

# COUNTY CROSSINGS

13721 U.S. Highway 441, Lady Lake, FL 32159

## RETAIL SPACE FOR LEASE



### PROPERTY HIGHLIGHTS

- » Space available: 2,000 SF
- » Anchored by Lowe's and Bealls Department Store
- » Located at the signalized corner of US Highway 27/441 and NE 138th Lane
- » Direct frontage on US Hwy 27/441, The Villages' main retail corridor
- » Traffic count of 39,500 vehicles per day
- » Co-tenants include Tropical Smoothie, Foxtail Coffee, Marco's Pizza, and Miracle Leaf Health Centers
- » Less than one mile from UF Health The Villages Hospital with 302 beds and 1,331 medical staff and employees

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,314	37,182	82,091
Households	3,685	22,175	46,815
Daytime Population	8,446	39,582	84,122
Ave. HH Income	\$58,274	\$54,776	\$64,315



FranklinStreet

LICENSED REAL ESTATE BROKER | FranklinSt.com

**ZACK MCNAMARA, CCIM**

SENIOR DIRECTOR

📞 407.250.1203

✉ Zack.McNamara@FranklinSt.com

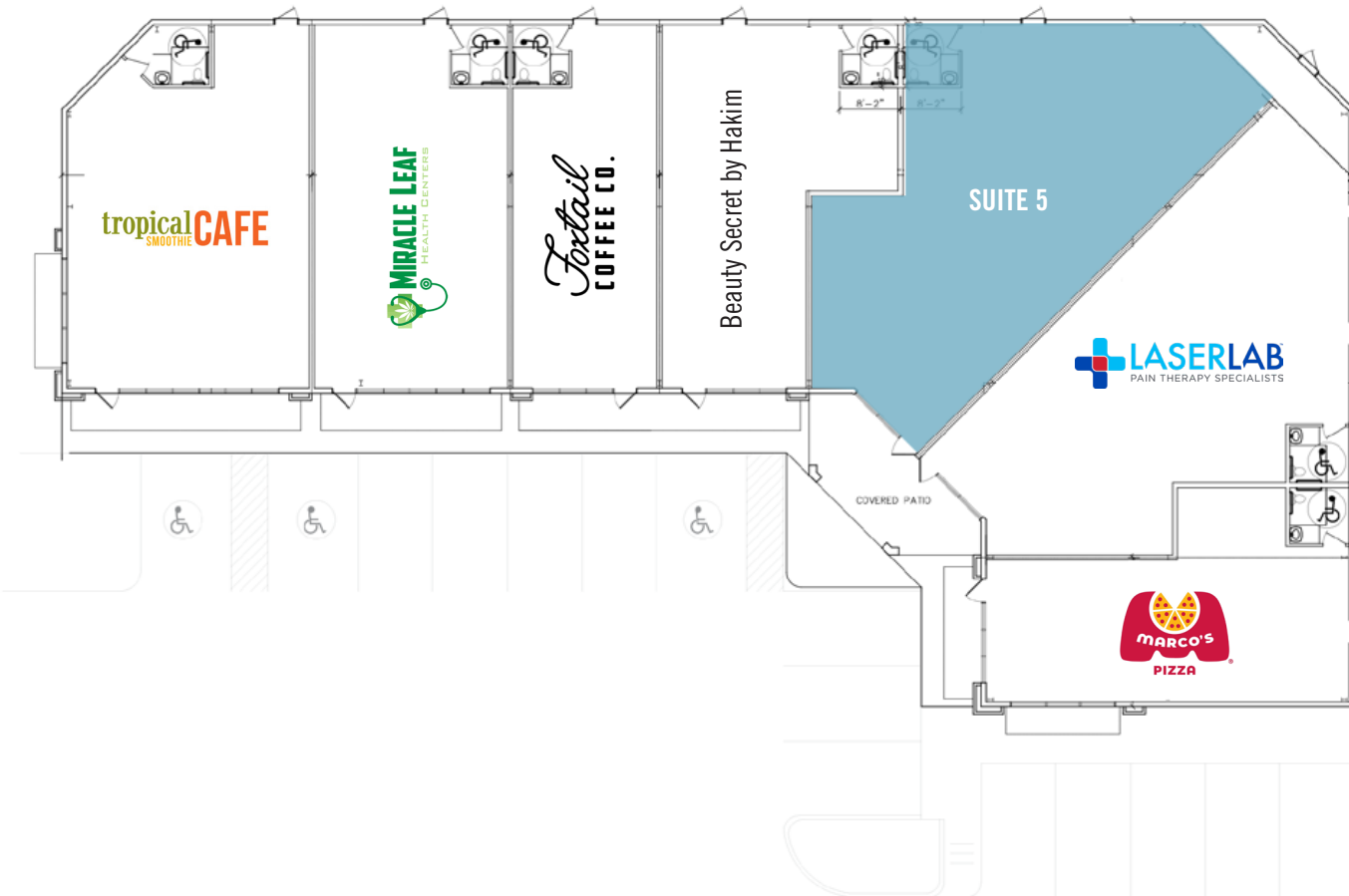
**KATY TAYLOR**

SENIOR ASSOCIATE

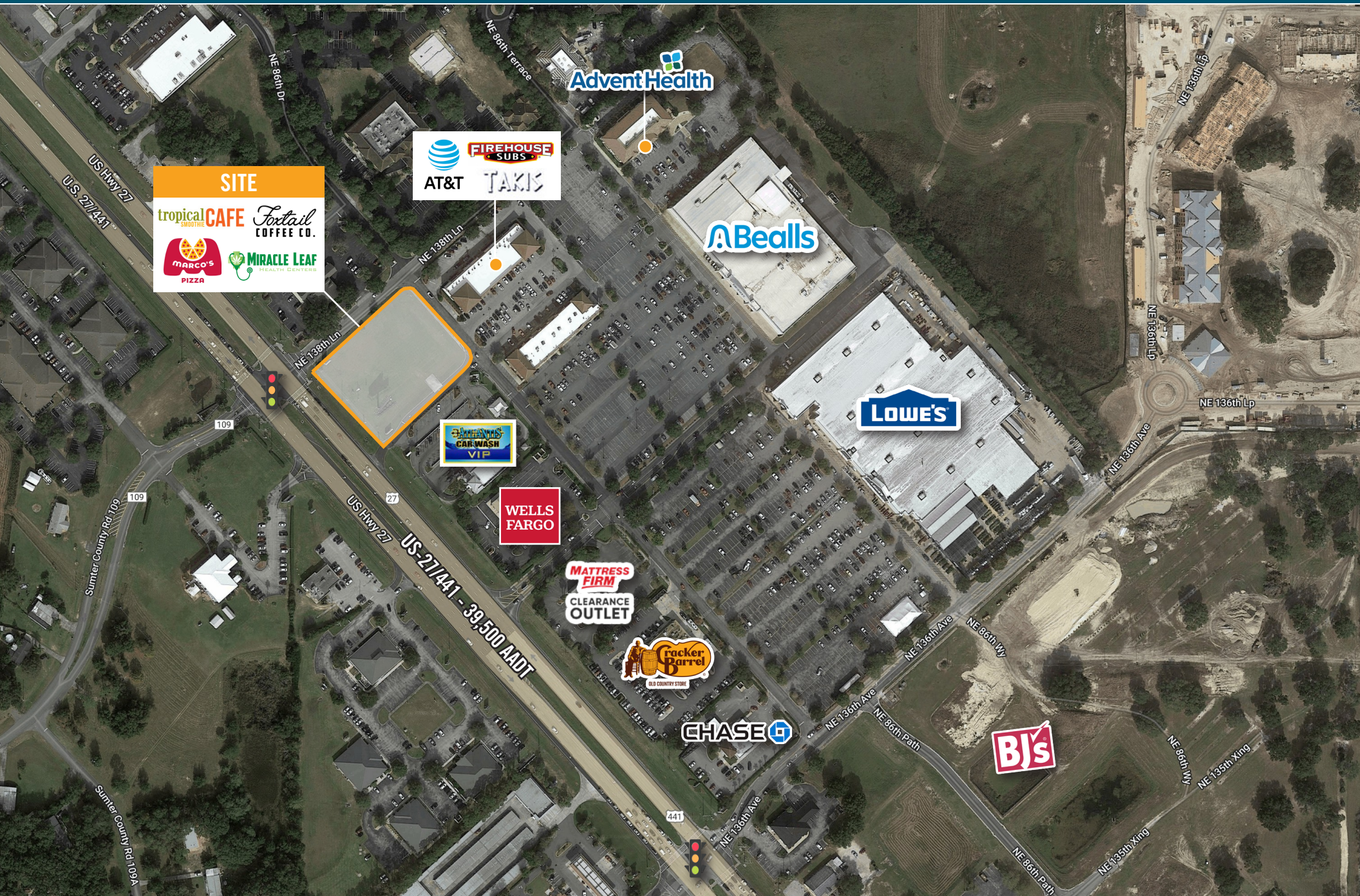
📞 407.458.5429

✉ Katy.Taylor@FranklinSt.com

# SITE PLAN



Suite	Tenant	Sq Ft
1	Tropical Smoothie Cafe	1,600
2	Miracle Leaf Health Centers	1,328
3	Foxtail Coffee Co.	1,000
4	Beauty Secret by Hakim	1,209
5	AVAILABLE	2,000
6	LaserLab Pain Therapy Specialists	1,900
7	Marco's Pizza	1,260



**SITE**

tropical CAFE  
SMOOTHIE

Fortail COFFEE CO.

MARCO'S PIZZA

MIRACLE LEAF HEALTH CENTERS

AT&T

FIREHOUSE SUBS

TAKIS

CAR WASH VIP

WELLS FARGO

MATTRESS FIRM  
CLEARANCE OUTLET

Cracker Barrel  
OLD COUNTRY STORE

CHASE

BJ's

