

Office / Retail

206 S Highway 27/441, Lady Lake, FL 32159

Base Rent: \$20/sf/yr plus NNN



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Suite 2000-B

The Villages, FL 32159

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Executive Summary

206 S Hwy 27/441, Lady Lake

- 746 SF Office / Retail Suite For Lease
- Base Rent \$20/SF/YR + NNN \$TBD/SF/YR
- Mostly open, private office

Property Highlights:

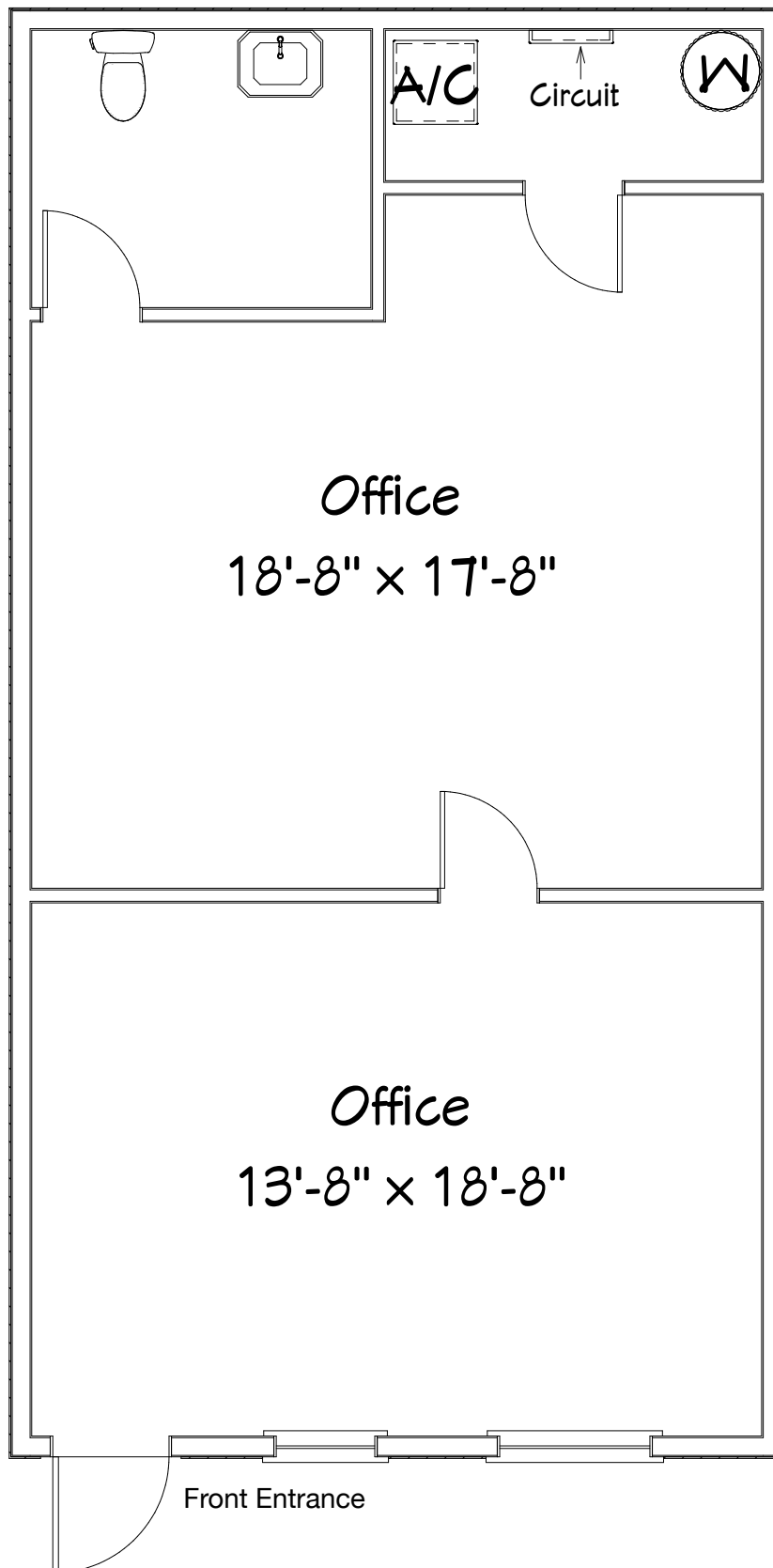
- Conveniently located 2 miles from The Villages
- Highway frontage
- Excellent accessibility and visibility
- Lake County AltKey 1723655
- AADT 28,500 cars per day



Photos - Inside



Floor Diagram Unit 206, 746sf



Dimensions are approximate.

Aerial with Amenities



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Demographic and Income Profile

208 US Highway 441, Lady Lake, Florida, 32159

Ring: 5 mile radius



Summary	Census 2020	2025	2030
Total Population	85,300	87,383	97,814
Total Households	46,508	48,405	54,689
Family Households	28,349	29,245	32,846
Average Household Size	1.82	1.79	1.78
Owner Occupied Housing Units	40,930	42,874	48,542
Renter Occupied Housing Units	5,578	5,531	6,147
Median Age	71.7	72.7	73.4

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

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,094	1.3%	1,162	1.3%	1,300	1.3%
5-9	1,399	1.6%	1,204	1.4%	1,329	1.4%
10-14	1,429	1.7%	1,476	1.7%	1,396	1.4%
15-19	1,372	1.6%	1,364	1.6%	1,486	1.5%
20-24	1,180	1.4%	1,350	1.5%	1,461	1.5%
25-29	1,262	1.5%	1,331	1.5%	1,641	1.7%
30-34	1,461	1.7%	1,472	1.7%	1,598	1.6%
35-39	1,469	1.7%	1,602	1.8%	1,717	1.8%
40-44	1,388	1.6%	1,624	1.9%	1,876	1.9%
45-49	1,880	2.2%	1,631	1.9%	2,032	2.1%
50-54	2,513	3.0%	2,292	2.6%	2,146	2.2%
55-59	3,841	4.5%	3,456	4.0%	3,357	3.4%
60-64	6,072	7.1%	5,949	6.8%	5,962	6.1%
65-69	10,592	12.4%	9,690	11.1%	10,710	10.9%
70-74	16,299	19.1%	15,057	17.2%	16,231	16.6%
75-79	15,800	18.5%	17,110	19.6%	18,421	18.8%
80-84	9,921	11.6%	11,751	13.4%	14,124	14.4%
Age 85+	6,328	7.4%	7,863	9.0%	11,028	11.3%

Retail Goods and Service Expenditures

Retail Goods and Services Expenditures

208 US Highway 441, Lady Lake, Florida, 32159

Ring: 5 mile radius



Top Tapestry Segments	Percent	Demographic Summary	2025	2030
The Elders (J2)	78.8%	Population	87,383	97,814
Rural Resort Dwellers (I5)	4.7%	Households	48,405	54,689
Senior Escapes (J1)	3.7%	Families	29,245	32,846
Scenic Byways (I2)	2.2%	Median Age	72.7	73.4
Classic Comfort (K4)	2.1%	Median Household Income	\$69,621	\$77,333

	Spending Potential Index	Average Amount Spent	Total
Apparel and Services	70	\$1,704.35	\$82,499,025
Men's	70	\$338.22	\$16,371,640
Women's	79	\$659.04	\$31,901,034
Children's	50	\$168.22	\$8,142,908
Footwear	69	\$377.99	\$18,296,636
Watches & Jewelry	65	\$130.25	\$6,304,932
Apparel Products and Services (1)	66	\$30.61	\$1,481,874
Computer			
Computers and Hardware for Home Use	74	\$166.80	\$8,074,007
Portable Memory	83	\$3.18	\$154,041
Computer Software	73	\$12.27	\$594,064
Computer Accessories	80	\$15.98	\$773,466
Education	76	\$3,139.32	\$151,958,789
Educational Books, Supplies, and Other Expenditures	61	\$56.74	\$2,746,468
Other School Supplies	69	\$61.19	\$2,962,076

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.

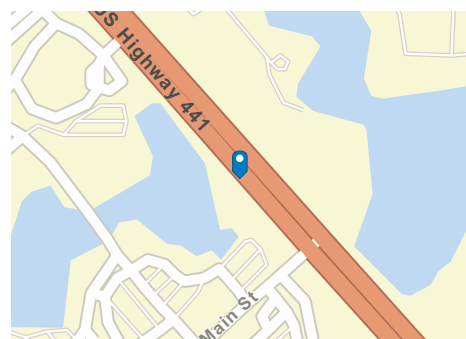
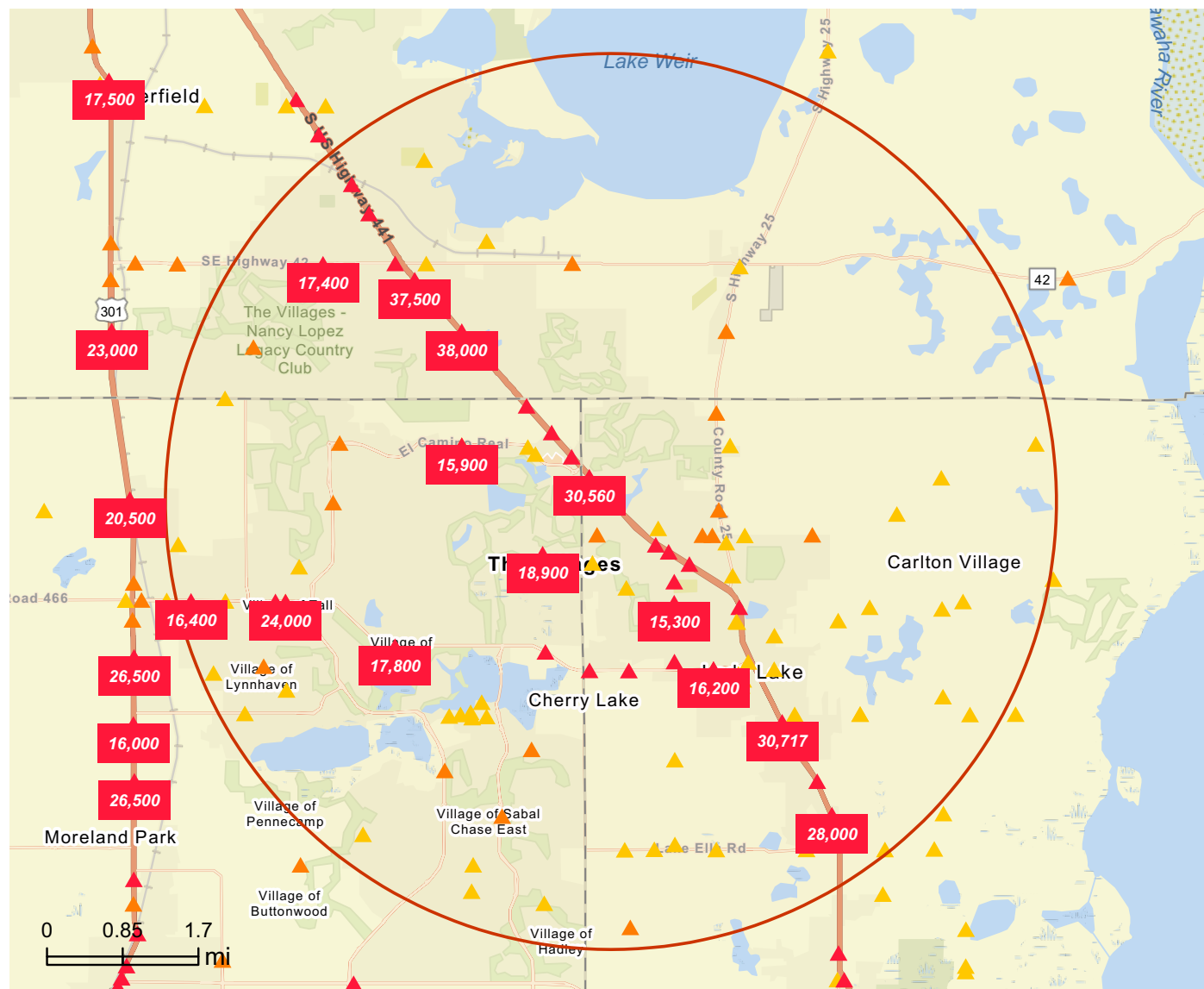
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Traffic Count

Traffic Count Map

208 US Highway 441, Lady Lake, Florida, 32159

Rings: 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

