

# For Lease

1,488-9,586 SF AVAILABLE FOR LEASE  
452-590 NORTH US HIGHWAY 27/441 • LADY LAKE, FL 32159

1,488- 9,586 SF AVAILABLE

## Village Crossroads

452-590 North US Highway 27/441 • Lady Lake, FL



### DESCRIPTION

Class A retail space available at Village Crossroads, servicing both Lady Lake and The Villages submarkets, and anchored by a Best Buy, HomeSense, PetSmart & Burlington.

### PROPERTY OVERVIEW

AVAILABLE	1,488-9,586 SF
ASKING RATE	\$32/SF + NNN
GLA	163,709 SF

### HIGHLIGHTS

- Located one hour north of Orlando, on the southern entrance to The Villages
- 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

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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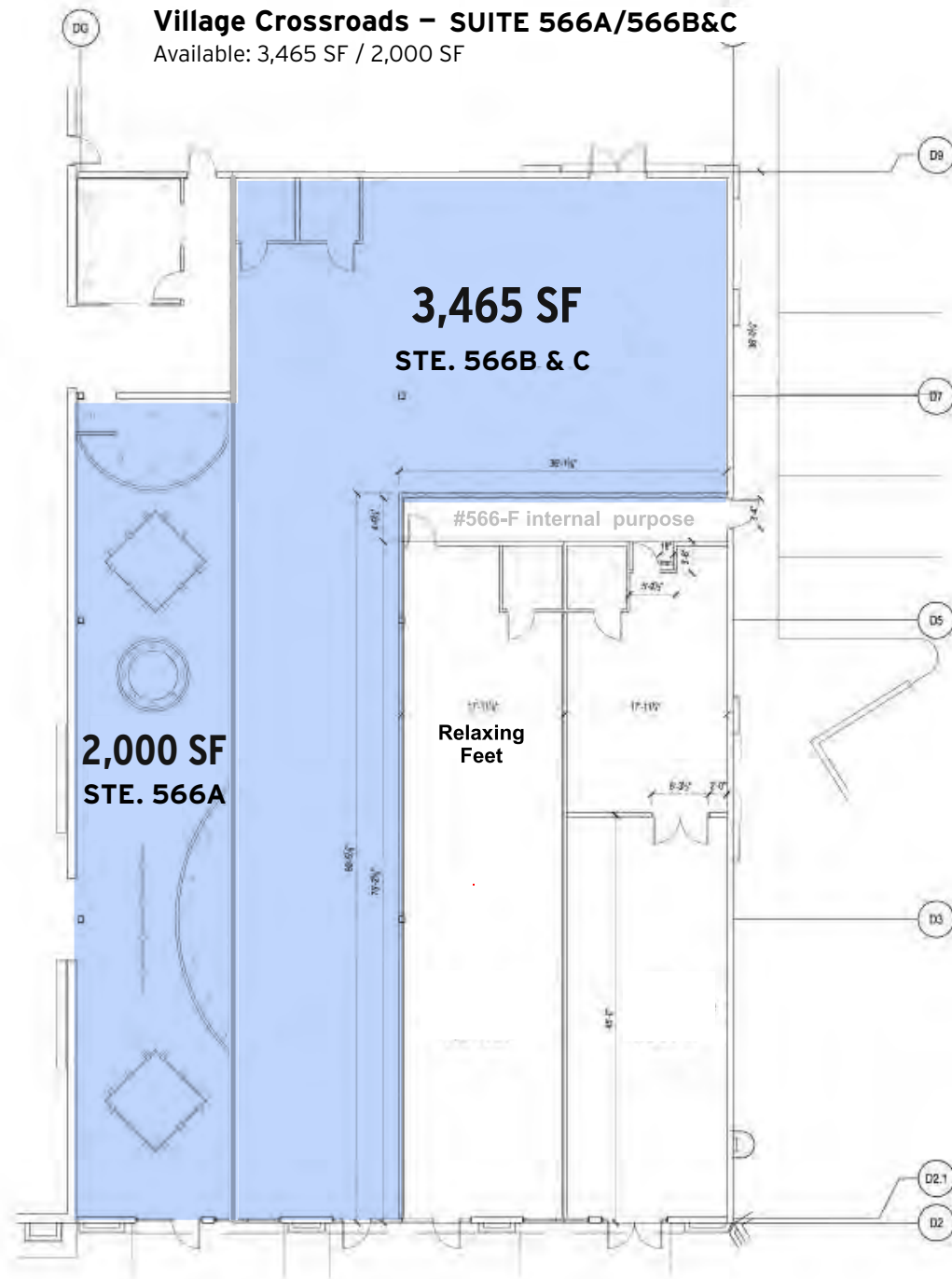
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**LOD**



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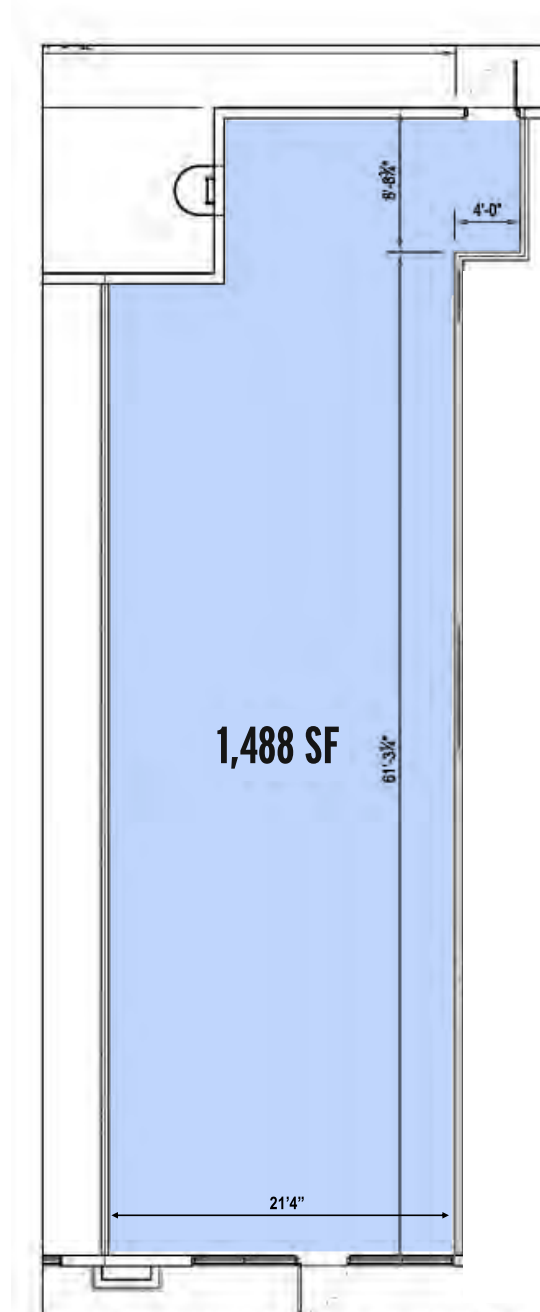
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**Village Crossroads – SUITE 516**

Available: 1,488 SF



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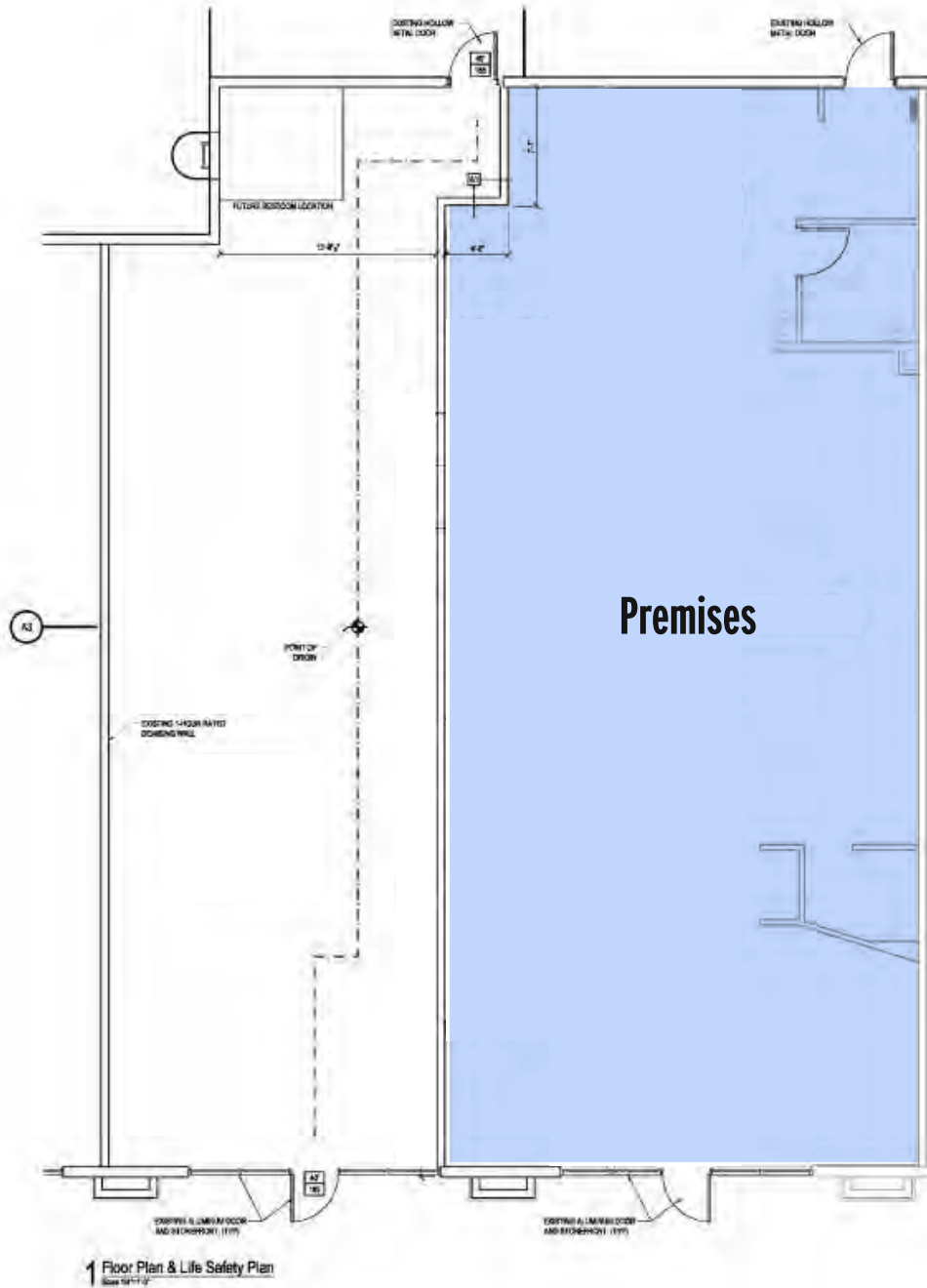
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**Village Crossroads – SUITE 518**

Available: 2,110 SF



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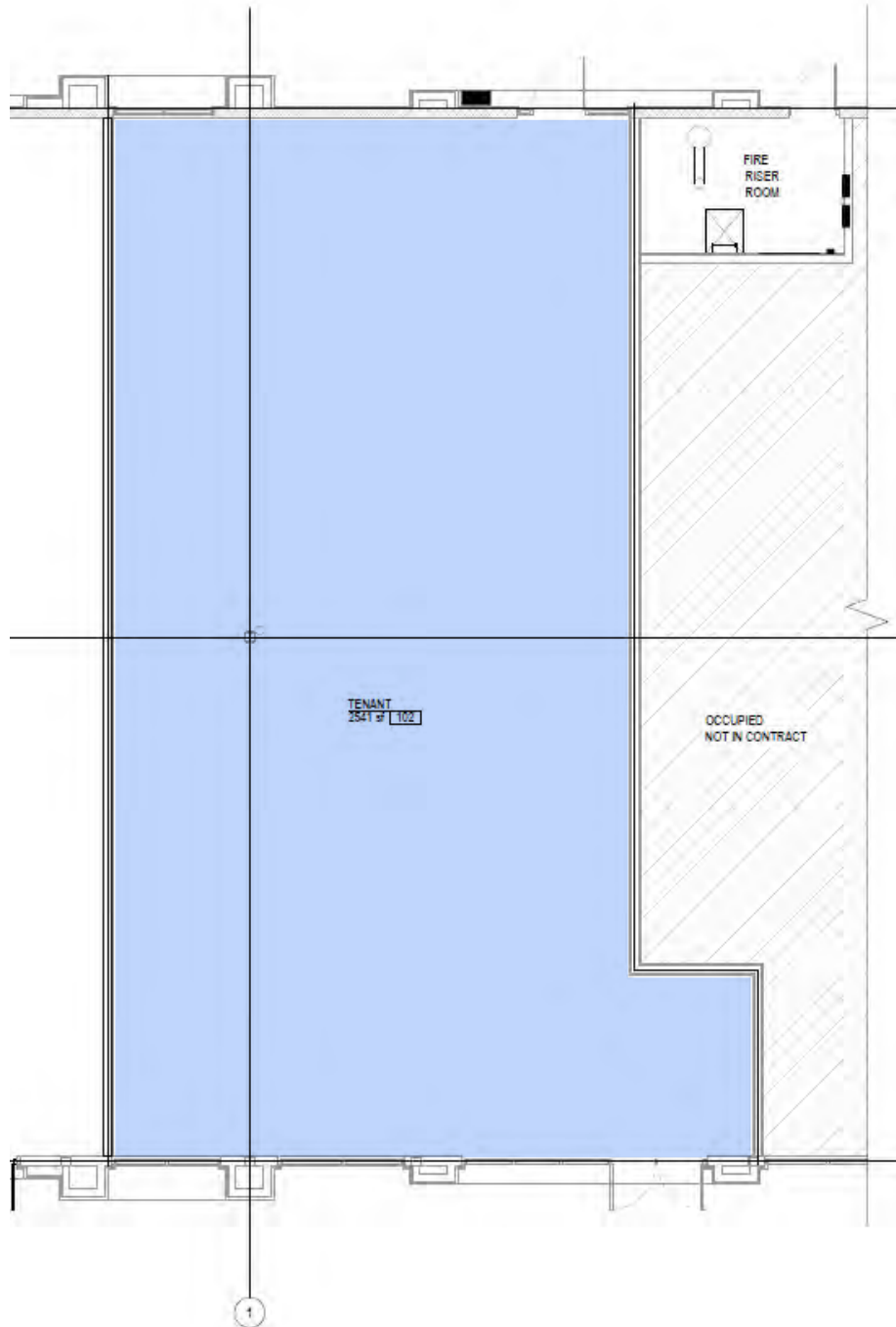
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**Village Crossroads – SUITE 510**

Available: 2,600 SF



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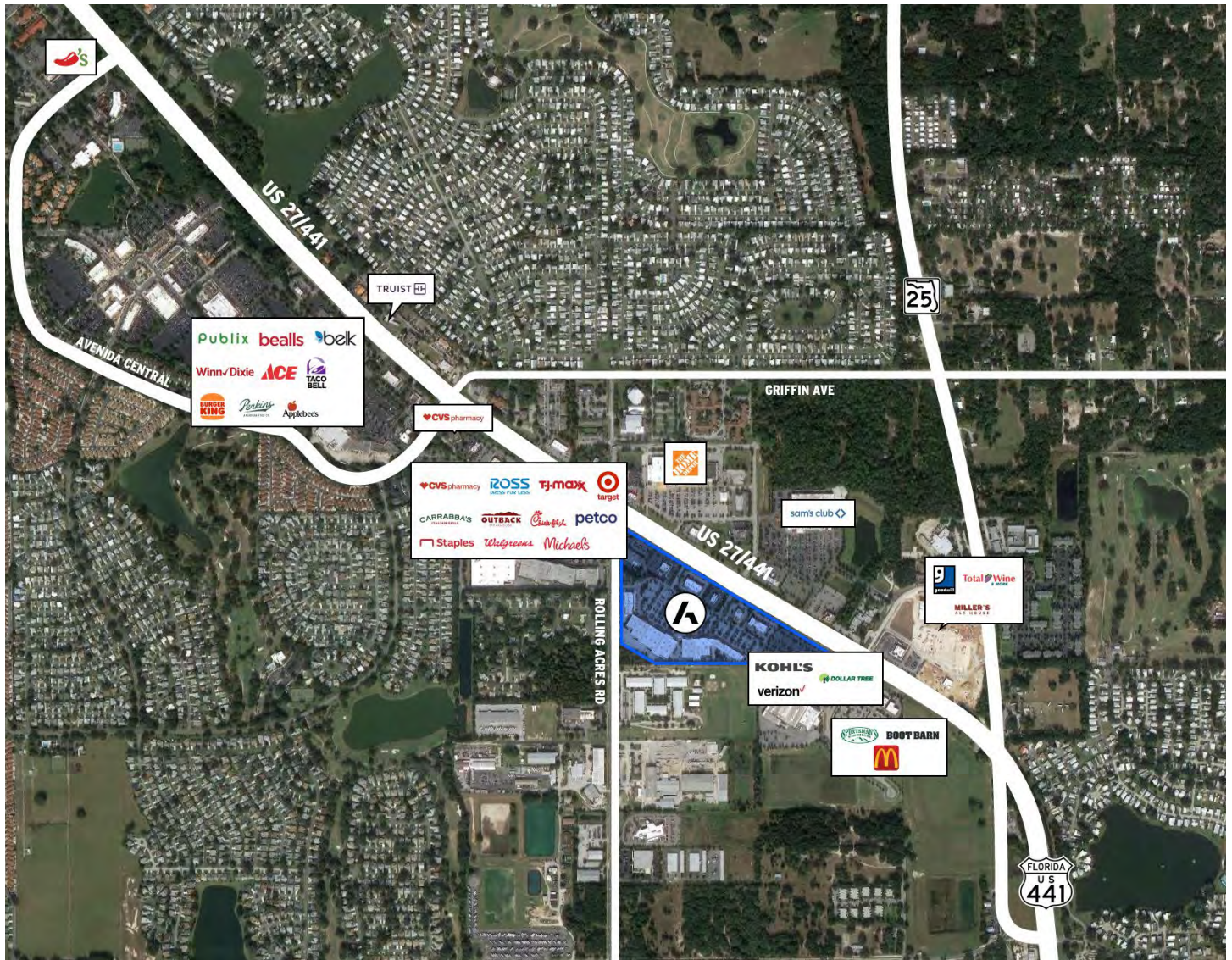
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### KEY LOCATIONS



**30,500 AADT**  
NORTH US 27/441

**15,700 AADT**  
ROLLING ACRES RD

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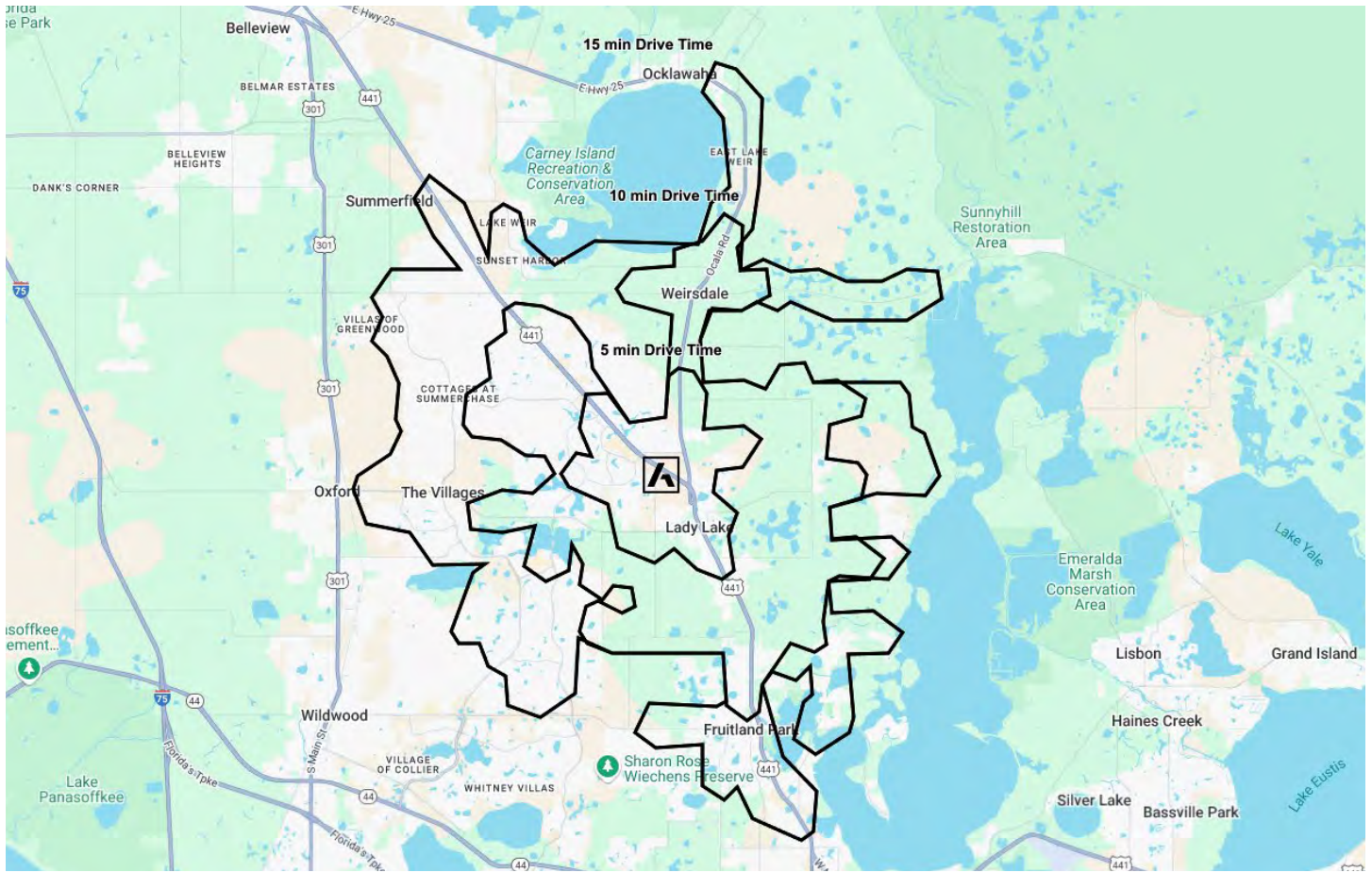
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### DRIVE TIMES & DEMOGRAPHICS



#### 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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