

*11,875 SF Retail / Professional*

13891 Hwy 441/27, Lady Lake, FL 32159

*For Lease \$30/sf/yr + NNN*

- GOLF CART ACCESSIBLE
- ON BUSIEST CORRIDOR  
IN THE VILLAGES
- HWY 441 FRONTAGE



*Exclusively Listed By:*

**FRAN DANN-AKIN, SIOR**

8550 NE 138th Lane, Suite 2000

The Villages, FL 32159

[fran@franakin.com](mailto:fran@franakin.com)

Direct: (352) 266-7795



# *Executive Summary*

- FOR LEASE Base Rent \$30/SF/YR + NNN \$TBD
- 11,875 SF standalone building, dock high loading with 12' x 12' door
- Highway frontage, ingress and egress by three separate directions, one is a signalized intersection
- Zoned CH
- The Villages busiest corridor 41,000 car per day
- Neighbors include Aldi Foods, Advent Health, Bealls, Lowe's, just to name a few

Highway 441 FRONTAGE in The Villages busiest corridor / GOLF CART ACCESSIBLE area currently. Excellent exposure! Neighboring tenants include Aldi Foods, Lowes, Bealls, Cracker Barrel, AT&T, and Walmart. An 11,875 SF freestanding building built in 2018. Accessible from signalized intersection and right in/out Highway 441/27. Zoned CH in Sumter County. Perfect for Retail or Professional. 43 Parking spaces and an average Daily Traffic Count of 41,000.



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# CH Zoning

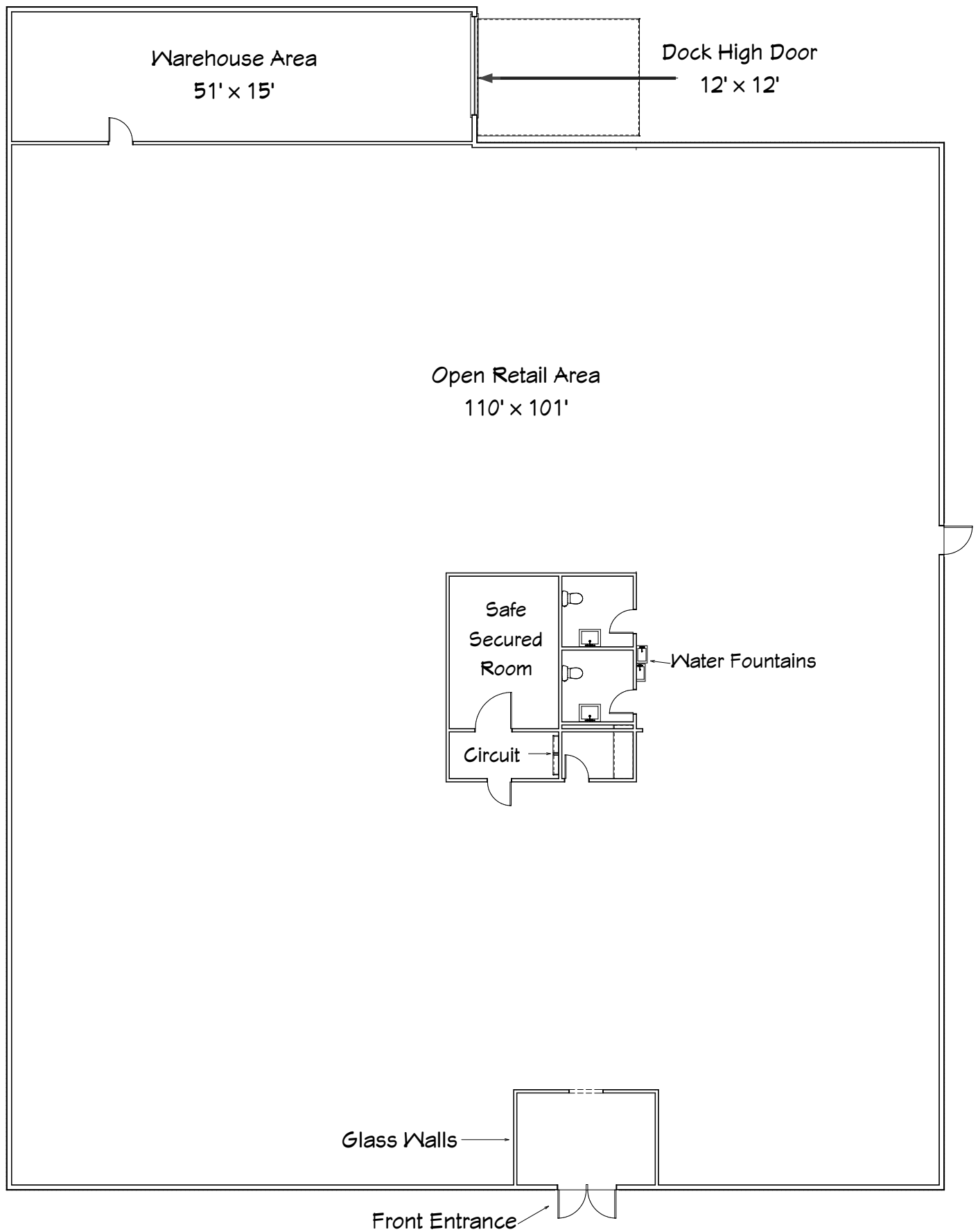
ZONING PERMITTED USES FOR "CH"		
Sumter County Municode 09-2025		
PRINCIPAL USES	NAICS	CH
Roadside produce stand for sale of products produced off site		P
1 COP & 2 COP, COP SRX lic.		P
COP S lic.		S
COP Quota lic.		S
Bottle club		S
Commercial kitchen	722320	P
Night clubs, private for-profit clubs and dance halls	722410	P
Restaurant, full service with no dancing or live entertainment	722511	P
Restaurant with drive-in or drive-through service; dancing or live entertainment, in or outdoor dining	722513	P
Hotels, motels	721214	P
Financial institutions		P
General Offices (professional, technical, not medical)	Varies	P
Photography studio	54192	P
Radio or TV broadcasting studio	516110	P
Emergency medical aid and transport station (Ambulance service)		P
Nursing home		S
Hospital/trauma center	622	S
Massage parlor		S
	339116;	
Medical and dental supplies and equipment, dental laboratories	6215	P
Medical office (not more than 2,000 s.f.)	621	P
Medical office (more than 2,000 s.f.)	621	P
Veterinarian, small animals	541940	P
Funeral Home, mortuary, crematory	812210-20	P
Personal services, general	8121	P
Building and heavy construction contractors, well drilling contractors		P
Kennel, commercial	812910	S
Newspaper printing plant	51311	P
Service station (with or without repairs)		P
Storage, indoor		P
Storage, indoor and outdoor		P
Vehicle rental agency		P
	4411	
Vehicle sales, new & used	4412	P
Wrecker service (vehicle towing services)	488410	P
Beer & wine store (1 APS & 2 APS lic.)	44532	P

Manufacturing activities conducted in conjunction with commercial uses (activities constitute more than 20% but less than 50% of the commercial uses)		S
Art gallery, art center and similar uses (including associated instructional activities)		P
Art, music or dancing school		P
Civic, social, fraternal organization, club, union hall, and similar uses	8134	P
Family day care home, small		P
Family day care home, large		P
Library, museum	Various	P
Private or parochial non-profit schools, (accredited) including associated grounds and facilities such as athletic buildings and dormitories	611	S
Public schools, colleges, universities (accredited) including associated grounds and facilities such as athletic buildings and dormitories	6113	S
Trade or vocational school		P
Airport, public or private	481	S
Bus station/multi-modal transfer station	485	P
Parking garage or lot, public or privately owned	81293	P
Regional distribution center, Intra/Interstate truck terminals	484	P
Truck stop	484	P
Truck terminal	484	P
Communication towers		S
Construction and demolition debris landfill		C
Distribution electric substation		S
Electric & gas transmission station and major distribution lines		S
Government buildings used to conduct business with the public	921	P
Other public utility uses not specifically listed.		S
Police and fire departments operations and training facilities, except firing ranges		P
Post office		P
Sanitary landfill, solid waste recycling operations and transfer station		C
Wastewater treatment plants owned and operated by governmental bodies		S
Wastewater treatment plants owned and operated by private entities		S
Well fields for community water systems, water treatment plants		S
Cemetery, crematory, mausoleum	812220	S

Chemical supplies dealer		S
Commercial and industrial equipment and machinery sales (not including automotive, appliance, and electronics)	811310	P
Electronics & appliance sales	4492	P
Fire alarm & security systems dealer, locksmith shop	56162	P
Flea market (merchandise sold outside of enclosed building); auction house		P
Home improvement store	4441	P
Liquor stores with drive-through sales	---	P
Liquor stores (3 PS lic.)	4453	S
Lumber yard, building, plumbing & electrical supplies, cabinet & carpentry shop, awning shop, sheet metal shop, sign shop, furniture refinishing, propane gas dealers	444180	P
Marine motors & equipment, bait & tackle shop	Various	P
Mobile home & recreational vehicle dealers	459930	P
Vehicle parts & equipment sales (new, without installation or repairs)		P
Nursery, garden center, and farm supply retailer	444240	P
Retail, general	455	P
Pest control service, swimming pool equipment, supplies/service, janitorial supplies & service	Various	P
Precious metals dealer	423940	P
Restaurant supplies & equipment, vending machine equipment	423440	P
Sale of headstones, monuments & burial vaults	45999	P
Sale of storage buildings		P
Appliance repair and maintenance	811412	P
Automotive repair and maintenance	8111	P
Boat repair and maintenance	811490	P
Car wash as principal use (self & full service)	811192	P
Commercial and industrial machinery and equipment (except automotive and electronic) repair and maintenance	811310	P
Electronic and precision equipment and maintenance	811412	P
Home and garden equipment repair and maintenance	811411	P
Reupholstery and furniture repair	811420	P
Service station (with or without repairs)	4571	P
Facility for thermal treatment of petroleum contaminated soil - mobile	562	C
Hazardous waste mobile facility	562	C
Research & testing lab for non-hazardous materials	Various	P
Research & testing lab for hazardous materials	Various	S

Churches, synagogues, temples and accessory buildings including elementary or secondary school buildings & residential structures for religious personnel	8131	S
Private, nonprofit organizations providing food, clothing or other material items, and schooling, training or other self-improvement programs		P
Commercial Recreation		P
Recreation building, sports arena, armory, auditorium, stadium, convention hall		P
Marinas	7139	P
Golf courses with driving range	71391	P
Public parks, open spaces & passive recreational facilities		P

# Floor Diagram



# Site Plan

4,000 SF Building **AVAILABLE** under separate listing.

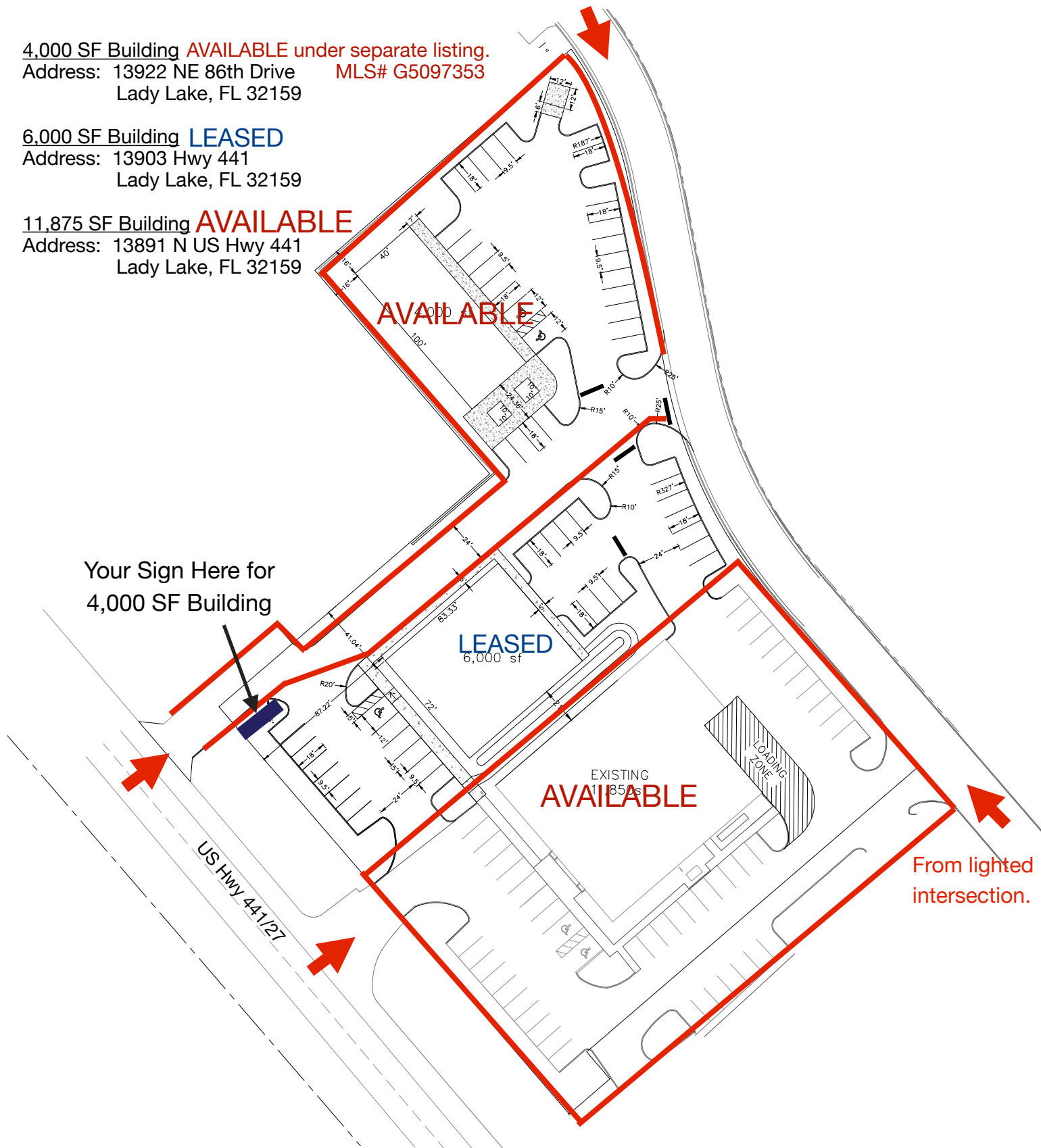
Address: 13922 NE 86th Drive  
Lady Lake, FL 32159

6,000 SF Building **LEASED**

Address: 13903 Hwy 441  
Lady Lake, FL 32159

11,875 SF Building **AVAILABLE**

Address: 13891 N US Hwy 441  
Lady Lake, FL 32159



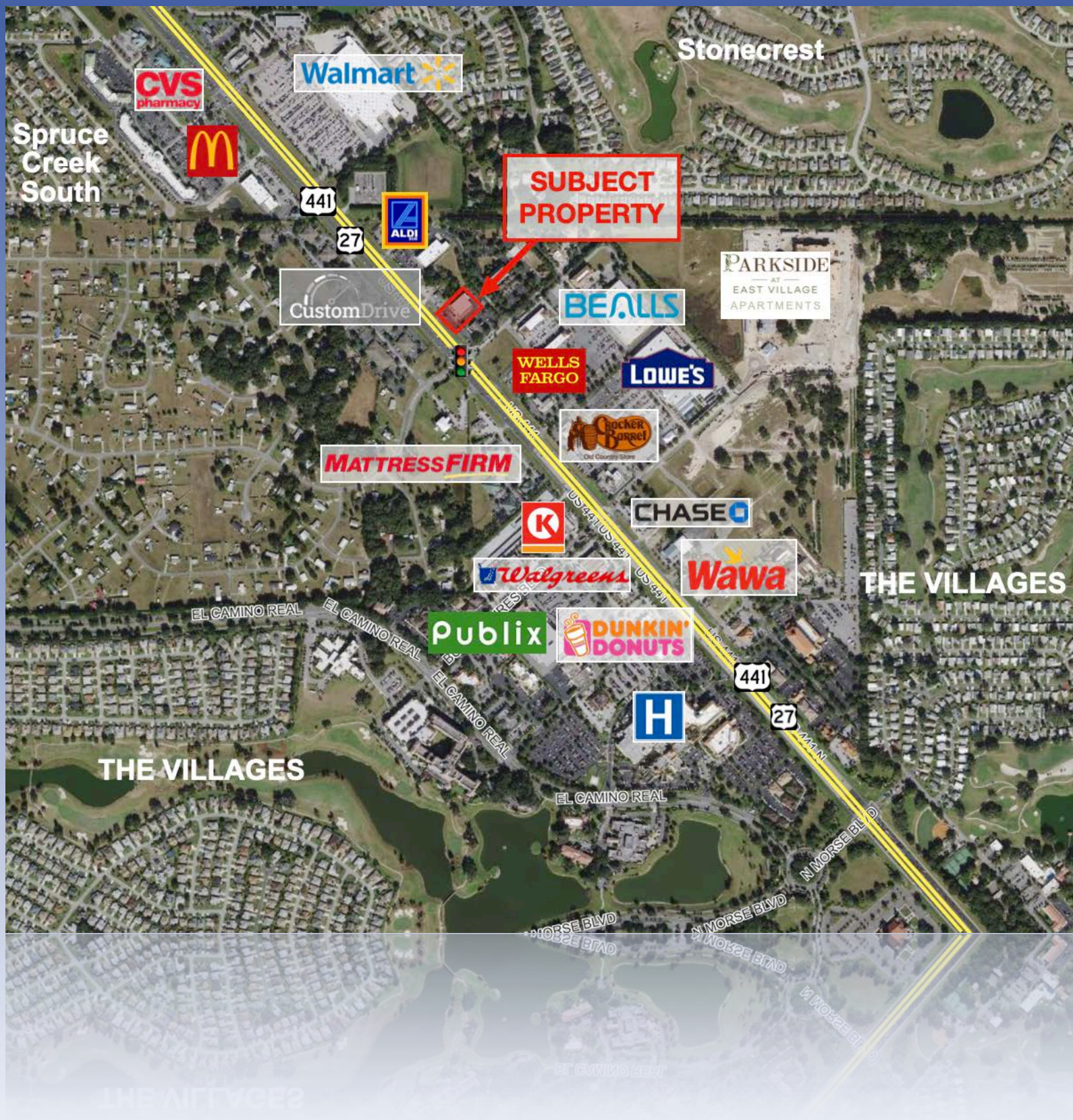
Ingress and egress by three separate directions, one is a signalized intersection.







# Aerials High



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# *Photos - Outside*



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# *Photos - Inside*



# Demographic and Income Profile

13891 N US Highway 441, Lady Lake, Florida, 32159

Ring: 5 mile radius



Summary	Census 2020	2025	2030
Total Population	80,643	82,944	91,985
Total Households	43,903	45,898	51,426
Family Households	26,520	27,450	30,538
Average Household Size	1.83	1.80	1.78
Owner Occupied Housing Units	38,434	40,427	45,475
Renter Occupied Housing Units	5,469	5,471	5,950
Median Age	71.6	72.5	73.2

Trends 2025 - 2030	Area	State	National
Population	2.1%	1.1%	0.4%
Households	2.3%	1.3%	0.6%
Family Population	2.2%	1.3%	0.5%
Owner Occupied Housing Units	2.4%	1.8%	0.0%
Median Household Income	2.1%	2.9%	2.5%

Households by Income	2025		2030	
	Number	Percent	Number	Percent
Less than \$15,000	3,107	6.8%	3,059	6.0%
\$15,000-\$24,999	2,738	6.0%	2,415	4.7%
\$25,000-\$34,999	4,624	10.1%	4,410	8.6%
\$35,000-\$49,999	5,411	11.8%	5,390	10.5%
\$50,000-\$74,999	9,068	19.8%	9,849	19.1%
\$75,000-\$99,999	7,230	15.8%	8,304	16.1%
\$100,000-\$149,999	8,807	19.2%	11,150	21.7%
\$150,000-\$199,999	2,910	6.3%	3,981	7.7%
\$200,000 or greater	2,004	4.4%	2,868	5.6%
Median Household Income	\$68,682	-	\$76,300	-
Average Household Income	\$87,078	-	\$95,336	-
Per Capita Income	\$48,083	-	\$53,174	-

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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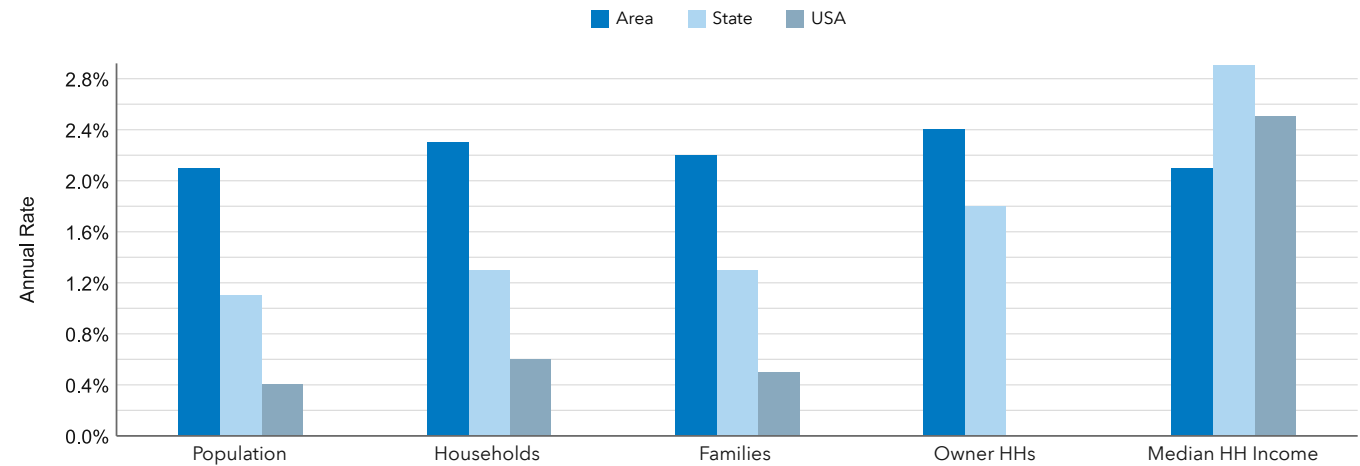




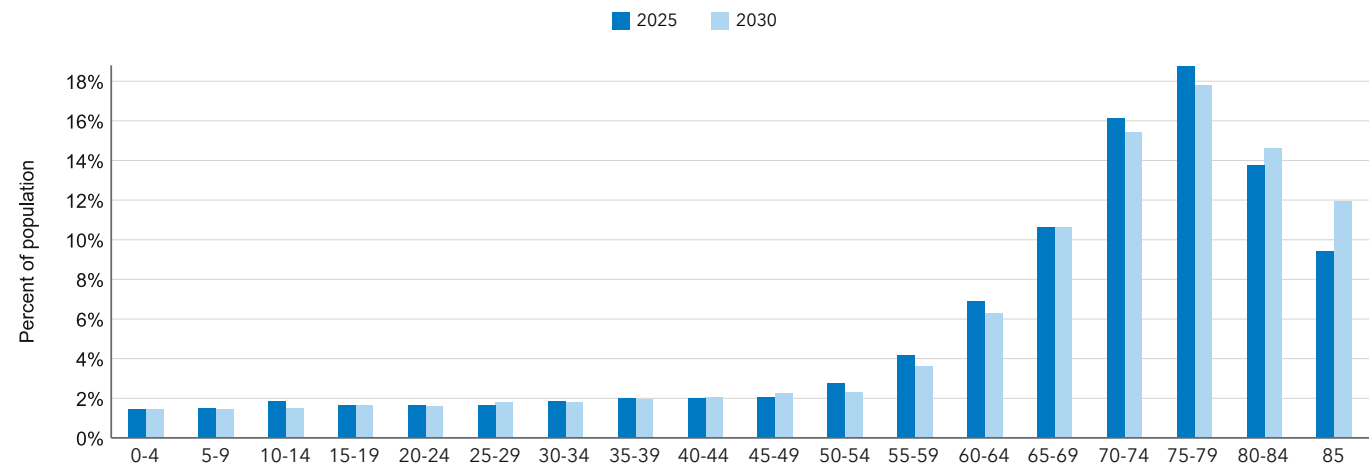
## Key Indicators for 2025



## Trends: 2025 - 2030 Annual Rate



## Population by Age



# Retail Goods and Services Expenditures

13891 N US Highway 441, Lady Lake, Florida, 32159


Ring: 5 mile radius



Top Tapestry Segments	Percent	Demographic Summary	2025	2030
The Elders (J2)	77.6%	Population	82,944	91,985
Rural Resort Dwellers (I5)	4.7%	Households	45,898	51,426
Senior Escapes (J1)	4.6%	Families	27,450	30,538
Classic Comfort (K4)	3.0%	Median Age	72.5	73.2
Retirement Communities (J3)	2.3%	Median Household Income	\$68,682	\$76,300

	Spending Potential Index	Average Amount Spent	Total
<b>Apparel and Services</b>	69	\$1,694.29	\$77,764,565
Men's	70	\$336.47	\$15,443,302
Women's	78	\$654.15	\$30,024,161
Children's	50	\$167.77	\$7,700,092
Footwear	69	\$375.56	\$17,237,463
Watches & Jewelry	65	\$129.81	\$5,958,218
Apparel Products and Services (1)	65	\$30.53	\$1,401,329
<b>Computer</b>			
Computers and Hardware for Home Use	73	\$165.79	\$7,609,389
Portable Memory	83	\$3.16	\$145,094
Computer Software	72	\$12.21	\$560,605
Computer Accessories	79	\$15.88	\$728,968
<b>Education</b>	76	\$3,120.30	\$143,215,684
Educational Books, Supplies, and Other Expenditures	61	\$56.54	\$2,594,993
Other School Supplies	69	\$60.93	\$2,796,664

**Data Note:** The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

 **Source:** Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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	Spending Potential Index	Average Amount Spent	Total
<b>Entertainment &amp; Recreation</b>	76	\$3,120.30	\$143,215,684
Fees and Admissions	78	\$725.75	\$33,310,356
Membership Fees for Clubs (2)	81	\$256.54	\$11,774,796
Fees for Participant Sports, excl. Trips	91	\$150.97	\$6,929,200
Tickets to Theatre/Operas/Concerts	75	\$85.29	\$3,914,813
Tickets to Movies	70	\$25.91	\$1,189,132
Tickets to Parks or Museums	73	\$31.24	\$1,434,052
Admission to Sporting Events, excl. Trips	73	\$67.04	\$3,076,798
Fees for Recreational Lessons	65	\$108.11	\$4,962,095
Dating Services	55	\$0.64	\$29,471
TV/Video/Audio	81	\$999.00	\$45,851,965
Cable and Satellite Television Services	90	\$597.54	\$27,425,824
Televisions	77	\$91.31	\$4,191,138
Satellite Dishes	81	\$1.13	\$51,832
VCRs, Video Cameras, and DVD Players	82	\$3.41	\$156,358
Miscellaneous Video Equipment	93	\$32.45	\$1,489,433
Video Cassettes and DVDs	66	\$3.13	\$143,869
Video Game Hardware/Accessories	53	\$24.93	\$1,144,311
Video Game Software	52	\$11.96	\$548,749
Rental/Streaming/Downloaded Video	68	\$130.81	\$6,004,028
Installation of Televisions	97	\$1.47	\$67,581
Audio (3)	71	\$98.94	\$4,541,280
Rental of TV/VCR/Radio/Sound Equipment	22	\$0.05	\$2,478
Repair of TV/Radio/Sound Equipment	99	\$1.85	\$85,084
Pets	73	\$777.73	\$35,696,025
Toys/Games/Crafts/Hobbies (4)	64	\$115.45	\$5,299,137
Recreational Vehicles and Fees (5)	77	\$149.07	\$6,842,119
Sports/Recreation/Exercise Equipment (6)	68	\$176.88	\$8,118,511
Photo Equipment and Supplies (7)	60	\$41.66	\$1,912,283
Reading (8)	85	\$110.14	\$5,055,262
Live Entertainment for Catered Affairs	53	\$11.25	\$516,509
Rental of Party Supplies for Catered Affairs	49	\$13.37	\$613,517

**Data Note:** The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



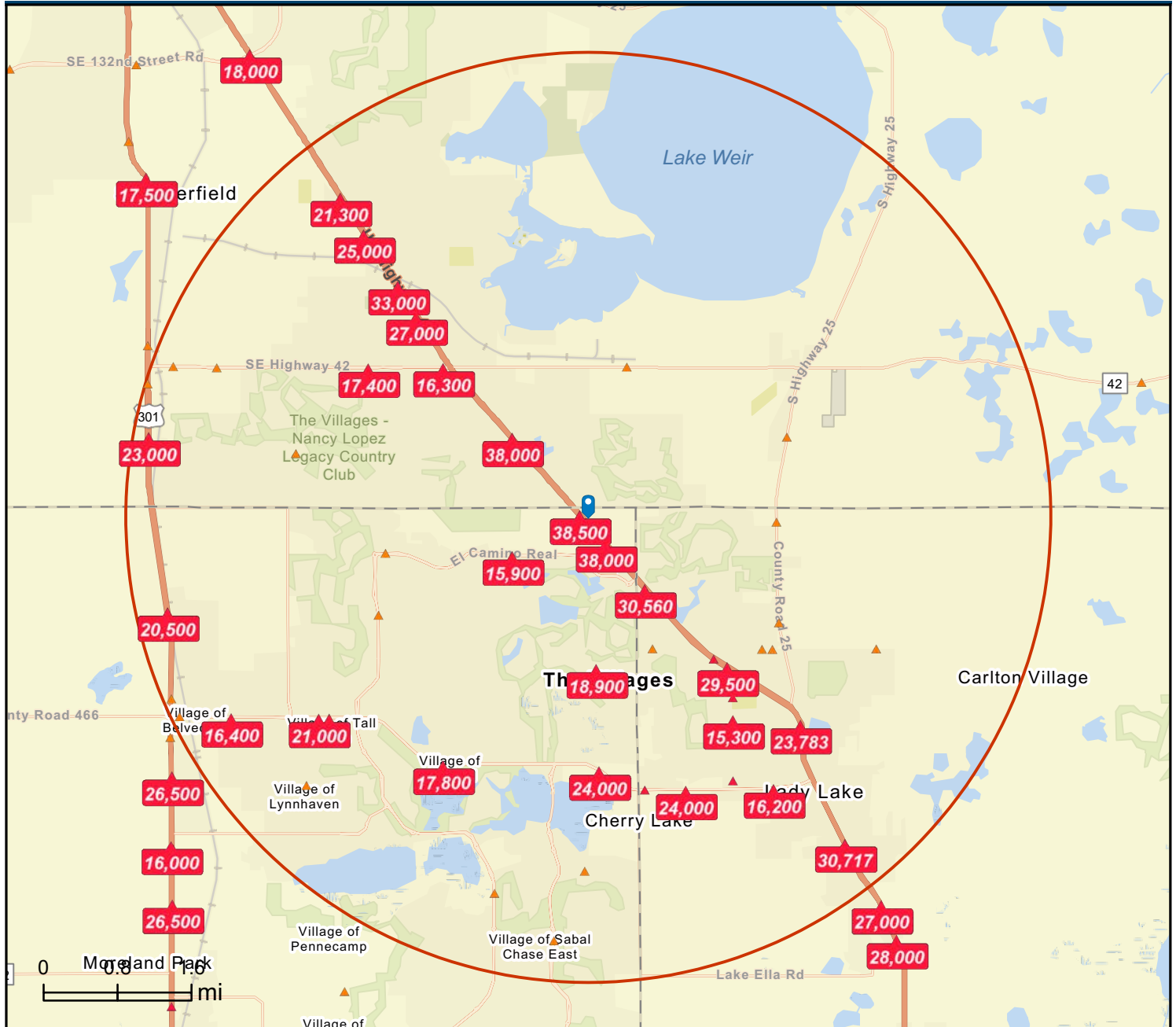
**Source:** Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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## Traffic Count Map

13891 N US Highway 441, Lady Lake, Florida, 32159  
Rings: 5 mile radii

Prepared by Esri  
Latitude: 28.95852  
Longitude: -81.96269



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