

2,000 to 4,000 SF Available

13922 Hwy 441/27, Lady Lake, FL 32159

For Lease: \$30/sf/yr + NNN \$TBD



Oaks at 138th

Advent Health

4,000 SF  
AVAILABLE



Custom Drive  
Golf Cart

FIREHOUSE  
SUBS



AT&T

tropical CAFE  
SMOOTHIE

441



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Suite 2000-B

The Villages, FL 32159

fran@franakin.com

Direct: (352) 266-7795



# Executive Summary

- FOR LEASE Base Rent \$30/SF + NNN \$TBD
- Ingress and egress by three separate directions, one is a signalized intersection
- 1.3 Acres, zoned CL, CH
- 2,000 SF up to 4,000 SF of newly completed
- 4,000 SF standalone building
- The Villages busiest corridor ~4 0,000 car per day
- Four convenient access locations to site include signalized intersection
- Neighbors Aldi Foods, Advent Health, Bealls, Lowe's, just to name a few

Experience the convenience and opportunities offered by our newly completed stand-alone building located at 13922 US Hwy 441/27 in The Villages, FL. Space available: 2,000 or 4,000 SF, this property is perfect for businesses looking for a prime location.

Accessibility is key, and our building offers golf cart accessibility to The Villages, Stonecrest, and Spruce Creek South. This means easy access to a large customer base and the ability to cater to the unique lifestyle of this vibrant community.

Convenience is at the heart of our property, with three convenient access locations, including a signalized intersection. This makes it easy for customers to find and visit your business, ensuring a steady stream of traffic.



# Site Plan

4,000 SF Building **AVAILABLE**

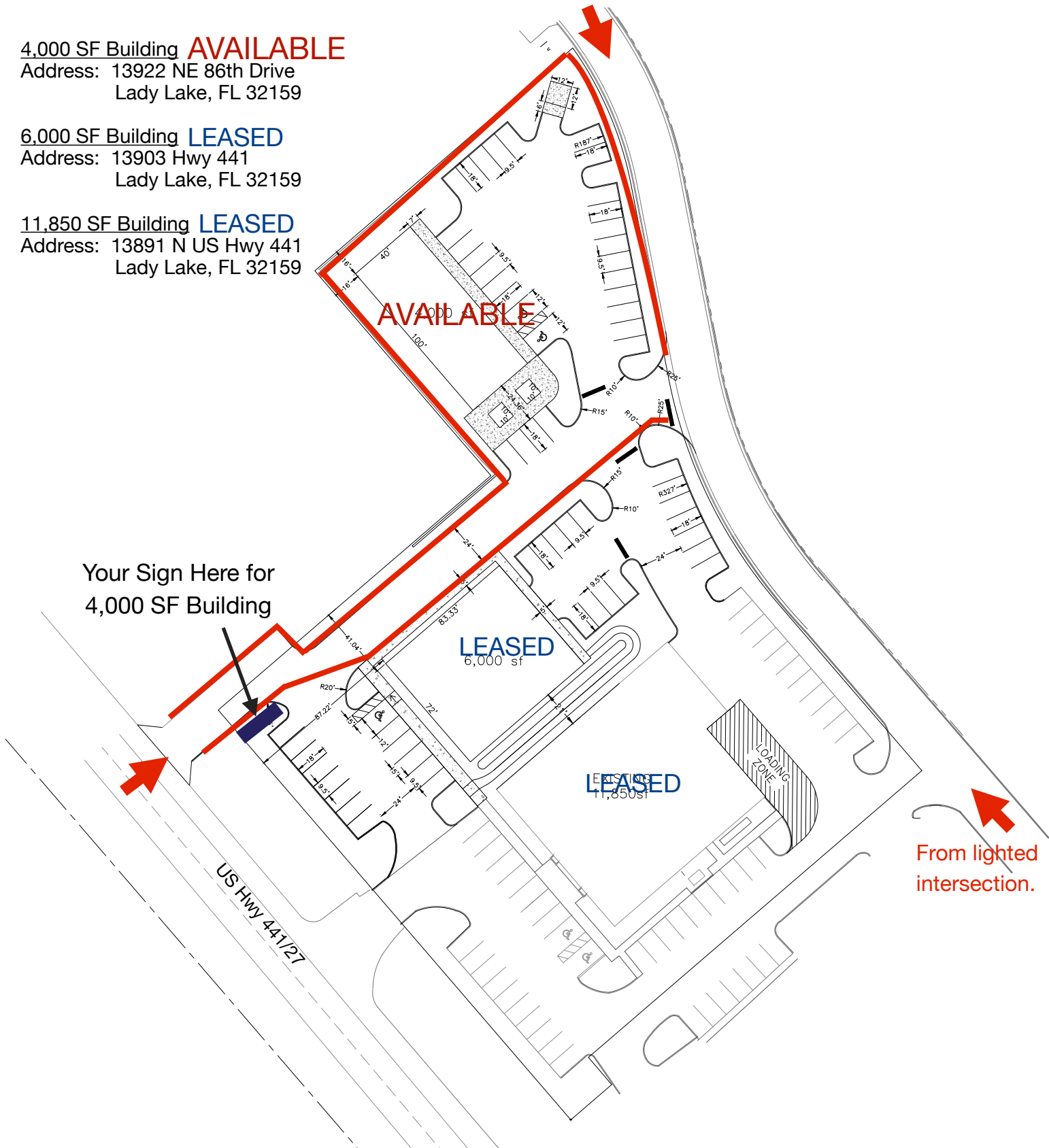
Address: 13922 NE 86th Drive  
Lady Lake, FL 32159

6,000 SF Building **LEASED**

Address: 13903 Hwy 441  
Lady Lake, FL 32159

11,850 SF Building **LEASED**

Address: 13891 N US Hwy 441  
Lady Lake, FL 32159



Ingress and egress by three separate directions, one is a signaled intersection.

# Photos



FRAN DANN-AKIN, SIOR  
(352) 266-7795





# Demographic and Income Profile

13937 N US Highway 441  
 13937 N US Highway 441, Lady Lake, Florida, 32159  
 Ring band: 0 - 5 mile radius

Prepared by Esri  
 Latitude: 28.95918  
 Longitude: -81.96295

Summary	Census 2010		Census 2020		2023	2028
Population	73,882		80,487		81,687	84,385
Households	39,008		43,851		44,932	47,021
Families	26,597		-		27,666	28,523
Average Household Size	1.89		1.82		1.81	1.78
Owner Occupied Housing Units	35,570		-		38,918	41,067
Renter Occupied Housing Units	3,438		-		6,014	5,954
Median Age	67.8		-		71.0	73.4
Trends: 2023-2028 Annual Rate	Area		State		National	
Population	0.65%		0.63%		0.30%	
Households	0.91%		0.77%		0.49%	
Families	0.61%		0.74%		0.44%	
Owner HHS	1.08%		0.93%		0.66%	
Median Household Income	2.51%		3.34%		2.57%	
Households by Income	Census 2010		Census 2020		2023	2028
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	3,050	6.8%	3,050	6.8%	2,723	5.8%
\$15,000 - \$24,999	3,616	8.0%	3,616	8.0%	3,016	6.4%
\$25,000 - \$34,999	4,578	10.2%	4,578	10.2%	3,956	8.4%
\$35,000 - \$49,999	6,193	13.8%	6,193	13.8%	5,742	12.2%
\$50,000 - \$74,999	9,883	22.0%	9,883	22.0%	10,171	21.6%
\$75,000 - \$99,999	7,565	16.8%	7,565	16.8%	8,563	18.2%
\$100,000 - \$149,999	5,994	13.3%	5,994	13.3%	7,349	15.6%
\$150,000 - \$199,999	2,650	5.9%	2,650	5.9%	3,701	7.9%
\$200,000+	1,403	3.1%	1,403	3.1%	1,801	3.8%
Median Household Income			\$60,094		\$68,035	
Average Household Income			\$80,724		\$92,535	
Per Capita Income			\$44,278		\$51,417	
Population by Age	Census 2010		Census 2020		2023	2028
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,106	1.5%	1,031	1.3%	987	1.2%
5 - 9	1,192	1.6%	1,119	1.4%	1,029	1.2%
10 - 14	1,217	1.6%	1,171	1.4%	1,097	1.3%
15 - 19	1,150	1.6%	1,122	1.4%	1,028	1.2%
20 - 24	1,022	1.4%	1,069	1.3%	956	1.1%
25 - 34	2,249	3.0%	2,401	2.9%	2,197	2.6%
35 - 44	2,811	3.8%	2,617	3.2%	2,529	3.0%
45 - 54	4,364	5.9%	3,296	4.0%	3,034	3.6%
55 - 64	13,783	18.7%	9,742	11.9%	7,611	9.0%
65 - 74	27,277	36.9%	31,396	38.4%	26,990	32.0%
75 - 84	14,593	19.8%	21,514	26.3%	29,681	35.2%
85+	3,118	4.2%	5,208	6.4%	7,246	8.6%
Race and Ethnicity	Census 2010		Census 2020		2023	2028
	Number	Percent	Number	Percent	Number	Percent
White Alone	70,585	95.5%	72,965	90.7%	73,844	90.4%
Black Alone	1,517	2.1%	1,714	2.1%	1,765	2.2%
American Indian Alone	130	0.2%	142	0.2%	148	0.2%
Asian Alone	654	0.9%	1,025	1.3%	1,030	1.3%
Pacific Islander Alone	21	0.0%	32	0.0%	33	0.0%
Some Other Race Alone	457	0.6%	1,175	1.5%	1,250	1.5%
Two or More Races	517	0.7%	3,434	4.3%	3,617	4.4%
Hispanic Origin (Any Race)	2,156	2.9%	3,842	4.8%	4,124	5.0%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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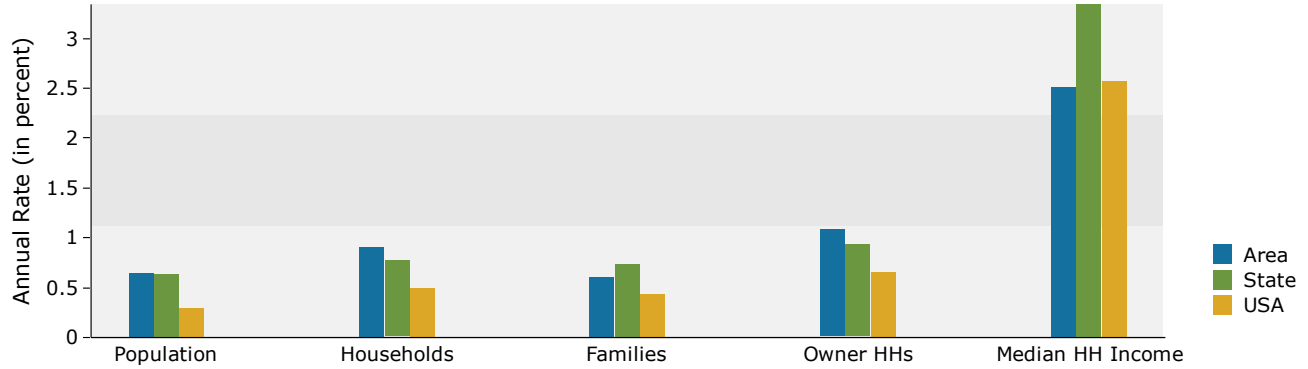


# Demographic and Income Profile

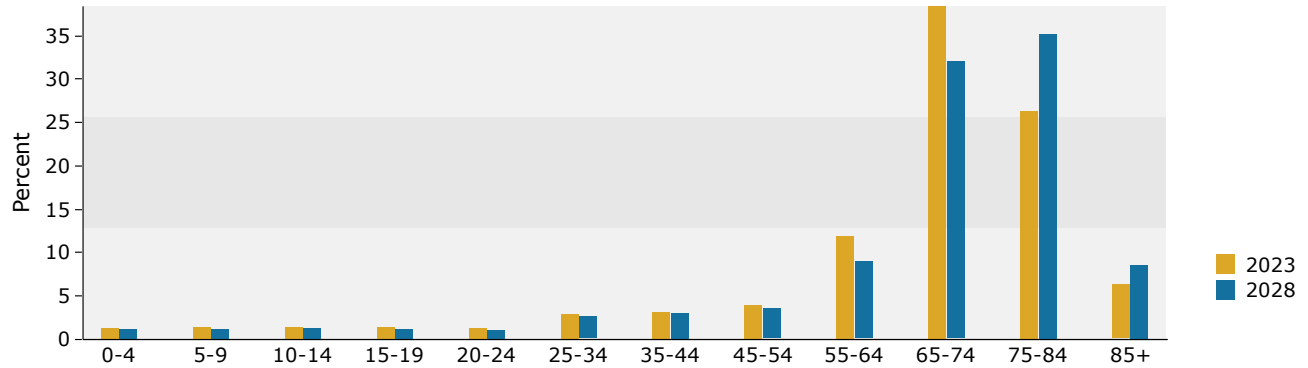
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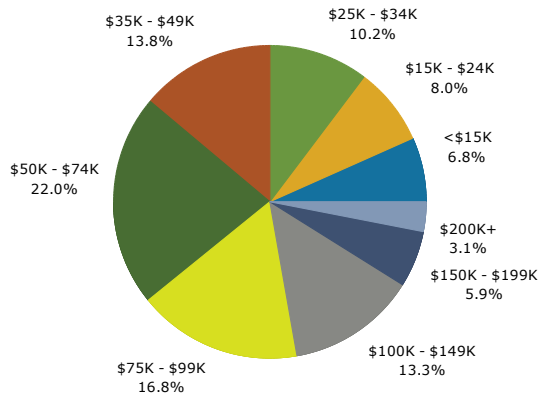
## Trends 2023-2028



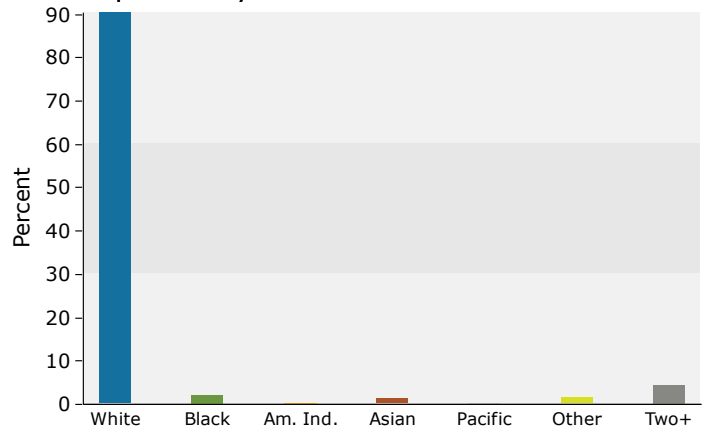
## Population by Age



## 2023 Household Income



## 2023 Population by Race



2023 Percent Hispanic Origin: 5.0%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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# Medical Expenditures

13937 N US Highway 441  
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Demographic Summary		2023	2028
Population		81,687	84,385
Households		44,932	47,021
Families		27,666	28,523
Median Household Income		\$60,094	\$68,035
Males per 100 Females		89.2	86.5
<b>Population by Age</b>			
Population <5 Years		1.3%	1.2%
Population 65+ Years		71.1%	75.7%
Median Age		71.0	73.4
	<b>Spending Potential Index</b>	<b>Average Amount Spent</b>	<b>Total</b>
<b>Health Care</b>	89	\$6,537.94	\$293,762,610
<b>Medical Care</b>	90	\$2,182.19	\$98,050,330
Physician Services	80	\$221.81	\$9,966,182
Dental Services	92	\$416.04	\$18,693,485
Eyecare Services	94	\$81.78	\$3,674,697
Lab Tests, X-rays	76	\$59.01	\$2,651,471
Hospital Room and Hospital Services	73	\$183.04	\$8,224,190
Convalescent or Nursing Home Care	142	\$46.06	\$2,069,479
Other Medical Services (1)	76	\$133.72	\$6,008,155
Nonprescription Drugs	90	\$153.18	\$6,882,611
Prescription Drugs	94	\$345.95	\$15,544,392
Nonprescription Vitamins	100	\$138.86	\$6,239,421
Medicare Prescription Drug Premium	130	\$174.47	\$7,839,461
Eyeglasses and Contact Lenses	77	\$85.72	\$3,851,642
Hearing Aids	124	\$50.03	\$2,247,890
Medical Equipment for General Use	89	\$8.68	\$390,122
Other Medical Supplies/Equipment (2)	97	\$83.84	\$3,767,133
<b>Health Insurance</b>	88	\$4,355.74	\$195,712,281
Blue Cross/Blue Shield	69	\$915.92	\$41,153,941
Fee for Service Health Plan	72	\$708.84	\$31,849,735
HMO	63	\$511.63	\$22,988,560
Medicare Payments	128	\$1,335.21	\$59,993,603
Long Term Care Insurance	123	\$79.46	\$3,570,362
Dental Care Insurance	74	\$132.14	\$5,937,178
Vision Care Insurance	69	\$30.23	\$1,358,278
Prescription Drug Insurance	88	\$6.06	\$272,417
Other Single Service Insurance (3)	90	\$15.38	\$691,212
Medicaid Premiums	59	\$6.73	\$302,310
Tricare/Military Premiums	77	\$9.39	\$421,963
Children's Health Ins Program Premiums	55	\$1.18	\$53,093

**Data Note:** The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

**(1) Other Medical Services** includes Services by Medical Professionals other than Physicians, Outpatient Hospital Care, Blood Donation, and Ambulance, Dialysis, Emergency Room, Oxygen or Rescue Services.

**(2) Other Medical Supplies/Equipment** includes Topicals, Dressings, Supportive and Convalescent Medical Equipment, Rental of Medical Equipment for General Use, and Rental of Supportive and Convalescent Medical Equipment.

**(3) Other Single Service Insurance** Other Single Service Insurance includes health insurance coverage that provides for only one type of service, other than dental care, vision care, prescriptions, and long-term care

**Source:** Esri forecasts for 2023 and 2028; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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# Retail Goods and Services Expenditures

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Top Tapestry Segments	Percent	Demographic Summary	2023	2028
The Elders (9C)	84.1%	Population	81,687	84,385
Senior Escapes (9D)	6.6%	Households	44,932	47,021
Heartland Communities (6F)	3.7%	Families	27,666	28,523
Front Porches (8E)	2.3%	Median Age	71.0	73.4
Rural Resort Dwellers (6E)	1.5%	Median Household Income	\$60,094	\$68,035
		Spending Potential Index	Average Amount Spent	Total
<b>Apparel and Services</b>				
Men's		80	\$1,506.09	\$67,671,527
Women's		74	\$326.11	\$14,652,569
Children's		52	\$551.37	\$24,774,298
Footwear		63	\$171.98	\$7,727,297
Watches & Jewelry		63	\$313.25	\$14,075,145
Apparel Products and Services (1)		81	\$107.13	\$4,813,347
			\$36.25	\$1,628,872
<b>Computer</b>				
Computers and Hardware for Home Use		73	\$185.79	\$8,348,025
Portable Memory		70	\$3.20	\$143,637
Computer Software		75	\$10.80	\$485,267
Computer Accessories		86	\$21.53	\$967,604
<b>Entertainment &amp; Recreation</b>				
Fees and Admissions		79	\$2,986.26	\$134,178,454
Membership Fees for Clubs (2)		76	\$539.34	\$24,233,537
Membership Fees for Clubs (2)		77	\$214.20	\$9,624,494
Fees for Participant Sports, excl. Trips		103	\$123.26	\$5,538,389
Tickets to Theatre/Operas/Concerts		82	\$44.68	\$2,007,662
Tickets to Movies		74	\$20.33	\$913,454
Tickets to Parks or Museums		67	\$18.72	\$841,152
Admission to Sporting Events, excl. Trips		60	\$34.80	\$1,563,707
Fees for Recreational Lessons		57	\$82.70	\$3,716,046
Dating Services		60	\$0.64	\$28,632
TV/Video/Audio		82	\$1,110.70	\$49,905,762
Cable and Satellite Television Services		89	\$766.14	\$34,424,250
Televisions		76	\$110.15	\$4,949,077
Satellite Dishes		59	\$1.01	\$45,165
VCRs, Video Cameras, and DVD Players		70	\$3.36	\$150,852
Miscellaneous Video Equipment		73	\$9.25	\$415,454
Video Cassettes and DVDs		81	\$5.31	\$238,735
Video Game Hardware/Accessories		56	\$22.34	\$1,003,692
Video Game Software		60	\$11.62	\$522,091
Rental/Streaming/Downloaded Video		67	\$82.14	\$3,690,501
Installation of Televisions		88	\$1.41	\$63,139
Audio (3)		71	\$95.96	\$4,311,819
Rental and Repair of TV/Radio/Sound Equipment		73	\$2.02	\$90,986
Pets		83	\$760.99	\$34,192,732
Toys/Games/Crafts/Hobbies (4)		71	\$111.94	\$5,029,635
Recreational Vehicles and Fees (5)		65	\$98.20	\$4,412,407
Sports/Recreation/Exercise Equipment (6)		72	\$201.20	\$9,040,345
Photo Equipment and Supplies (7)		69	\$32.26	\$1,449,410
Reading (8)		93	\$117.40	\$5,275,189
Catered Affairs (9)		47	\$14.23	\$639,437
<b>Food</b>				
Food at Home		76	\$7,969.80	\$358,099,034
Food at Home		77	\$5,270.50	\$236,813,992
Bakery and Cereal Products		77	\$676.79	\$30,409,508
Meats, Poultry, Fish, and Eggs		77	\$1,136.58	\$51,068,788
Dairy Products		79	\$522.76	\$23,488,805
Fruits and Vegetables		78	\$1,052.40	\$47,286,522
Snacks and Other Food at Home (10)		77	\$1,881.96	\$84,560,369
Food Away from Home		73	\$2,699.30	\$121,285,042
Alcoholic Beverages		82	\$551.18	\$24,765,741

**Data Note:** The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

**Source:** Esri forecasts for 2023 and 2028; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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# Retail Goods and Services Expenditures

13937 N US Highway 441  
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	Spending Potential Index	Average Amount Spent	Total
<b>Financial</b>			
Value of Stocks/Bonds/Mutual Funds	87	\$34,426.19	\$1,546,837,552
Value of Retirement Plans	84	\$119,208.99	\$5,356,298,437
Value of Other Financial Assets	94	\$8,060.22	\$362,161,864
Vehicle Loan Amount excluding Interest	70	\$2,537.82	\$114,029,321
Value of Credit Card Debt	73	\$2,305.11	\$103,573,241
<b>Health</b>			
Nonprescription Drugs	90	\$153.18	\$6,882,611
Prescription Drugs	94	\$345.95	\$15,544,392
Eyeglasses and Contact Lenses	77	\$85.72	\$3,851,642
<b>Home</b>			
Mortgage Payment and Basics (11)	77	\$9,915.73	\$445,533,372
Maintenance and Remodeling Services	92	\$3,479.99	\$156,363,076
Maintenance and Remodeling Materials (12)	81	\$638.74	\$28,699,716
Utilities, Fuel, and Public Services	79	\$4,560.60	\$204,916,692
<b>Household Furnishings and Equipment</b>			
Household Textiles (13)	77	\$94.48	\$4,245,175
Furniture	78	\$640.52	\$28,779,931
Rugs	83	\$34.42	\$1,546,419
Major Appliances (14)	81	\$427.01	\$19,186,410
Housewares (15)	82	\$88.49	\$3,976,018
Small Appliances	74	\$53.61	\$2,408,789
Luggage	76	\$10.95	\$491,974
Telephones and Accessories	79	\$85.09	\$3,823,453
<b>Household Operations</b>			
Child Care	47	\$243.51	\$10,941,577
Lawn and Garden (16)	88	\$588.06	\$26,422,609
Moving/Storage/Freight Express	81	\$72.67	\$3,265,424
Housekeeping Supplies (17)	84	\$780.26	\$35,058,794
<b>Insurance</b>			
Owners and Renters Insurance	85	\$662.39	\$29,762,463
Vehicle Insurance	77	\$1,676.01	\$75,306,640
Life/Other Insurance	79	\$545.92	\$24,529,086
Health Insurance	88	\$4,355.74	\$195,712,281
Personal Care Products (18)	78	\$433.14	\$19,461,858
School Books and Supplies (19)	71	\$94.59	\$4,250,254
Smoking Products	66	\$287.54	\$12,919,847
<b>Transportation</b>			
Payments on Vehicles excluding Leases	69	\$2,088.74	\$93,851,214
Gasoline and Motor Oil	73	\$1,837.67	\$82,570,335
Vehicle Maintenance and Repairs	79	\$1,034.69	\$46,490,643
<b>Travel</b>			
Airline Fares	77	\$359.53	\$16,154,570
Lodging on Trips	75	\$537.11	\$24,133,287
Auto/Truck Rental on Trips	75	\$59.43	\$2,670,174
Food and Drink on Trips	75	\$420.56	\$18,896,715

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- (1) Apparel Products and Services** includes shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) Membership Fees for Clubs** includes membership fees for social, recreational, and health clubs.
- (3) Audio** includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.
- (4) Toys and Games** includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.
- (5) Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.
- (6) Sports/Recreation/Exercise Equipment** includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) Photo Equipment and Supplies** includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) Reading** includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers.
- (9) Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fats and oils, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips and other snacks, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent on owned dwellings.
- (12) Maintenance and Remodeling Materials** includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) Household Textiles** includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers and decorative pillows.
- (14) Major Appliances** includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) Housewares** includes flatware, dishes, cups glasses, serving pieces, nonelectric cookware, and tableware.
- (16) Lawn and Garden** includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) Housekeeping Supplies** includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
- (18) Personal Care Products** includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, other miscellaneous care products and personal care appliances.
- (19) School Books and Supplies** includes school books and supplies for college, elementary school, high school, vocational/technical school, preschool and other schools.

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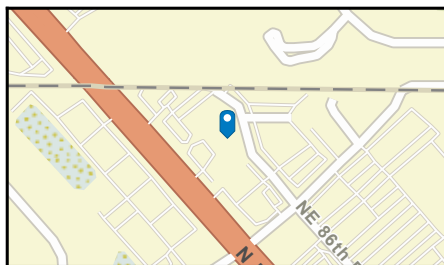
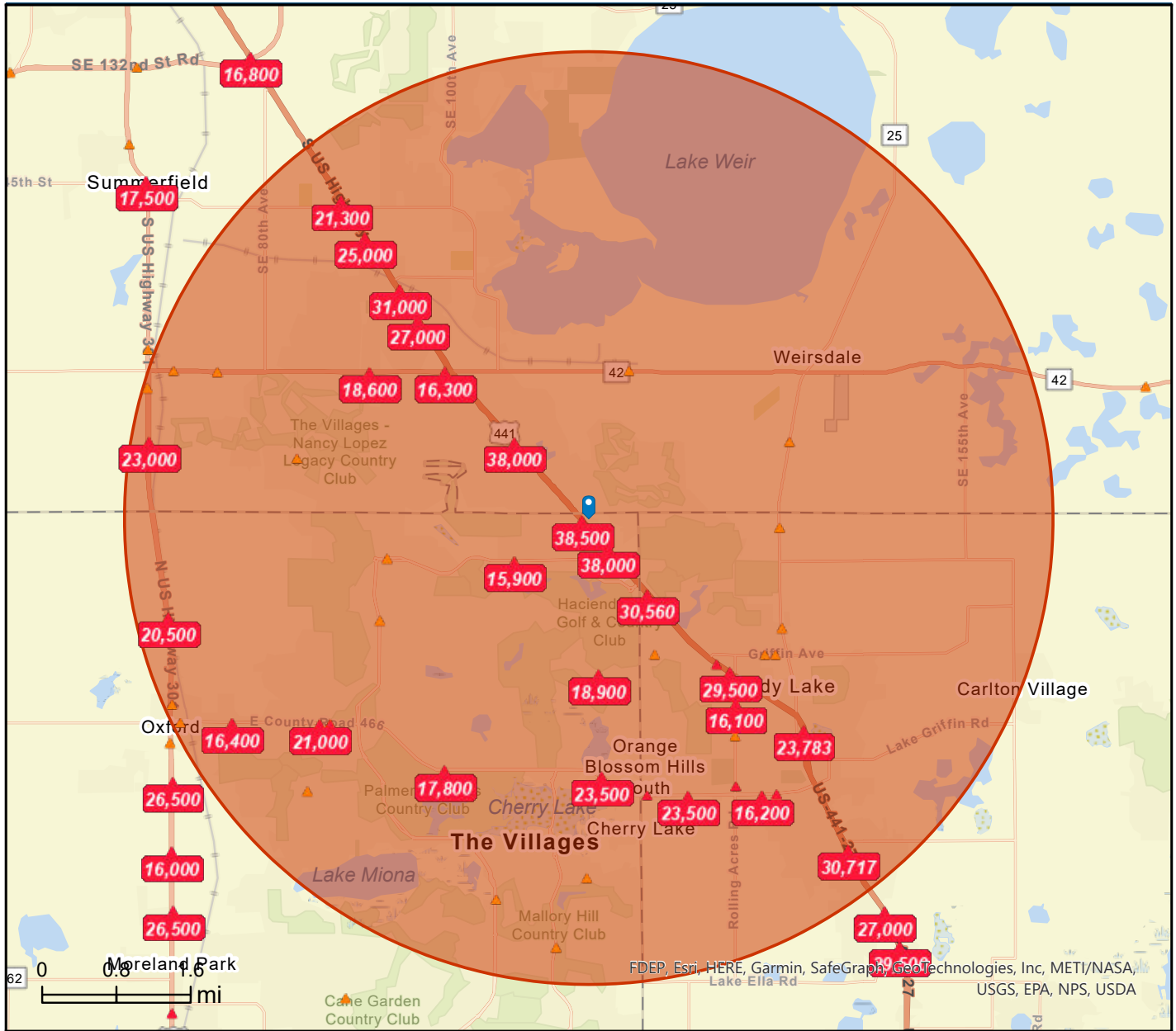




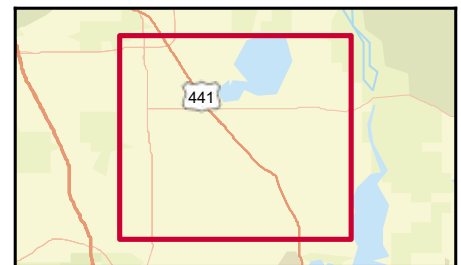
# Traffic Count Map

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Ring bands: 0-5 mile radii

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- Average Daily Traffic Volume**  
**▲ Up to 6,000 vehicles per day**  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).

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