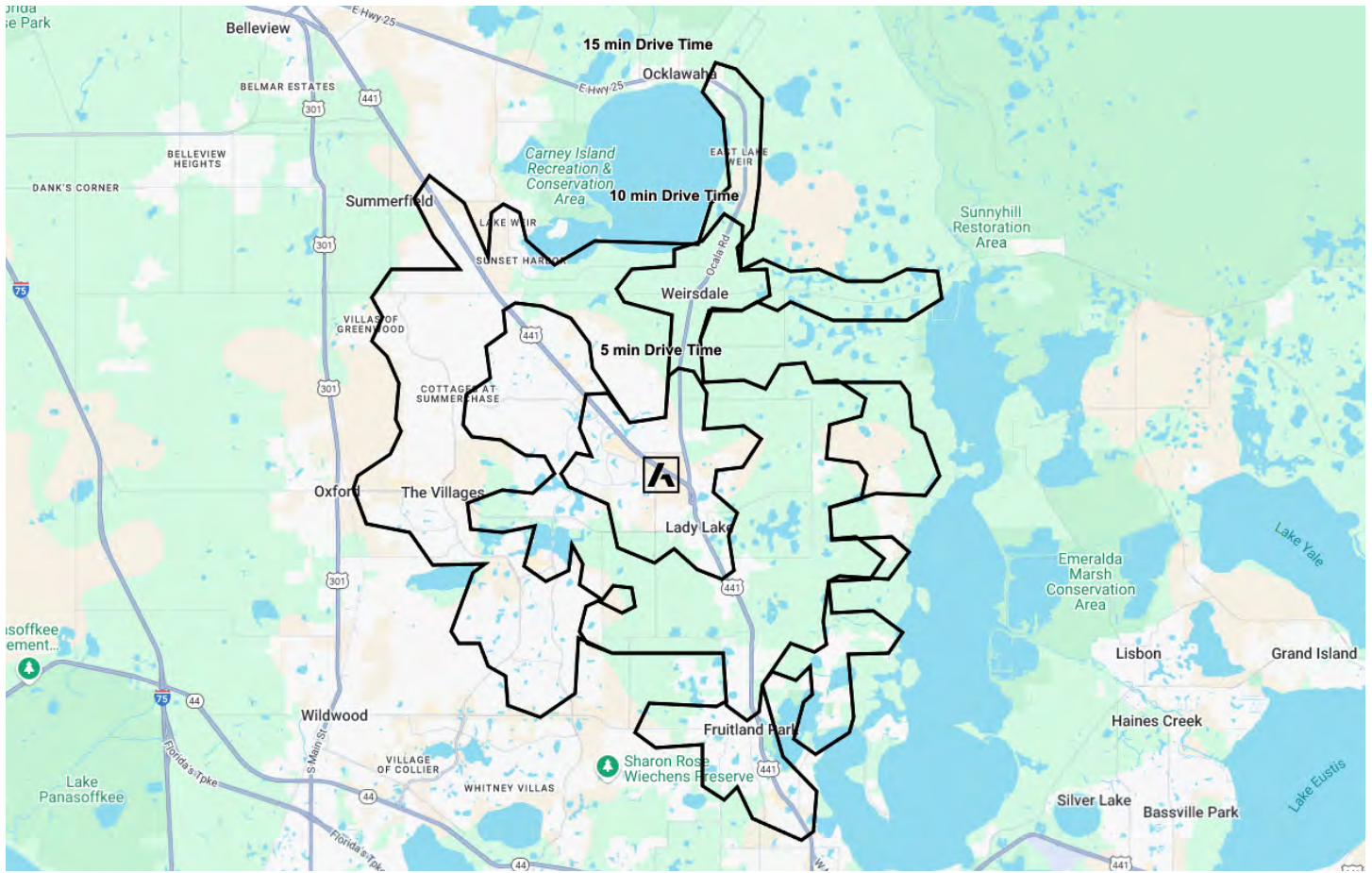
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DRIVE TIMES & DEMOGRAPHICS



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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