




\$5,500,000

for Sale or Lease

525 County Road 466, Lady Lake FL

Multi-use Industrial Development

Contact brokers for leasing information

 **JLL** SEE A BRIGHTER WAY

525 County Road 466, Lady Lake FL

PROJECT OVERVIEW:

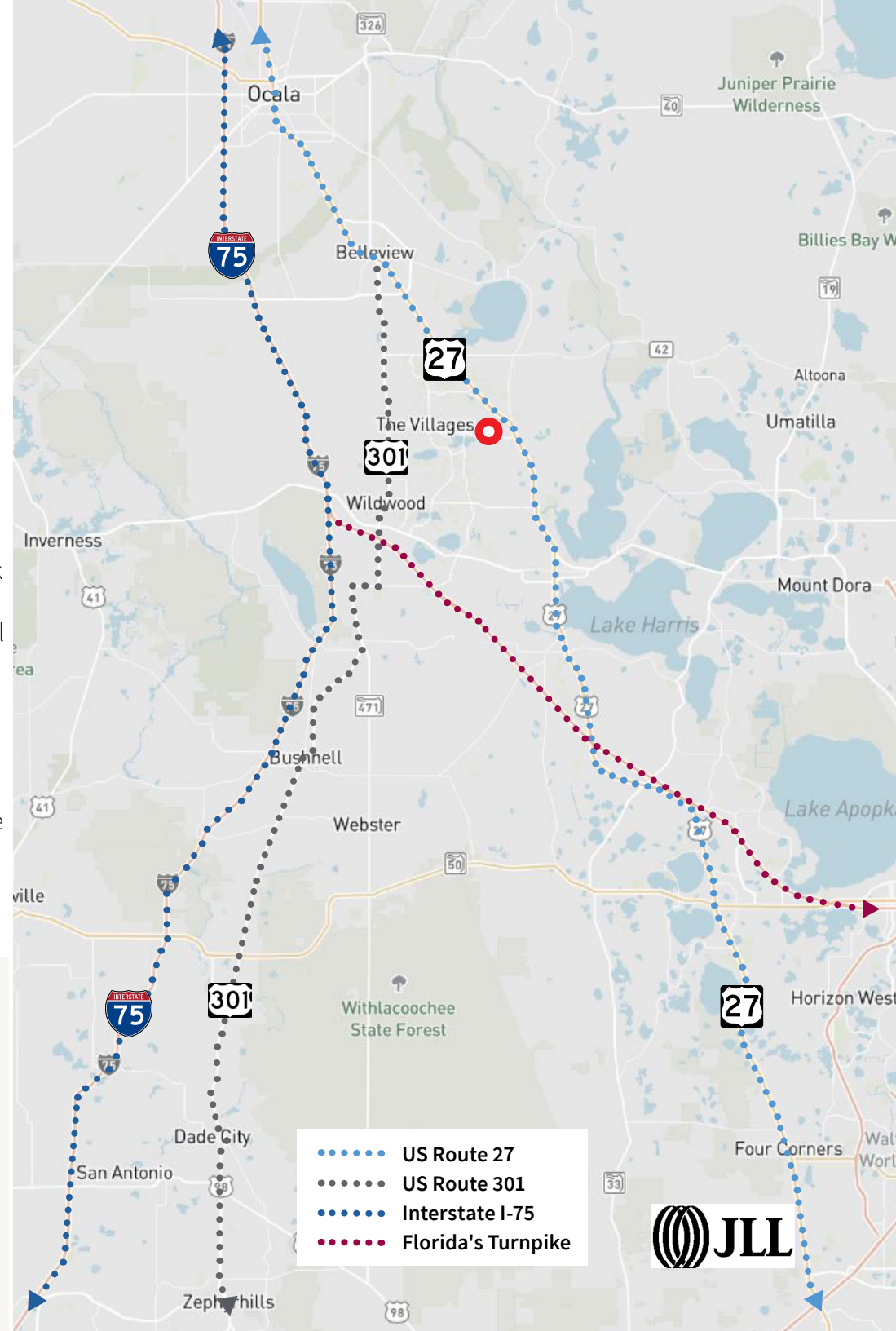
A 2 phase, multi-use industrial development consisting of luxury garage condos and flex industrial spaces.

- 26.5 Acres
- Loading: front and rear loading
- Doors: (TBD)
- Zoning: PD
- Tilt-wall construction
- Car Club Storage: Up to 140,250 SF
- Industrial/Flex: Up to 109,750 SF
 - One (1) 50,000 SF industrial building
 - Three (3) 18,750 SF flex buildings
- Rezoning complete, ability to have input in final site plan
- Located across the street from Hammock Oaks along with Hammock Oaks, a mixed-use development on ±732 acres which consists of 2,175 Single-family Residential/Townhome units, ±300 Multifamily Residential units, and ±65,000 SF of retail space
- Delivery: 12 months from a fully executed lease document
- Tenant improvements negotiable based on Lease term and Tenant credit
- Annexed into the Town of Lady Lake
- Proximity to Lake Sumter Landing AND Spanish Springs Town Square (The Villages) is both (6 mins) 2.8 miles away
- The Villages is the FASTEST growing metro area in the United States
- Available for purchase \$5,500,000

LOCATION OVERVIEW:

Conveniently located minutes to Florida's Turnpike (SR-91), I-75, US Route 441, US Route 27, & US Route 301.

- | | |
|-----------------------------|------------------------------|
| • Leesburg..... 10 miles | • Jacksonville.... 117 miles |
| • Ocala..... 23 miles | • Melbourne..... 119 miles |
| • Orlando..... 54 miles | • Tallahassee..... 216 miles |
| • Lakeland..... 70 miles | • Savannah..... 258 miles |
| • Gainesville..... 71 miles | • Miami..... 278 miles |
| • Tampa..... 84 miles | • Atlanta..... 392 miles |



NEIGHBORING DEVELOPMENT:

525 County Road 466 is located directly across the street from Hammock Oaks and the Reserve at Hammock Oaks.

Hammock Oaks along with The Reserve at Hammock Oaks is a Mixed-Use Development on ±732 acres that lies between County Road (CR) 466 and Lake Ella Road and between Cherry Lake Road and Rolling Acres Road in Lady Lake, Florida.

This high-quality development includes approximately 2,500 residential units consisting of market-rate single-family homes, age-restricted single-family homes, townhomes, and multi-family apartments with a network of multi-use trails connecting residents with adjacent commercial development and a plentiful amount of internal amenity areas.

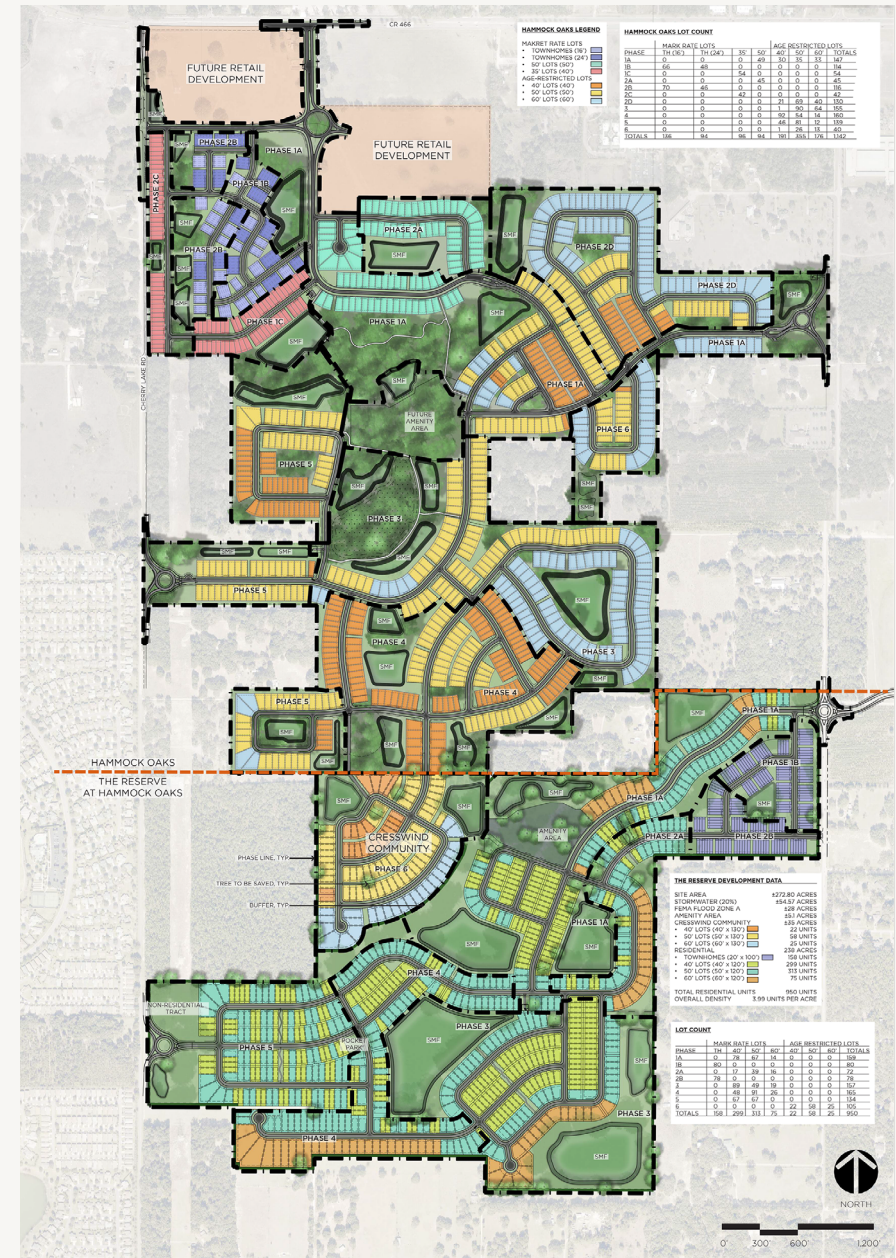
The project has been carefully designed to fit naturally into the landscape by working with and not against the rolling topography and preserving the existing Oak Hammock and significant trees onsite.

Hammock Oak Phases 1 & 2 – Under Construction

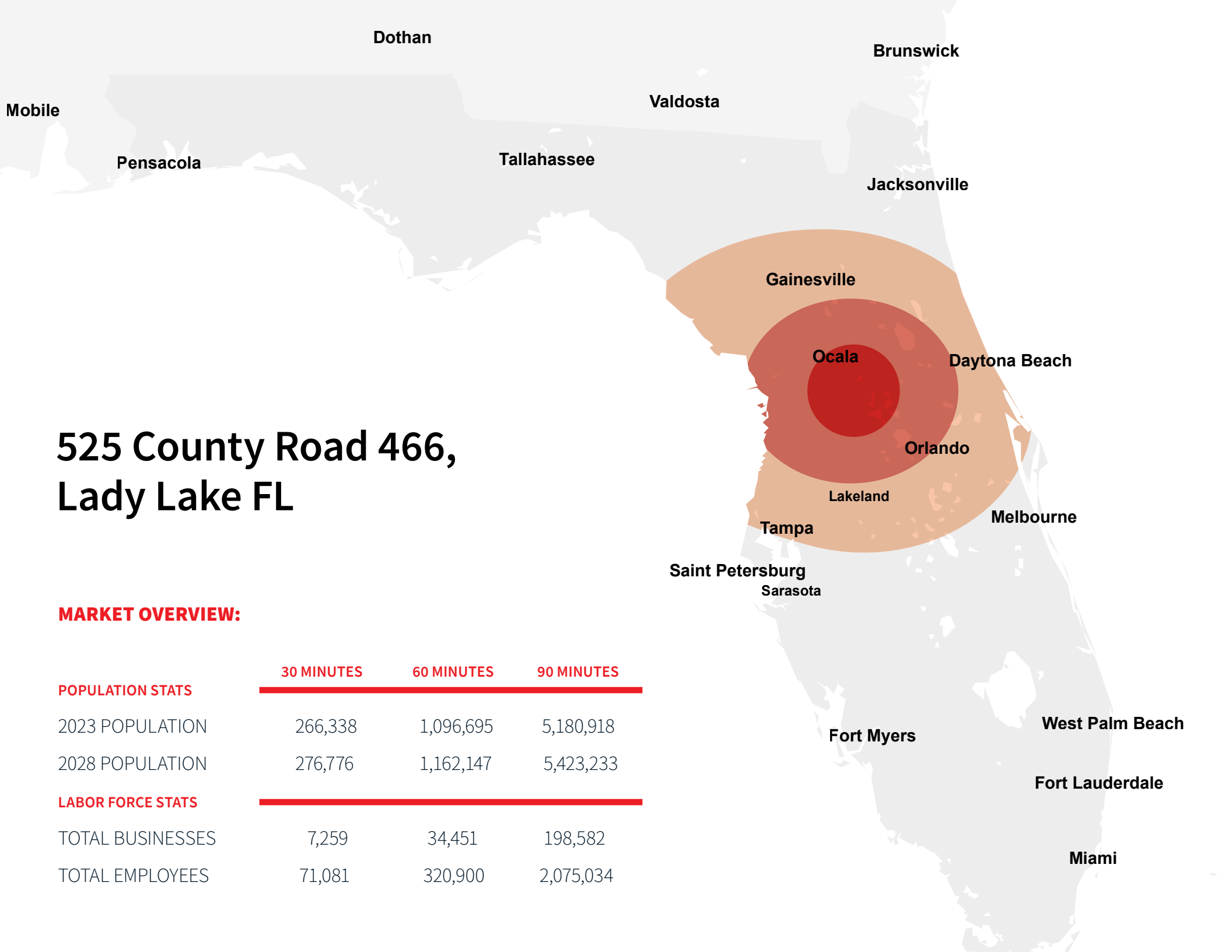
The Reserve Phase 1 – Design and Permitting, Construction to begin soon.

All Future Phases through 2028

NEIGHBORING CONCEPT:



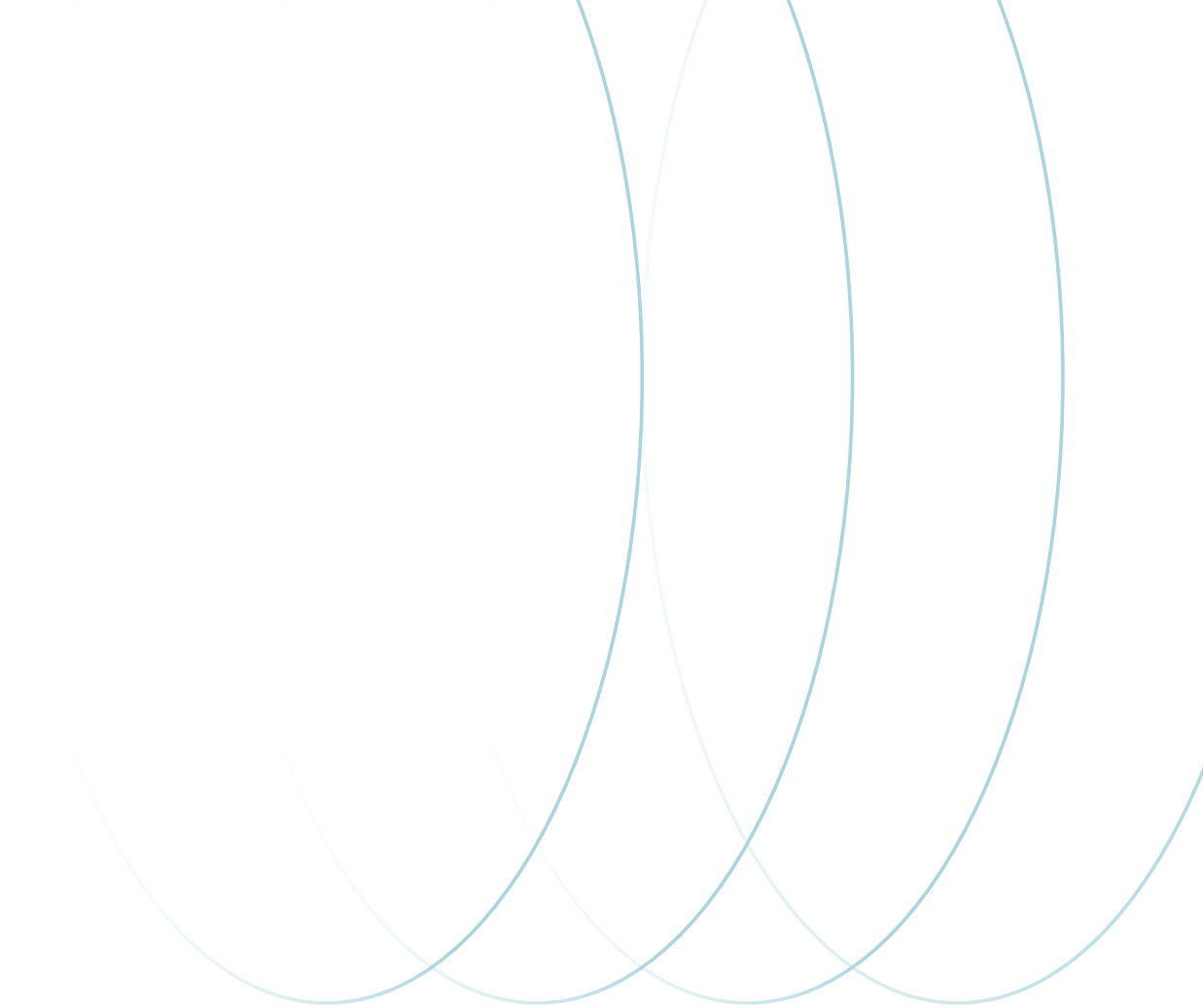
Courtesy of CHW an NV5 company



525 County Road 466, Lady Lake FL

MARKET OVERVIEW:

	30 MINUTES	60 MINUTES	90 MINUTES
POPULATION STATS			
2023 POPULATION	266,338	1,096,695	5,180,918
2028 POPULATION	276,776	1,162,147	5,423,233
LABOR FORCE STATS			
TOTAL BUSINESSES	7,259	34,451	198,582
TOTAL EMPLOYEES	71,081	320,900	2,075,034



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