

## EXCLUSIVE

Flex Space  
for Lease on  
Lady Lake

—  
JUST  
LISTED

**\$14 PSF NNN Lease  
(Annual)**



## ABOUT THE PROPERTY

Located at 322 Oak St in Lady Lake, FL 32519, this Flex Building property offers a strategic location in a vibrant commercial area. Situated in close proximity to major thoroughfares and with easy access to FL Highway 27, the property ensures excellent connectivity to surrounding areas including The Villages (just a short drive away), Orlando (approximately one hour's drive), and Ocala (a quick 36-minute commute). This prime location not only provides convenience for daily operations but also offers visibility and accessibility crucial for businesses looking to thrive in Central Florida's dynamic market.

Discover exceptional business potential at 322 Oak St, Lady Lake, FL 32519. This versatile property features:

Size: 1800 sqf of flexible space, including 300 sqf of air-conditioned office space.

Access: Two 12x12 access doors ideal for versatile operations.

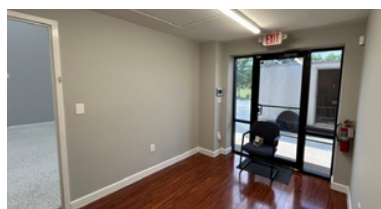
Location: Prime corner position offering high visibility and easy access to FL Highway 27.

Parking: Ample asphalt parking for convenience and customer accessibility.

Amenities: Private bathroom facilities for added convenience.

Terms: Competitive lease terms at **\$12 Base + \$2 CAM** per sqf.

Ideal for businesses seeking a strategic location with excellent amenities and accessibility in Lady Lake. Don't miss this opportunity to elevate your business presence in Central Florida's dynamic market.



**Ozan Cifci**

**Commercial Agent and Business Broker**

**407-782-4866**

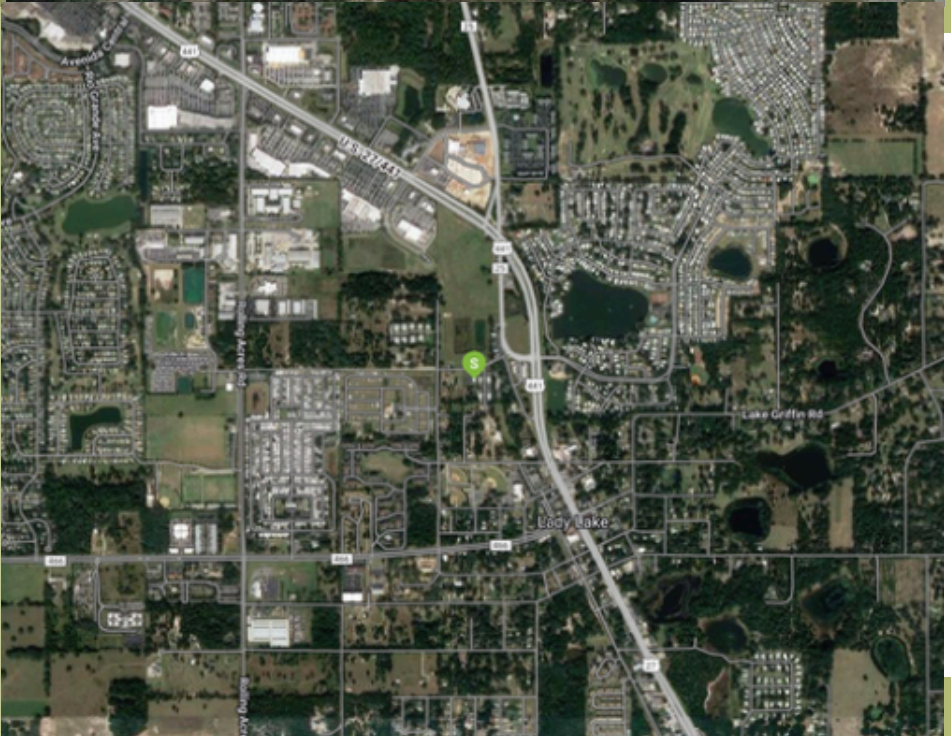
**OZANCOMMERCIAL@GMAIL.COM**

**floridacommerciallisting.com**



PROPERTY LISTED FOR LEASE

ADDRESS: 322 OAK ST, LADY LAKE FL 32159



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