

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 Marrero
407.863.2968
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JP Beaulieu, CCIM, CLS
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SITE PLAN



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BIRD'S EYE VIEW



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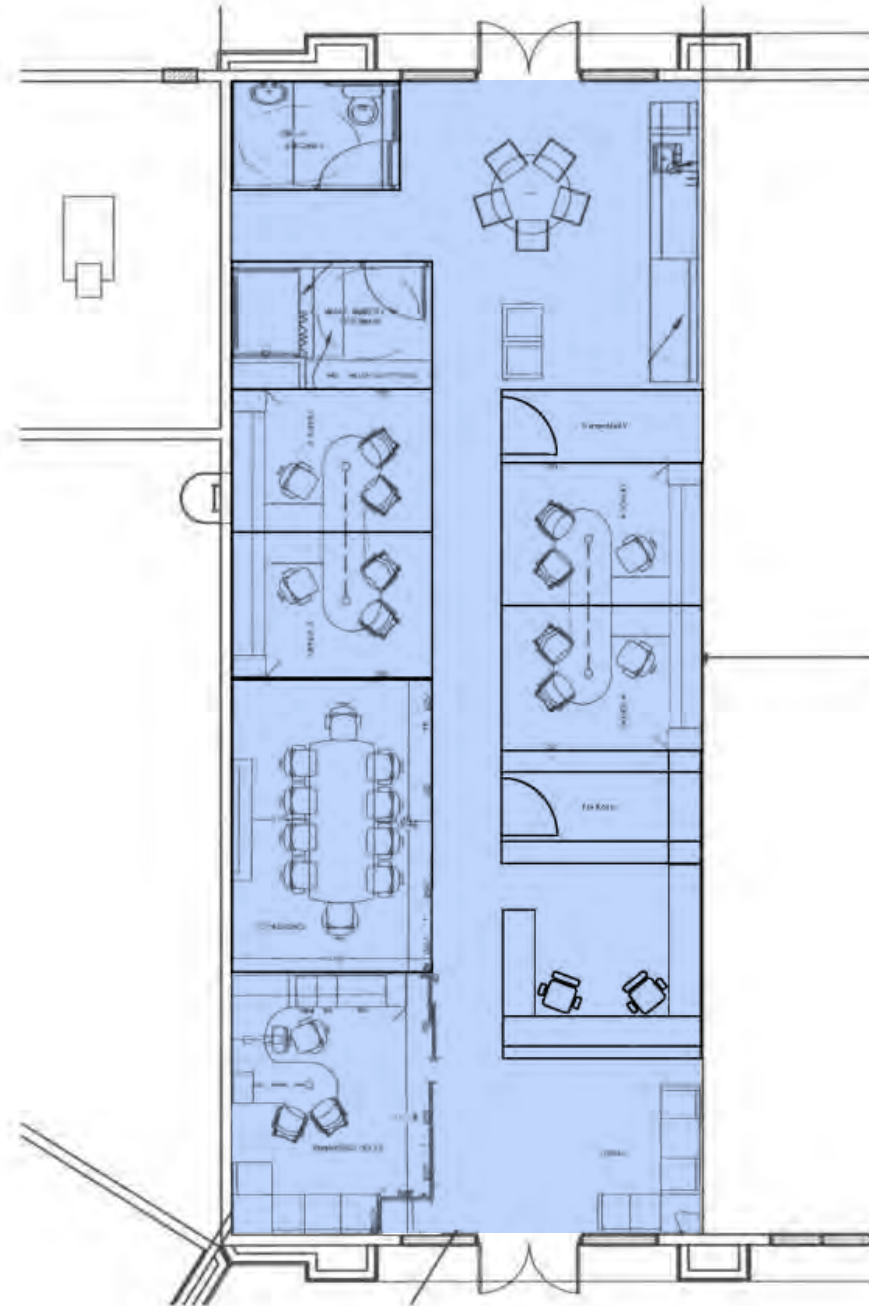
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LOD

Village Crossroads – SUITE 568

Available: 2,013 SF



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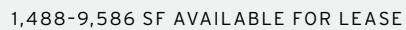
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BIRD'S EYE VIEW



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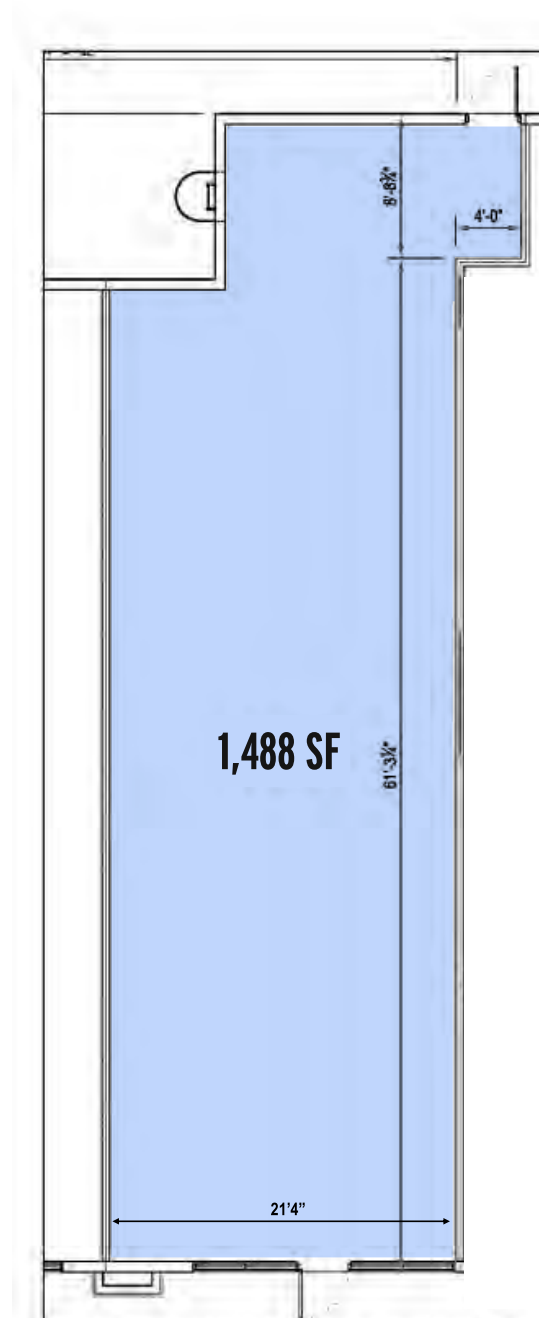
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Village Crossroads – SUITE 516

Available: 1,488 SF



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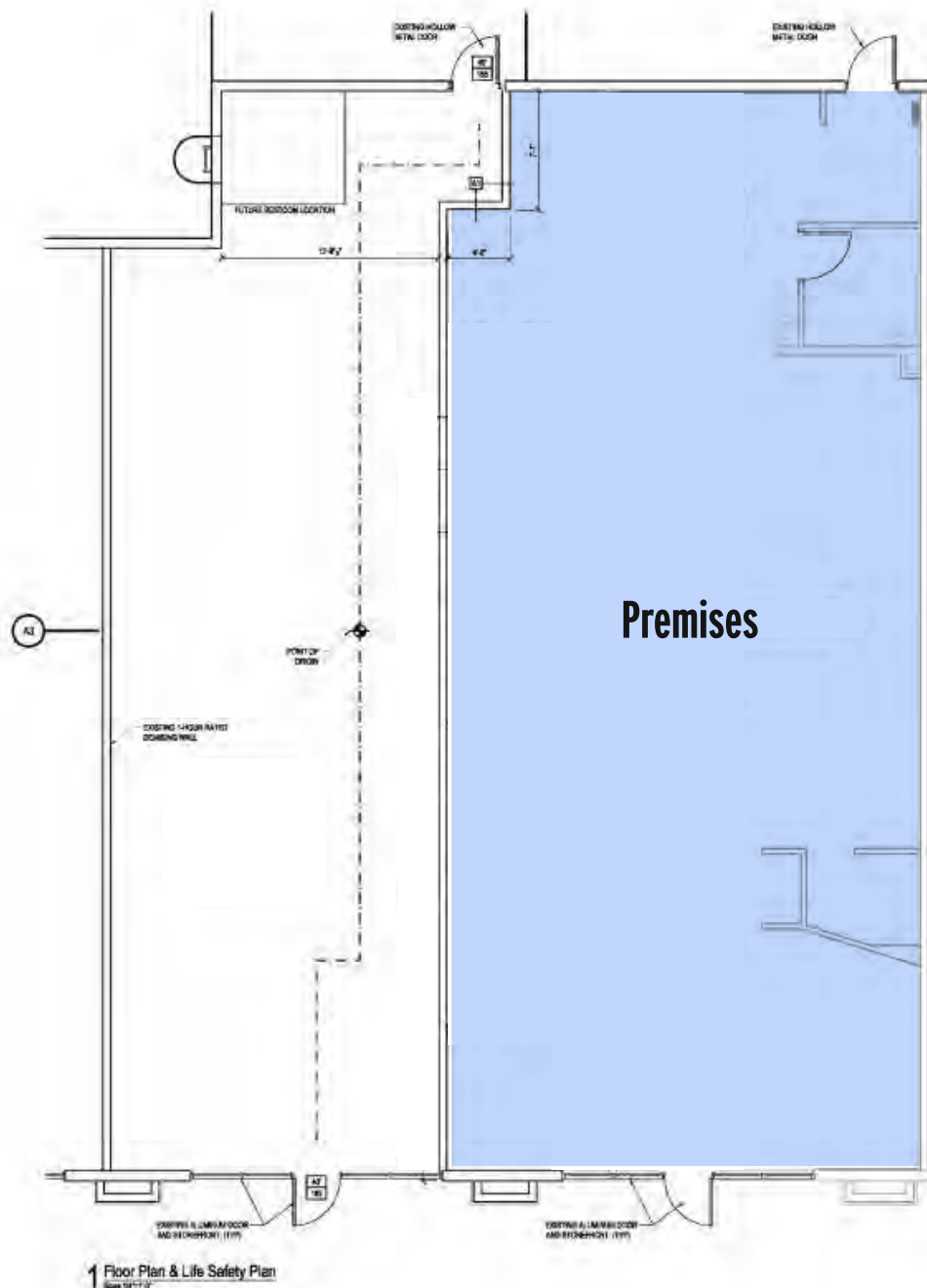
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Village Crossroads – SUITE 518

Available: 2,110 SF



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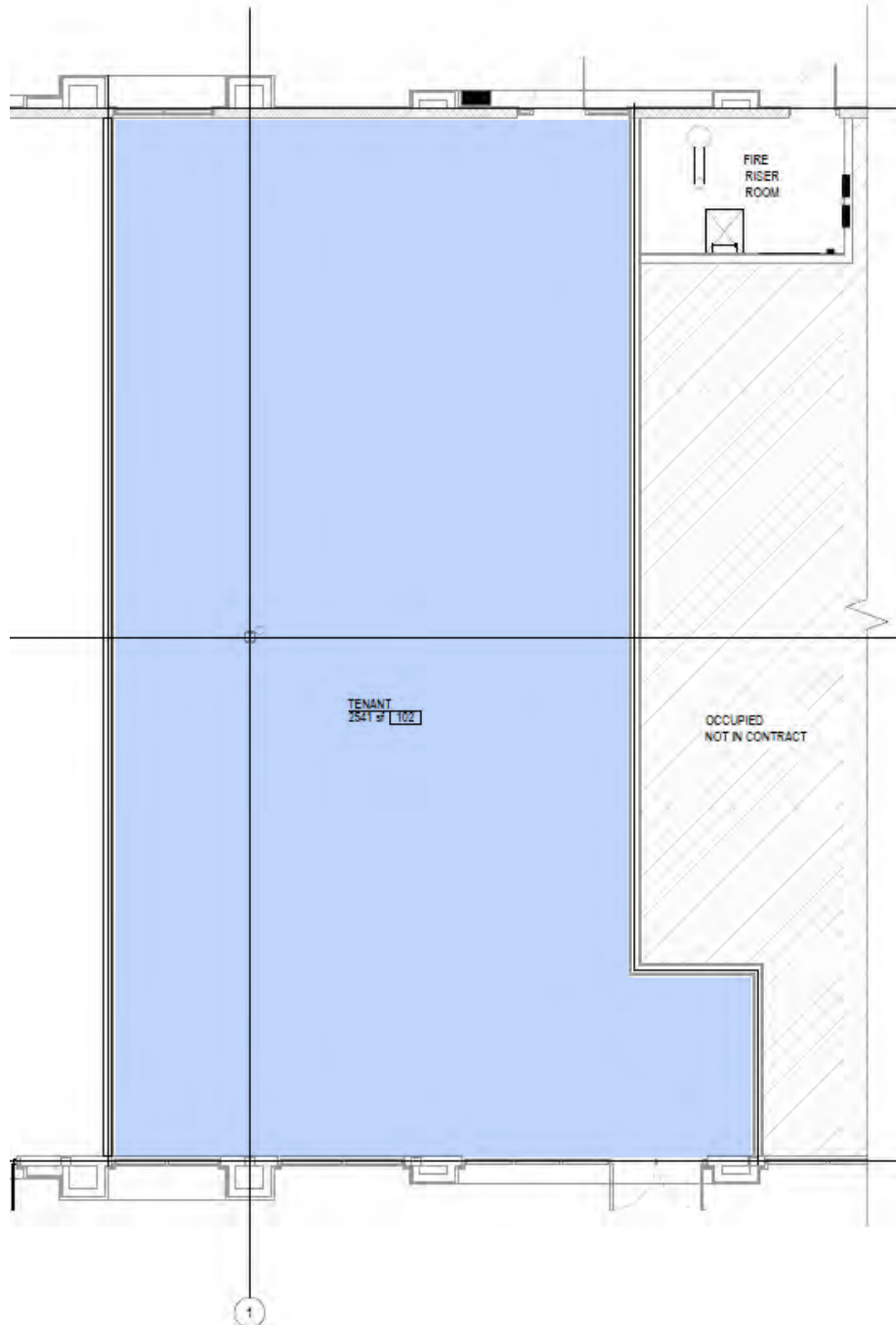
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Village Crossroads – SUITE 510

Available: 2,600 SF



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KEY LOCATIONS



30,500 AADT
NORTH US 27/441

15,700 AADT
ROLLING ACRES RD

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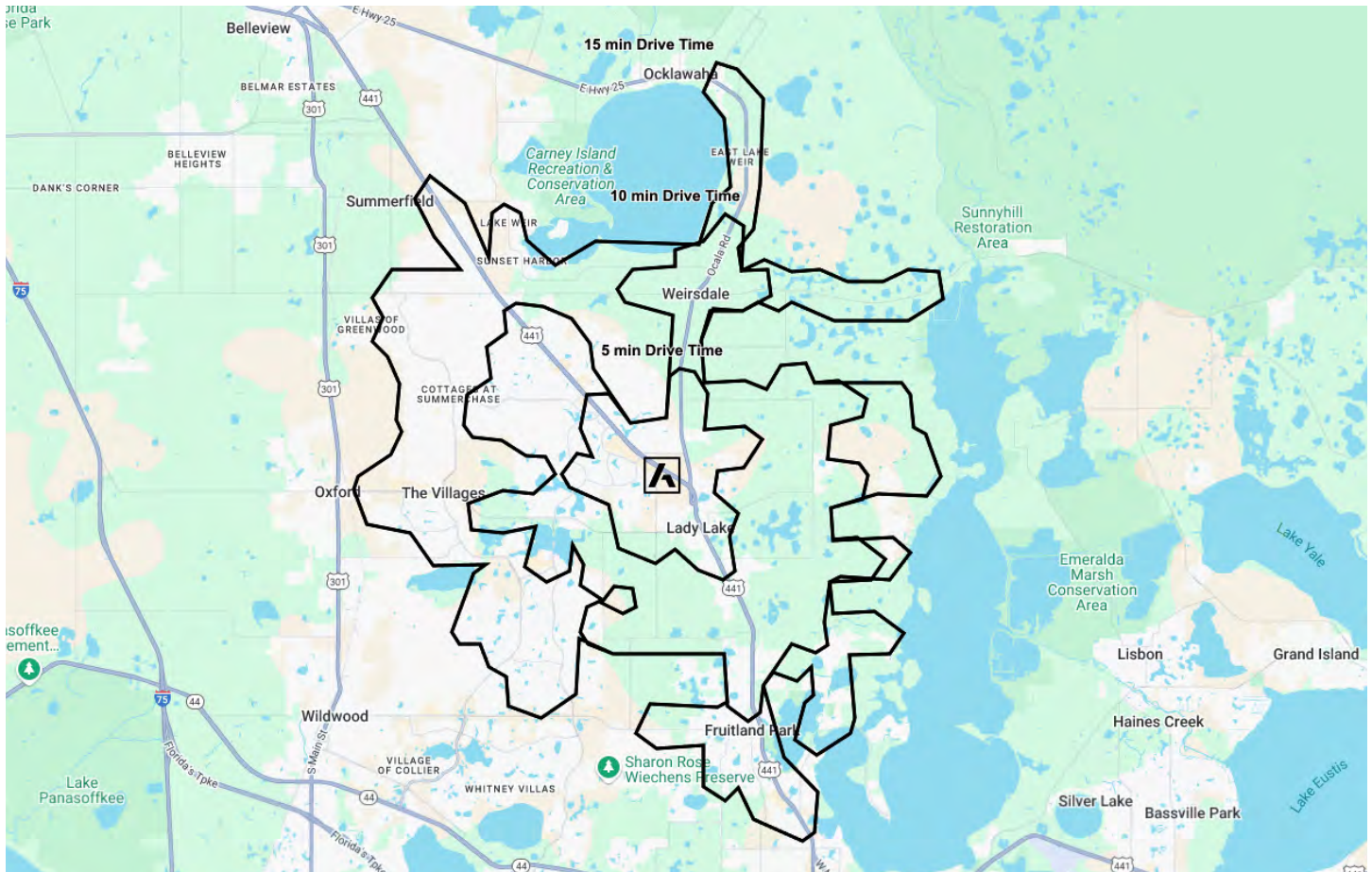
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DRIVE TIMES & DEMOGRAPHICS



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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