

# 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

CO-TENANTS INCLUDE:

AspenDental



Burlington



KOHL'S

PETSMART



Quest Diagnostics



FOR MORE INFORMATION, PLEASE CONTACT:

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## SITE PLAN



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## BIRD'S EYE VIEW



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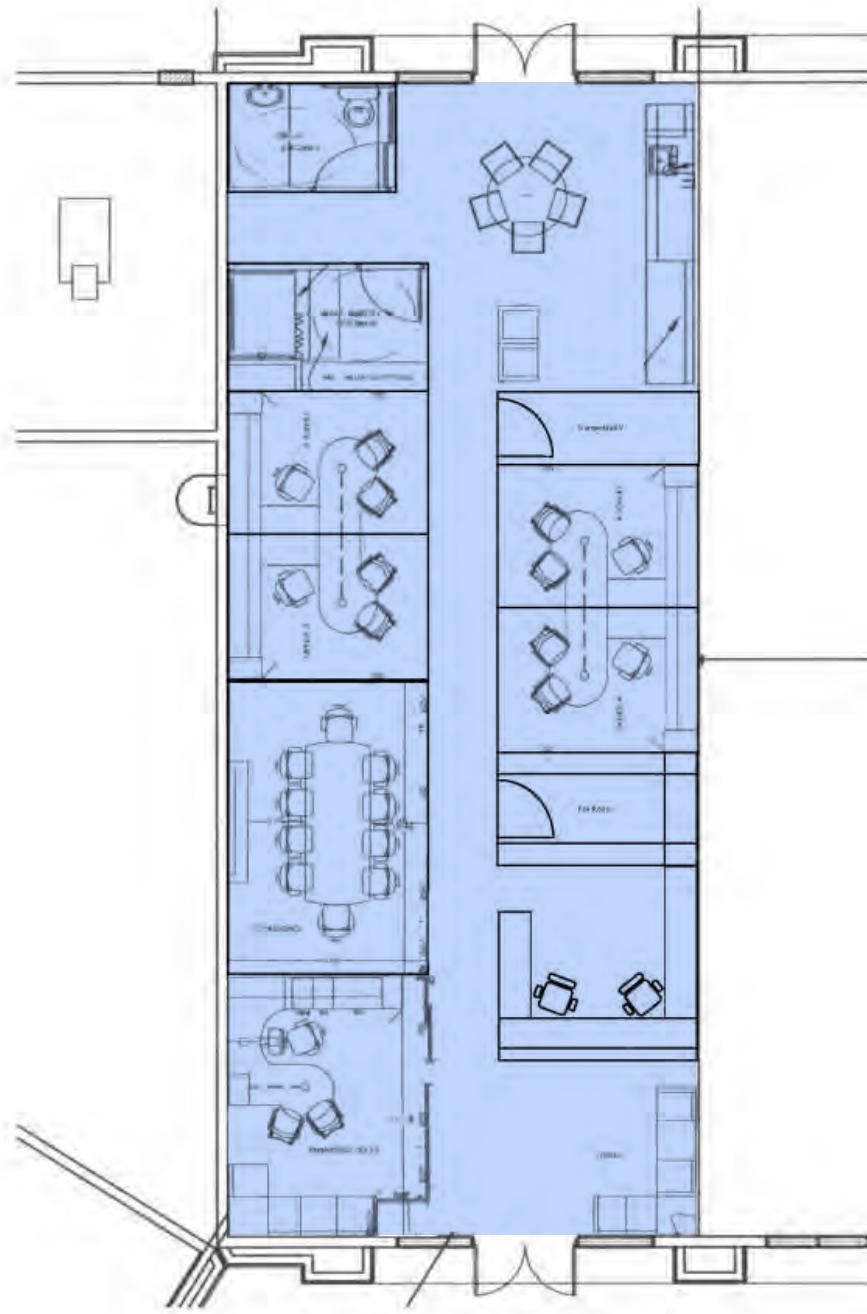
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**LOD**

### Village Crossroads – SUITE 568

Available: 2,013 SF



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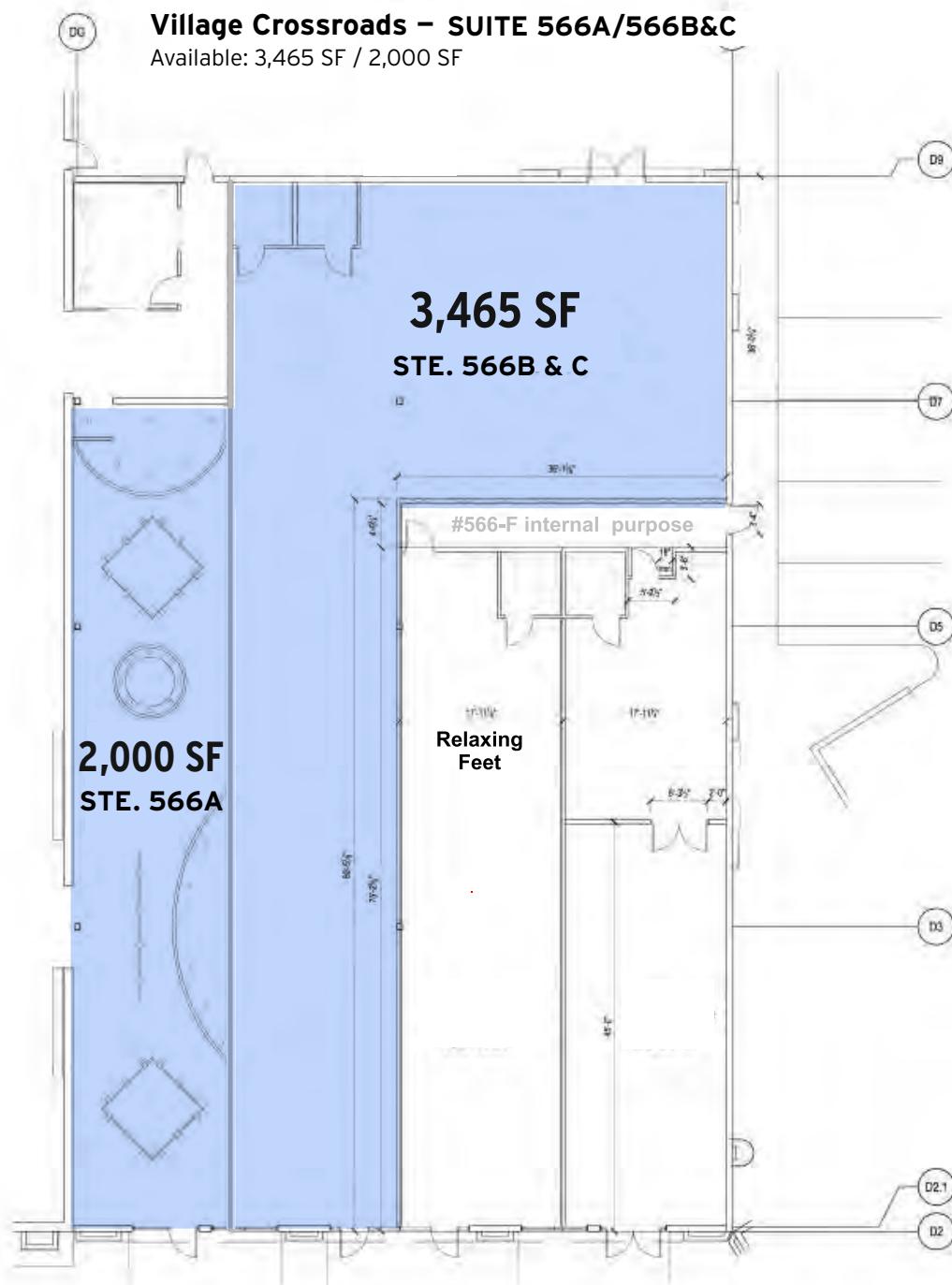
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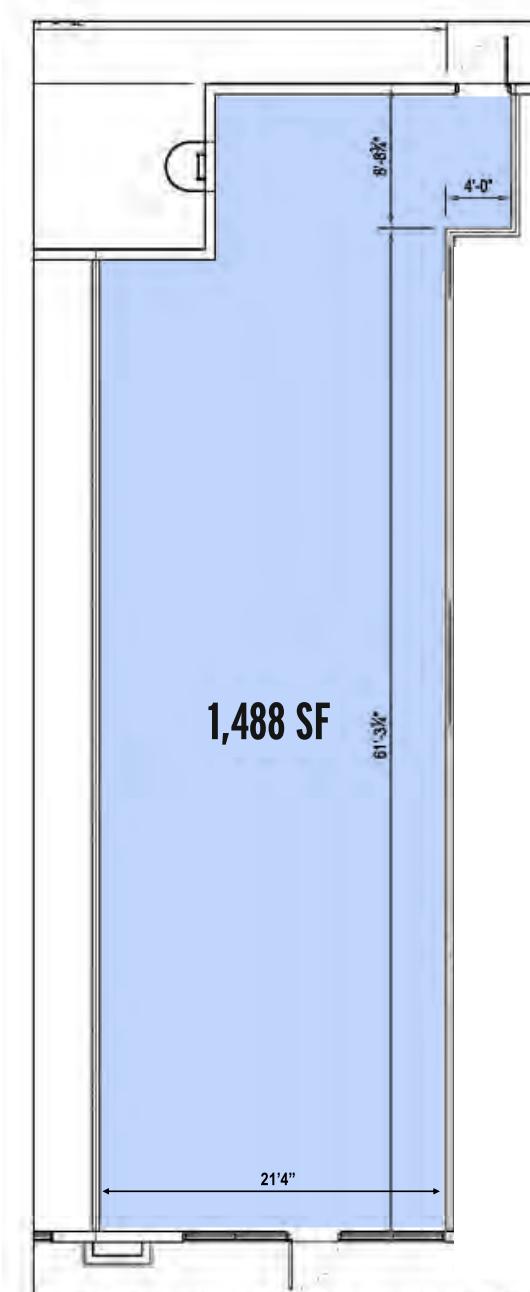
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## Village Crossroads – | SUITE 516

Available: 1,488 SF



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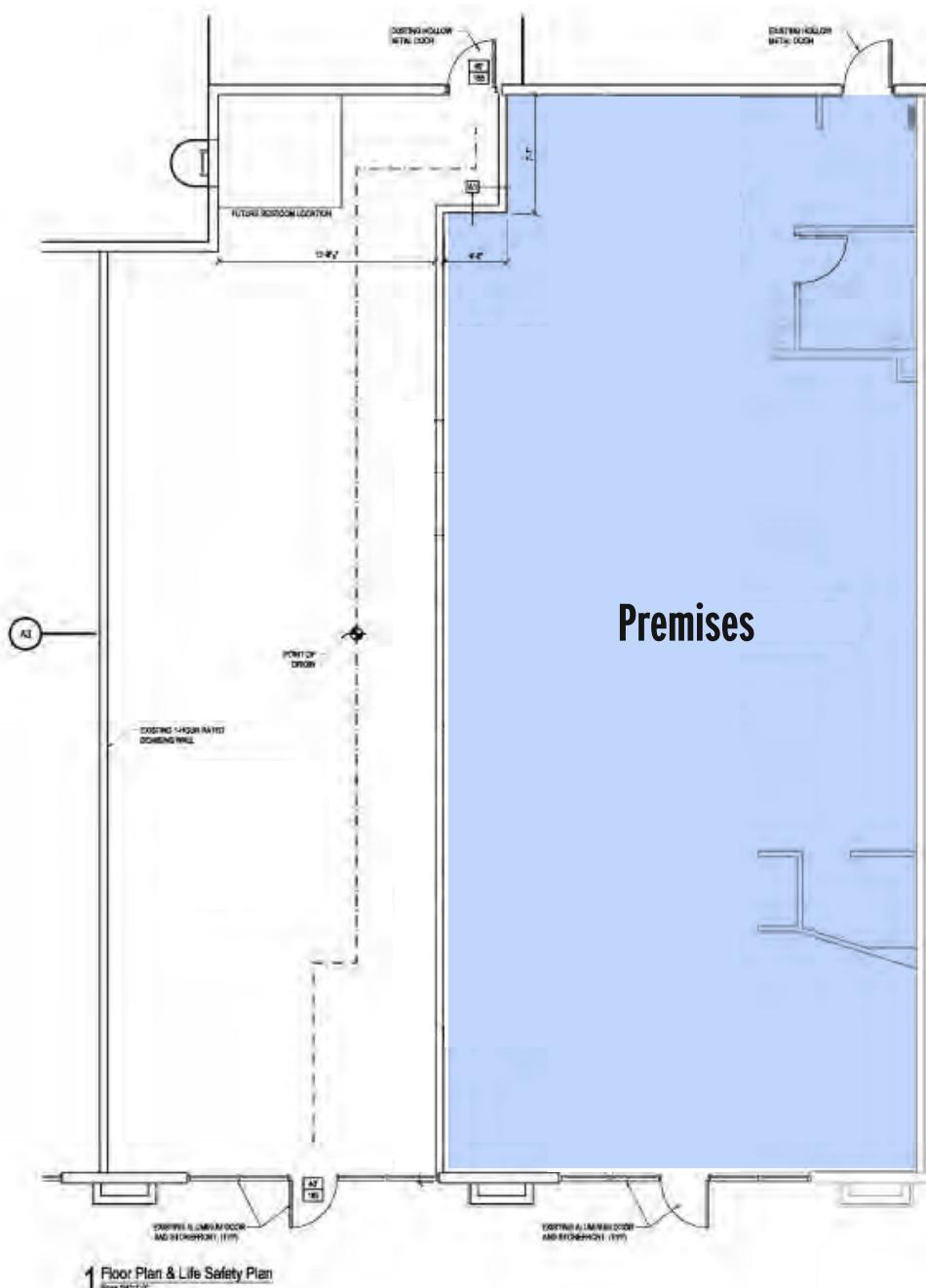
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## Village Crossroads – SUITE 518

Available: 2,110 SF



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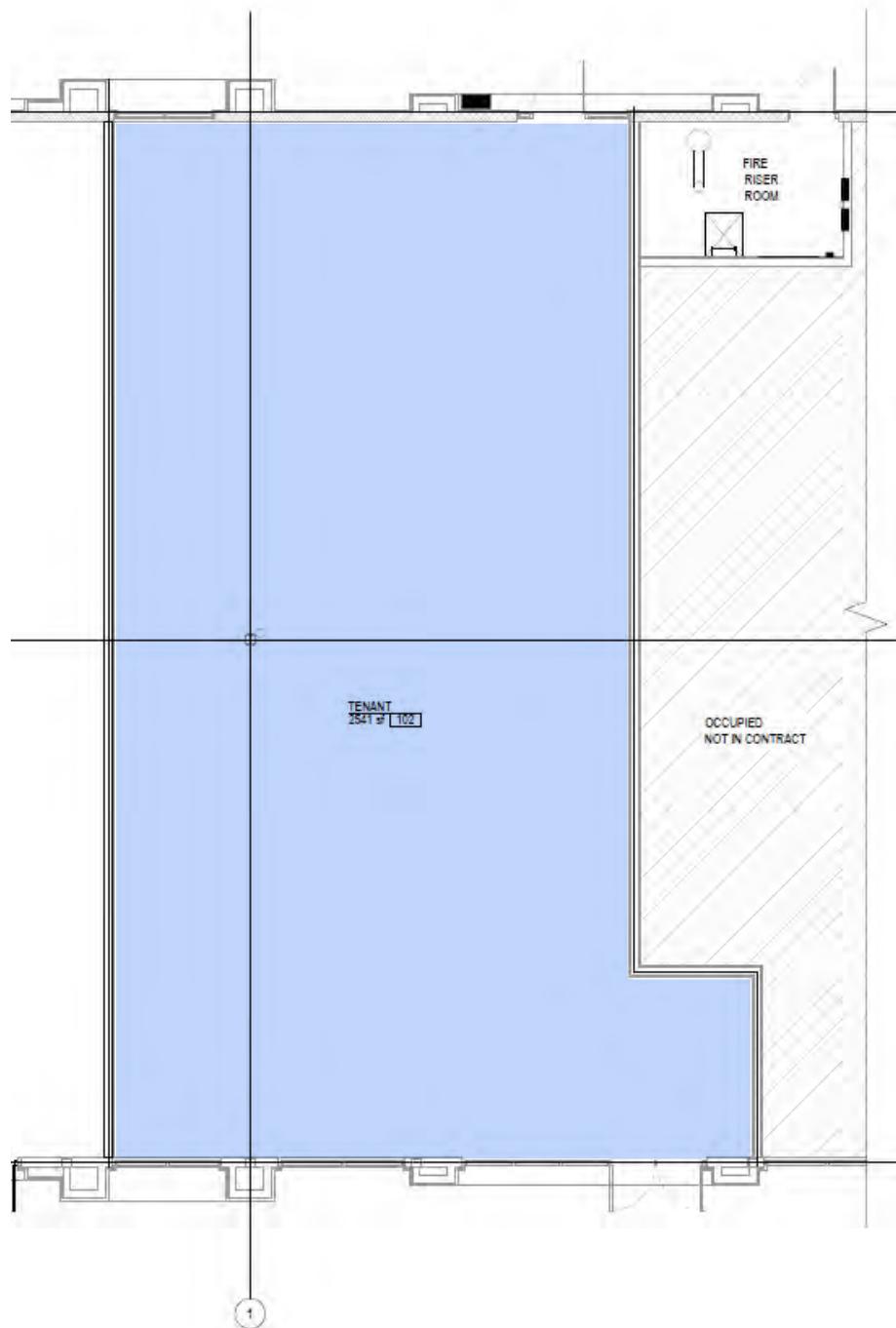
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### Village Crossroads – SUITE 510

Available: 2,600 SF



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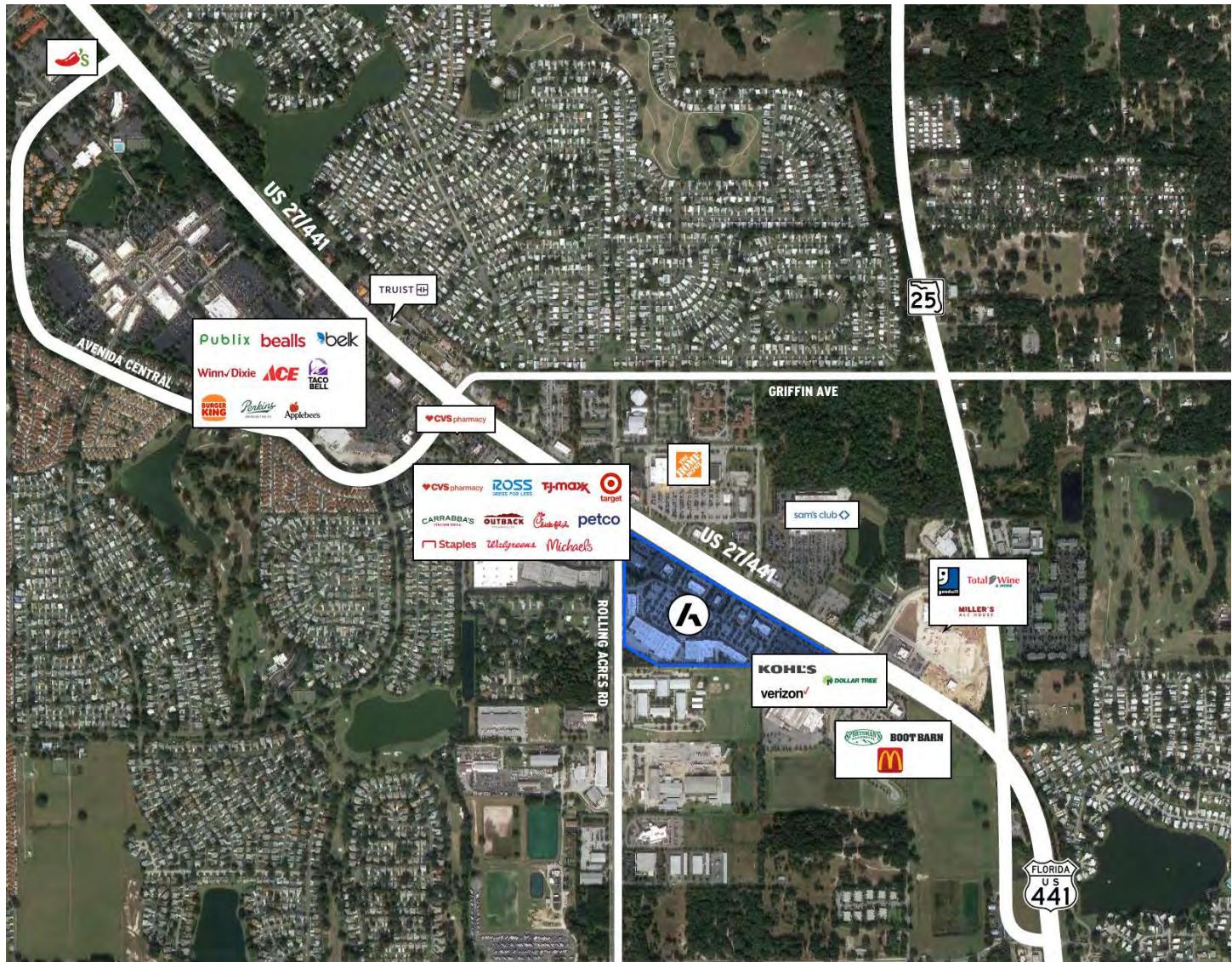
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## KEY LOCATIONS



**30,500 AADT**  
NORTH US 27/441

**15,700 AADT**  
ROLLING ACRES RD

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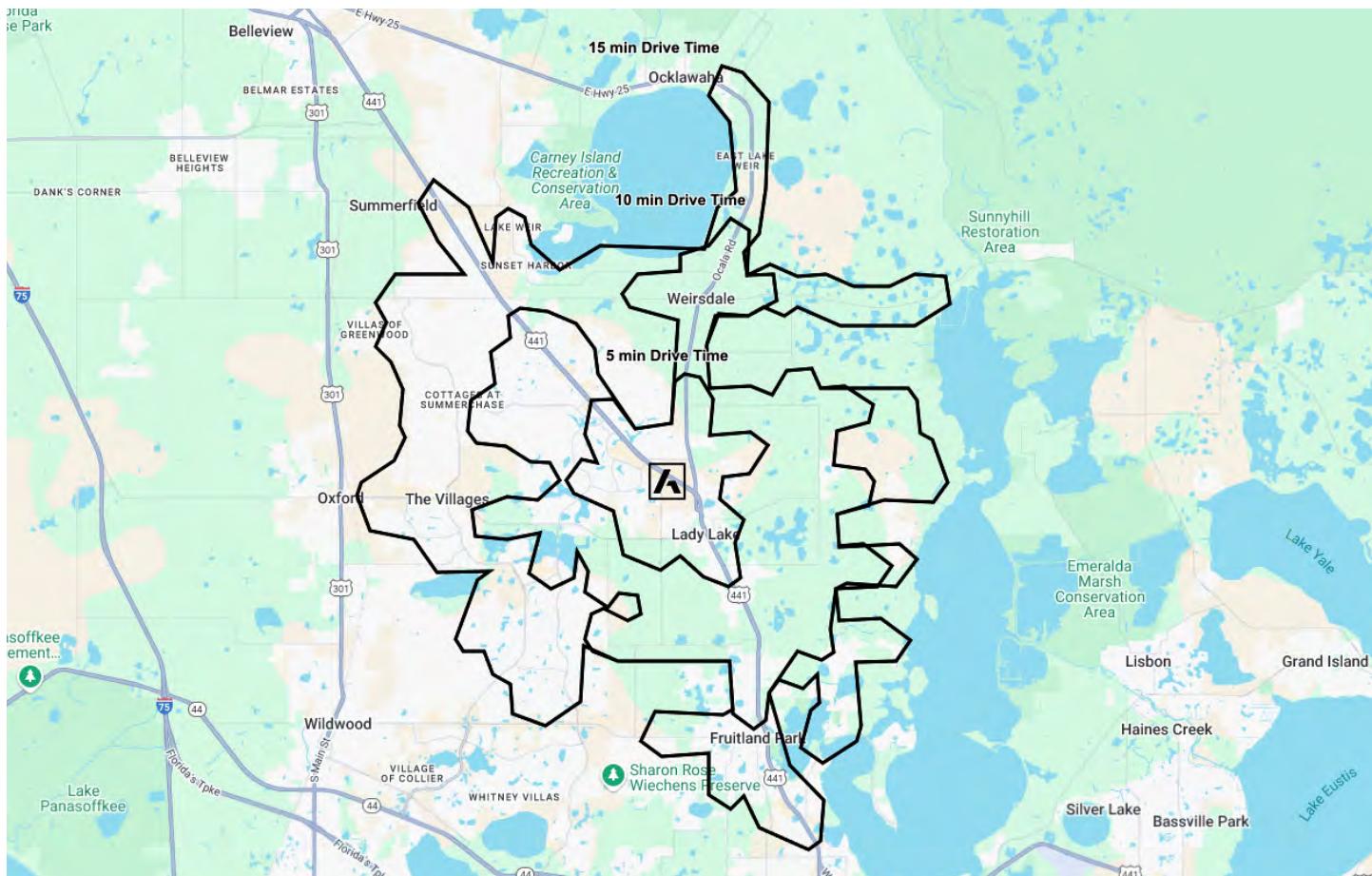
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## DRIVE TIMES & DEMOGRAPHICS



### 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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