



**AVAILABLE FOR
SUBLEASE**

944 Bichara Blvd
Lady Lake, FL 32159

PROPERTY HIGHLIGHTS

- Available: 23,856 SF
- 135' of frontage | 20' clear height
- Access to signalized intersection (35,000+ AADT)
- Aldi store opening - May 2026
- Delivery Immediately



2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	6,640	36,385	88,029
Median HH Income	\$55,246	\$65,621	\$69,793
Median Age	75.2	73.0	73.9

AREA TENANTS



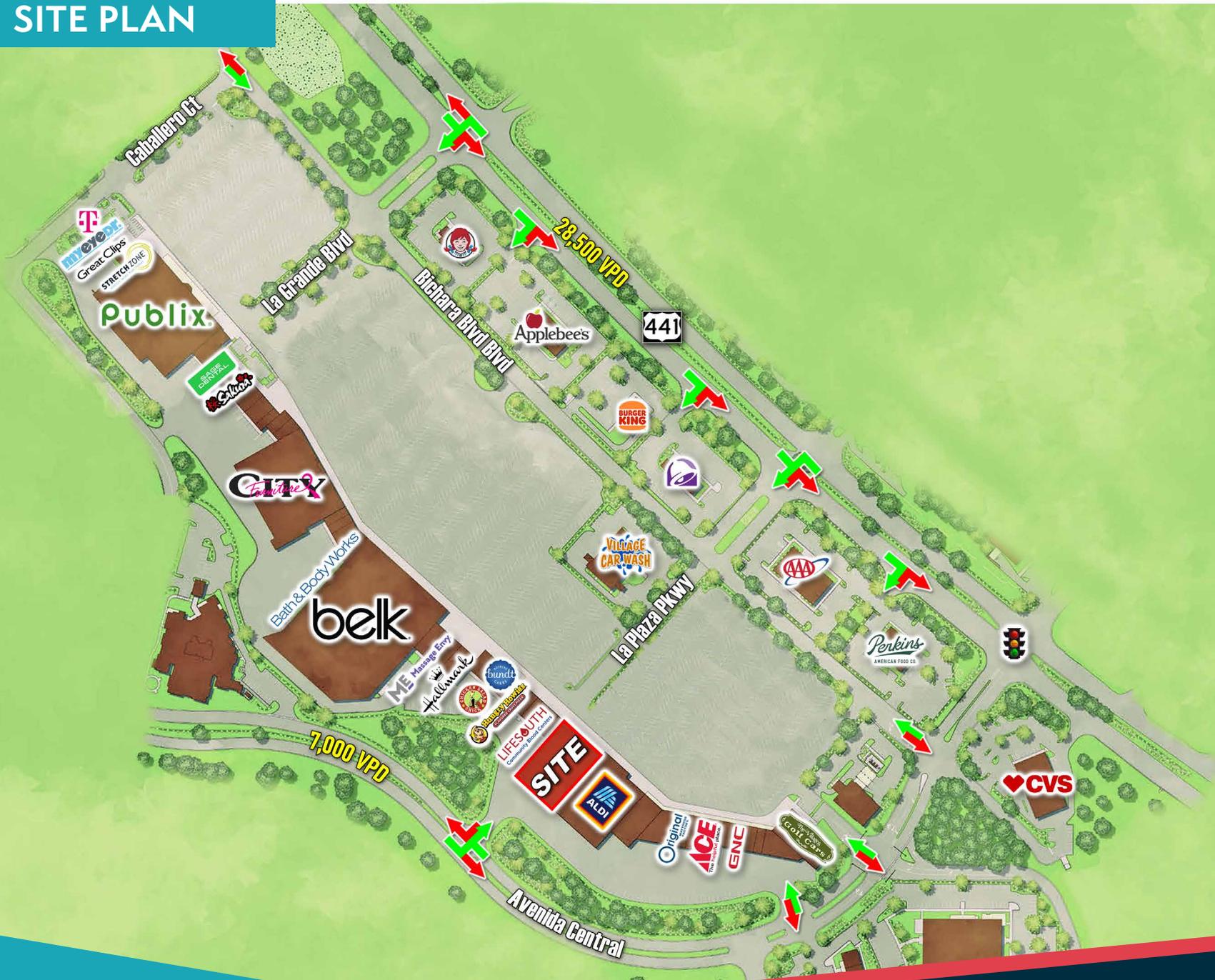
MARKET AERIAL



ELIZABETH WRIGHT
561.699.2790
ewright@marketlinkcre.com

BRENT ANDREWS
772.708.1599
brent@marketlinkcre.com

SITE PLAN

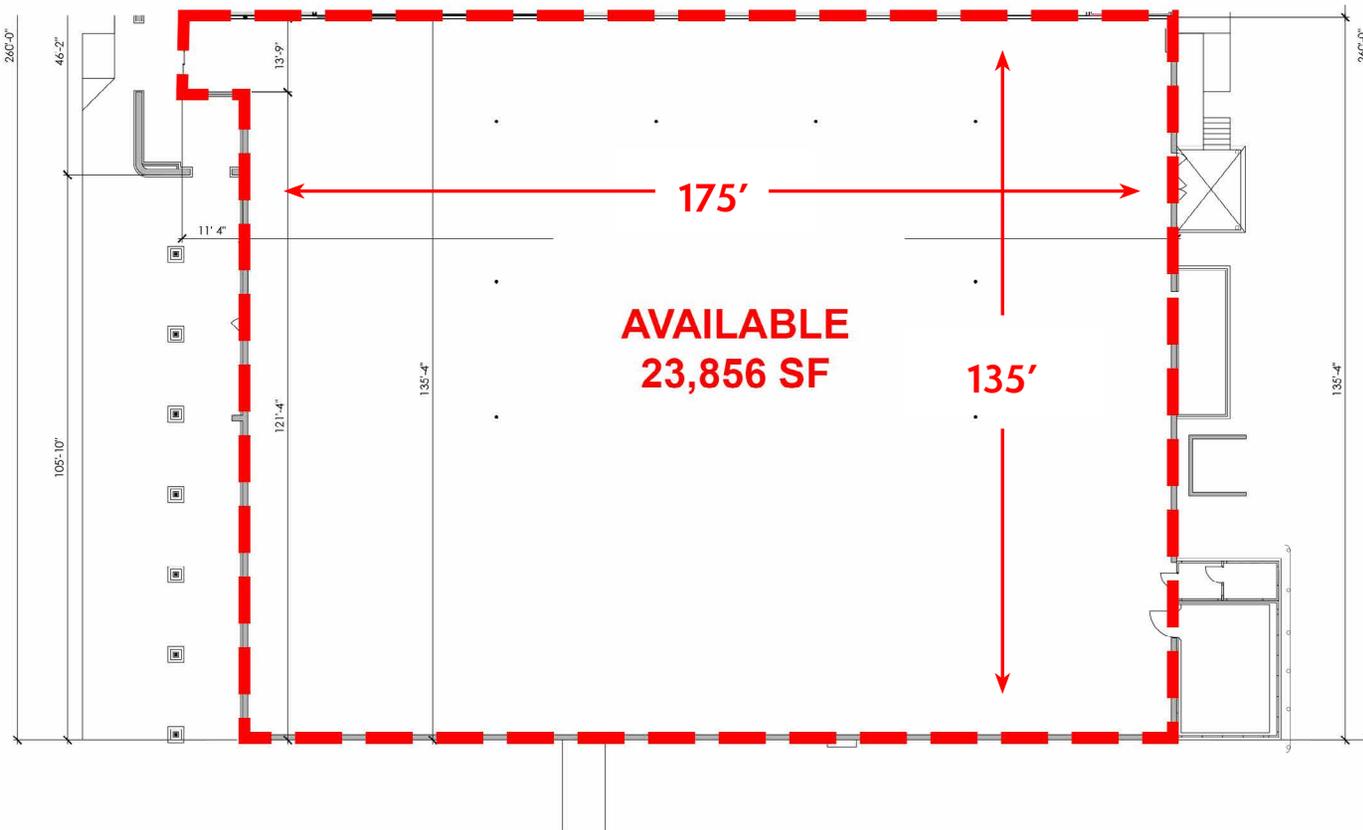


ELIZABETH WRIGHT
561.699.2790
ewright@marketlinkcre.com

BRENT ANDREWS
772.708.1599
brent@marketlinkcre.com



FLOOR PLAN



ELIZABETH WRIGHT
561.699.2790
ewright@marketlinkcre.com

BRENT ANDREWS
772.708.1599
brent@marketlinkcre.com

DRIVETIME MAP

2025 DEMOGRAPHICS

	3 MINUTE DRIVE TIME	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME
 POPULATION	957	5,565	26,170
 HOUSEHOLDS	579	3,356	14,752
 DAYTIME POPULATION	3,817	13,396	35,790
 AVERAGE HH INCOME	\$71,918	\$70,609	\$77,021
 MEDIAN AGE	75.6	74.3	71.4

