

For Sale

1.47 ACRES AVAILABLE FOR SALE
FENNELL BOULEVARD • LADY LAKE, FL 32159

1.47 ACRES AVAILABLE

Fennell Boulevard

Lady Lake, FL



DESCRIPTION

Corner site available that is ideal for an office or medical user in the Lady Lake market. The property is located near the southern entrance of The Villages and in close proximity to Lady Lake Town Hall, the U.S. Post Office, commercial offices, and Lady Lake Commons Shopping Center.

PROPERTY OVERVIEW

AVAILABLE	1.47 ACRES
ASKING RATE	Call for Pricing
ZONING	Vacant Commercial

HIGHLIGHTS

- The site is at a lighted intersection on the corner of Fennell Boulevard and County Road 25.
- Ideal for a medical or office user
- The Villages is a 55+ community encompassing 57 square miles, with over 150,000 residents



FOR MORE INFORMATION, PLEASE CONTACT:

JP Beaulieu, CCIM, CLS
407.863.2966
Principal
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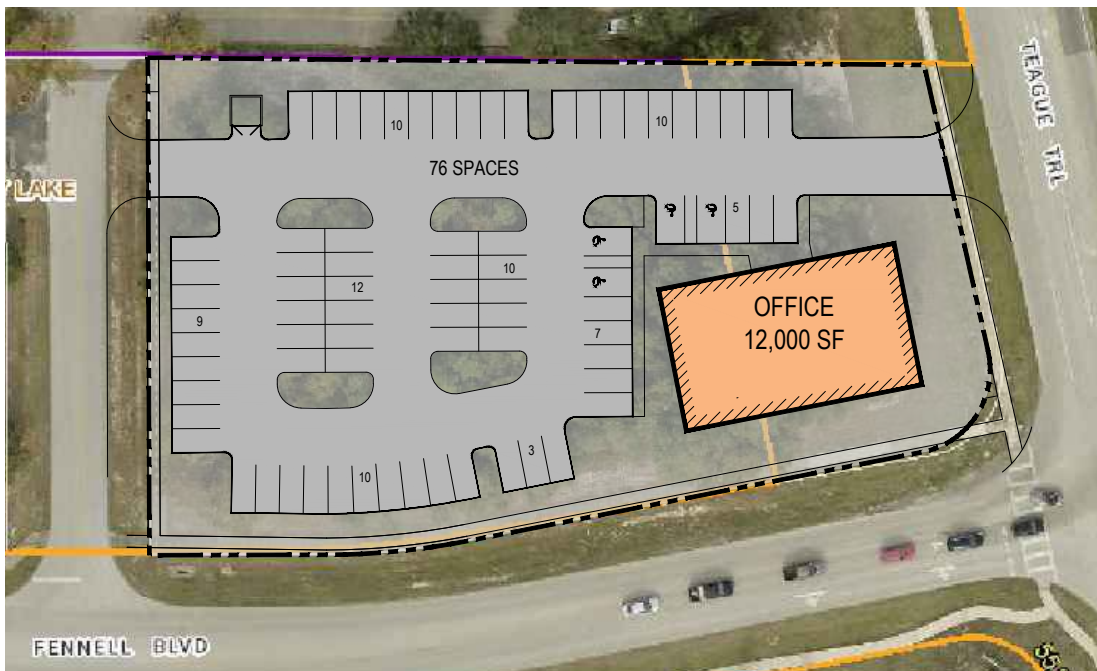
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CONCEPTUAL SITE PLAN



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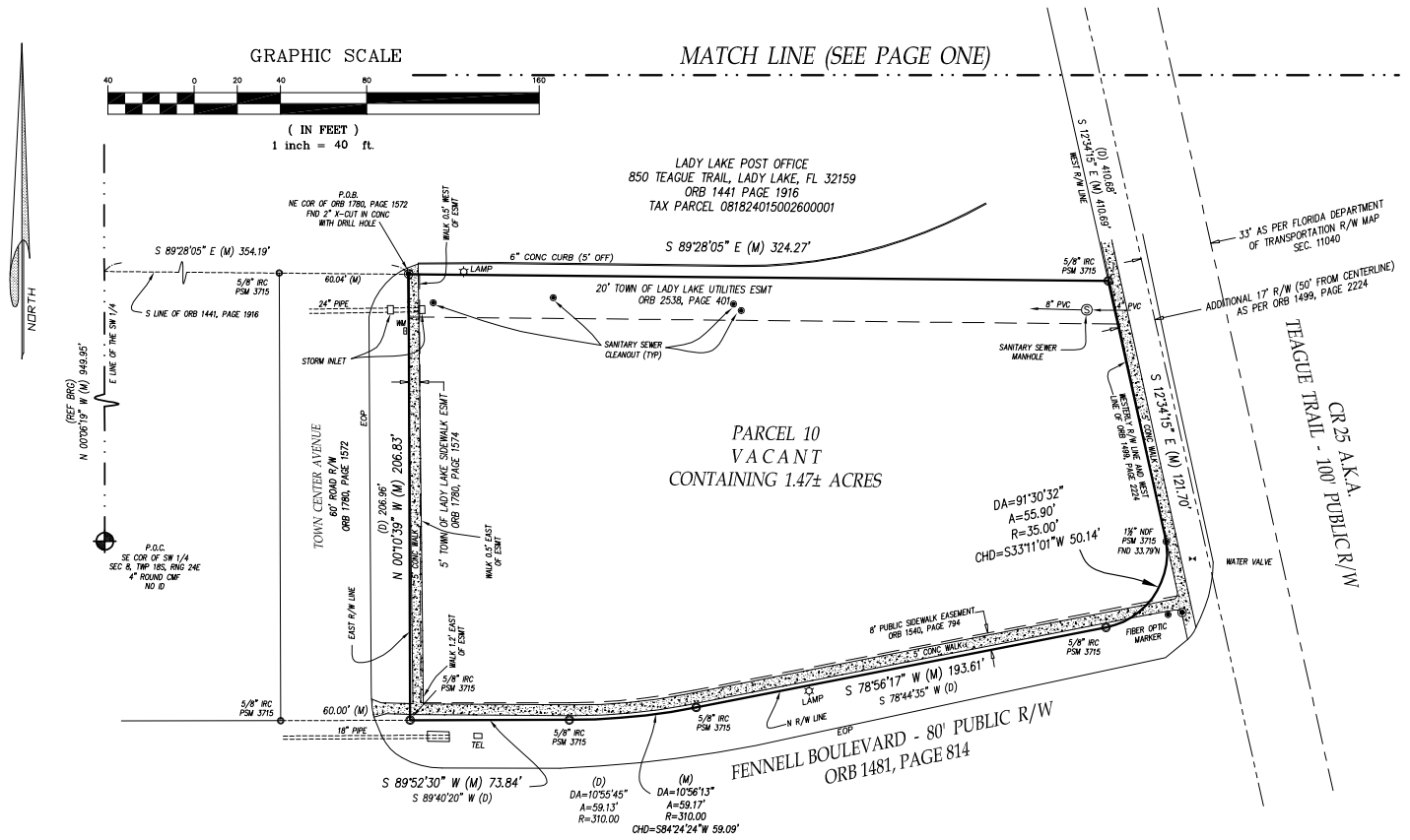
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SURVEY



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KEY LOCATIONS



30,500 AADT
US 27/441

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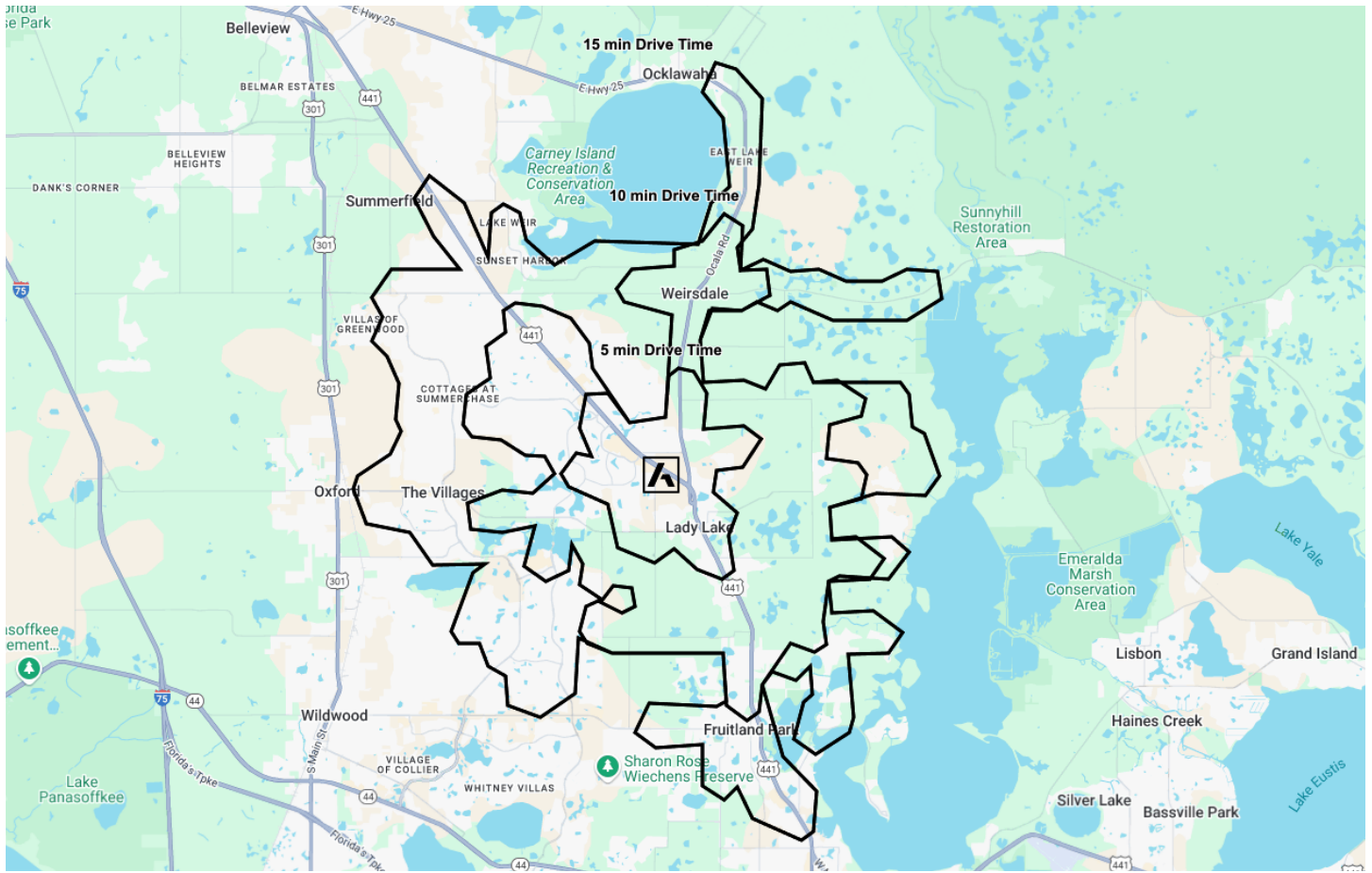
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DRIVE TIMES & DEMOGRAPHICS



5-MINUTE DRIVE TIME

	7,063 ESTIMATED POPULATION
	3,808 HOUSEHOLDS
	5,668 TOTAL EMPLOYEES
	\$66,726 AVERAGE HOUSEHOLD INCOME

10-MINUTE DRIVE TIME

	29,397 ESTIMATED POPULATION
	15,250 HOUSEHOLDS
	15,779 TOTAL EMPLOYEES
	\$77,207 AVERAGE HOUSEHOLD INCOME

15-MINUTE DRIVE TIME

	82,341 ESTIMATED POPULATION
	42,050 HOUSEHOLDS
	30,038 TOTAL EMPLOYEES
	\$85,935 AVERAGE HOUSEHOLD INCOME

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