

# For Lease

3,000 SF AVAILABLE FOR LEASE  
472-504 NORTH US HIGHWAY 27/441 • LADY LAKE, FL 32159

3,000 SF AVAILABLE

## Lady Lake Crossing

472-504 North US Highway 27/441 • Lady Lake, FL



### DESCRIPTION

Class A retail space available at Lady Lake Crossing, serving both Lady Lake and The Villages submarkets. Anchored by Kohl's, Sportsman's Warehouse, Ulta, Dollar Tree & Five Below.

### PROPERTY OVERVIEW

AVAILABLE	3,000 SF
ASKING RATE	\$32/SF + NNN
GLA	183,658 SF

### HIGHLIGHTS

- Located one hour north of Orlando, on the southern entrance to The Villages.
- Ideal for a medical or service user.
- The Villages is a 55+ community encompassing 57 square miles, with over 150,000 residents.
- Highly trafficked retail corridor with over 46,200 cars passing the site daily.
  - North US Highway 27/441: 30,500 AADT
  - Rolling Acres Road: 15,700 AADT

CO-TENANTS  
INCLUDE:



SEPHORA

five BELOW



FOR MORE INFORMATION, PLEASE CONTACT:

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**JP Beaulieu, CCIM, CLS**  
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### SITE PLAN



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### BIRD'S EYE VIEW



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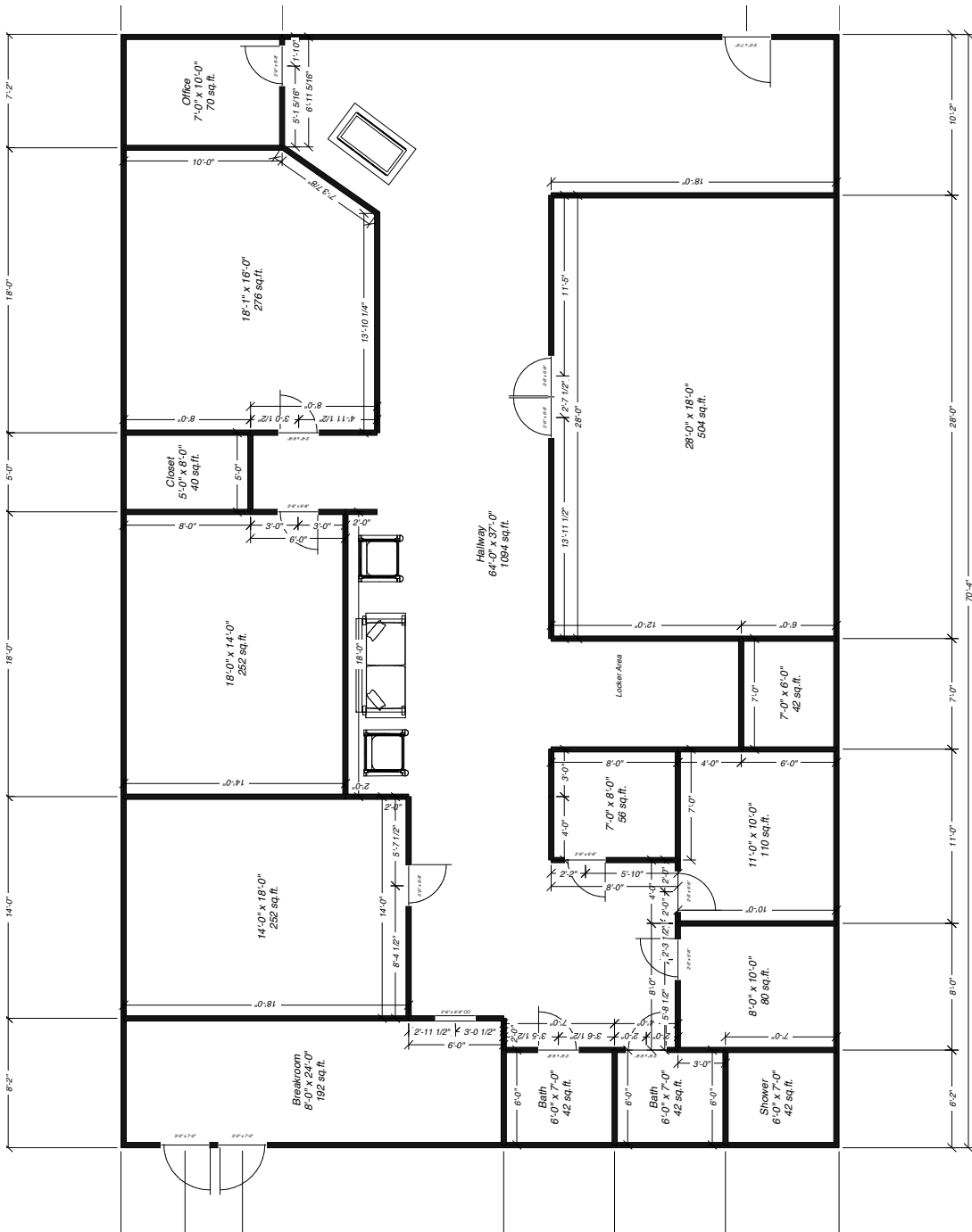
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### KEY LOCATIONS



**30,500 AADT**  
NORTH US 27/441

**15,700 AADT**  
ROLLING ACRES RD

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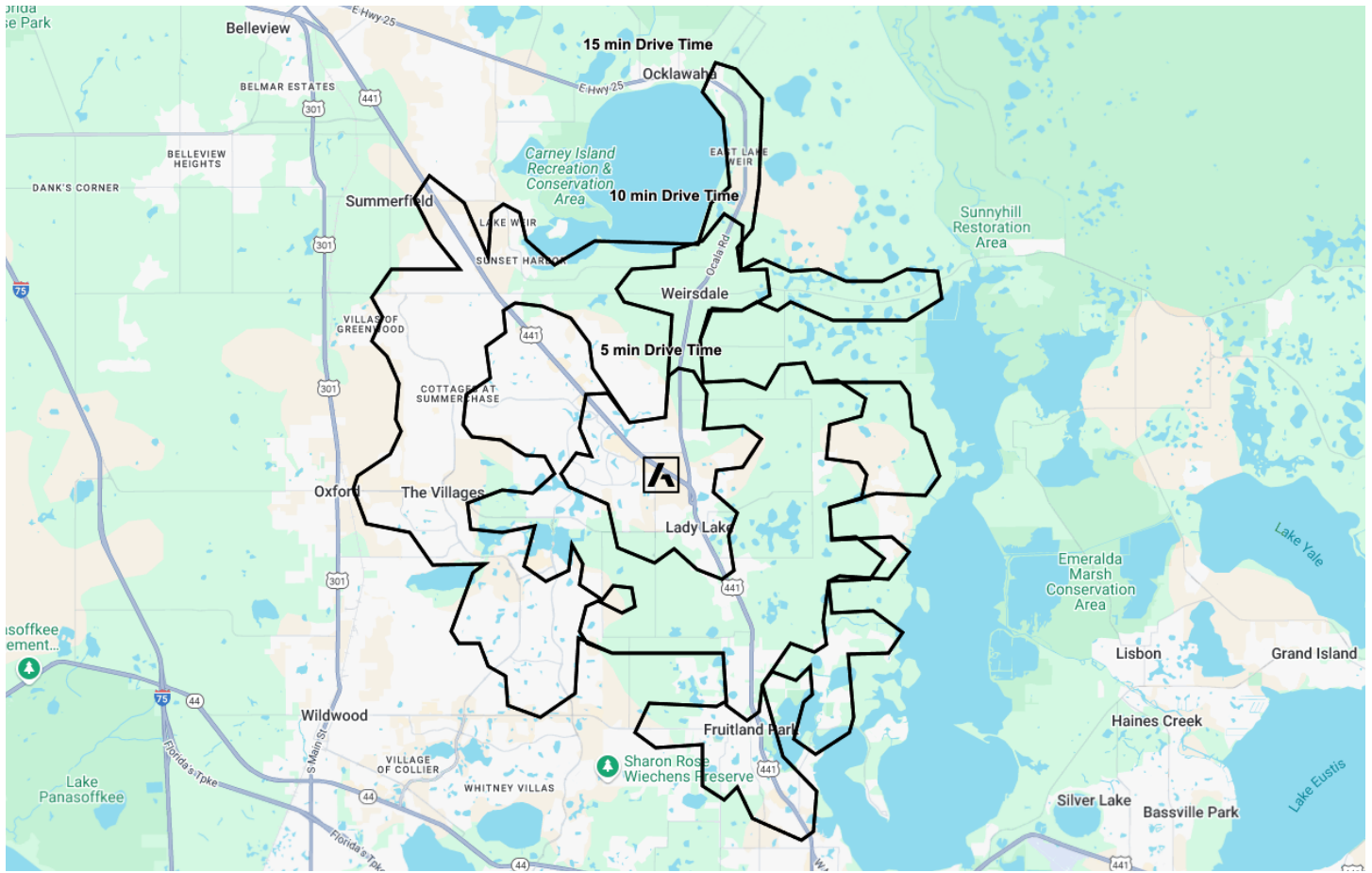
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### DRIVE TIMES & DEMOGRAPHICS



#### 5-MINUTE DRIVE TIME

	14,636 ESTIMATED POPULATION
	8,210 HOUSEHOLDS
	4,962 TOTAL EMPLOYEES
	\$77,212 AVERAGE HOUSEHOLD INCOME

#### 10-MINUTE DRIVE TIME

	37,520 ESTIMATED POPULATION
	20,050 HOUSEHOLDS
	14,826 TOTAL EMPLOYEES
	\$82,719 AVERAGE HOUSEHOLD INCOME

#### 15-MINUTE DRIVE TIME

	97,946 ESTIMATED POPULATION
	52,657 HOUSEHOLDS
	23,100 TOTAL EMPLOYEES
	\$90,190 AVERAGE HOUSEHOLD INCOME

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