



PROPERTY  
**Village Crossing - SX3**

13575 US 441, Lady Lake, FL 32159



**PARCEL ID**

**D01-A037**



**ACRES /  
 SQ. FEET**

**.80ac /  
 34,931sf**  
*Will accommodate a  
 5,000sf building*



**LOCATION**

*Frontage on Hwy 27/441  
 near Wawa and in front of  
 BJ's. See additional  
 information in "NOTES" below.*



**LAND USE /  
 ZONING**

**COMMERCIAL**



**UTILITIES**

**Utilities available –  
 stubbed out to site.**  
 Parcel benefits from  
 stormwater drainage  
 being in place.

**NOTES:**

*One of 3 remaining in-fill lots conveniently located adjacent to Lowe's, BJ's, and Bealls right across 27/441 from Shands Villages Hospital. Also located in front of BJ's Wholesale Club with frontage right on 27/411 with signage available also right on 27/441.*

**C.O.R.E.**  
 Character Oaks Real Estate

15595 SE 80th Avenue  
 Summerfield, FL 34491  
**P. 352.289.1039**

[www.CharacterOaksRealEstate.com](http://www.CharacterOaksRealEstate.com)