

**FOR
SALE**

**Small Town Asset
BIG-TIME POTENTIAL**



1481 and 1413 CR 437, Lake Panasoffkee, FL 33538

Mixed-Use Retail + Residential + Land Near The Villages

\$450,000





ADDRESS: 1481 and 1413 CR 437, Lake Panasoffkee, FL 33538
PRICE: \$450,000
AVAILABLE: ±4,800 SF Mixed-Use Property
PARCEL IDS: F32K032, F32K035
ZONING: CL

PROPERTY OVERVIEW

Located near Lake Panasoffkee, this 4,800 SF mixed-use property provides steady cash flow and future upside. Three current tenants consist of a laundromat, and two residential units generating consistent monthly income..

The existing tenancy offers immediate, stable revenue. Flexible layout and CL zoning allow for a range of uses. This is ideal for investors and owner-users seeking a hybrid income model.

Included in the sale is an adjacent 0.26-acre parcel, creating a clear value-add. Whether utilized for outdoor storage, expansion, or future development (subject to zoning), the additional land enhances both functionality and long-term upside.

Strategically, the asset benefits from its proximity to The Villages, a fast-growing community. As development expands, Lake Panasoffkee sees more demand, new activity, and increasing investor interest. This property is positioned to benefit from the area's growth trajectory.

This is a rare chance to acquire a mixed-use asset with multiple income streams and excess land. The property offers exposure to a growing submarket, providing both immediate cash flow and long-term upside.

HIGHLIGHTS

- 0.26AC Vacant Adjacent Lot
- Fully leased property with the ability to add Storage Component
- Income Producing
- Upcoming growth and redevelopment in the area

OFFERED BY:



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PROPERTY DIMENSIONS

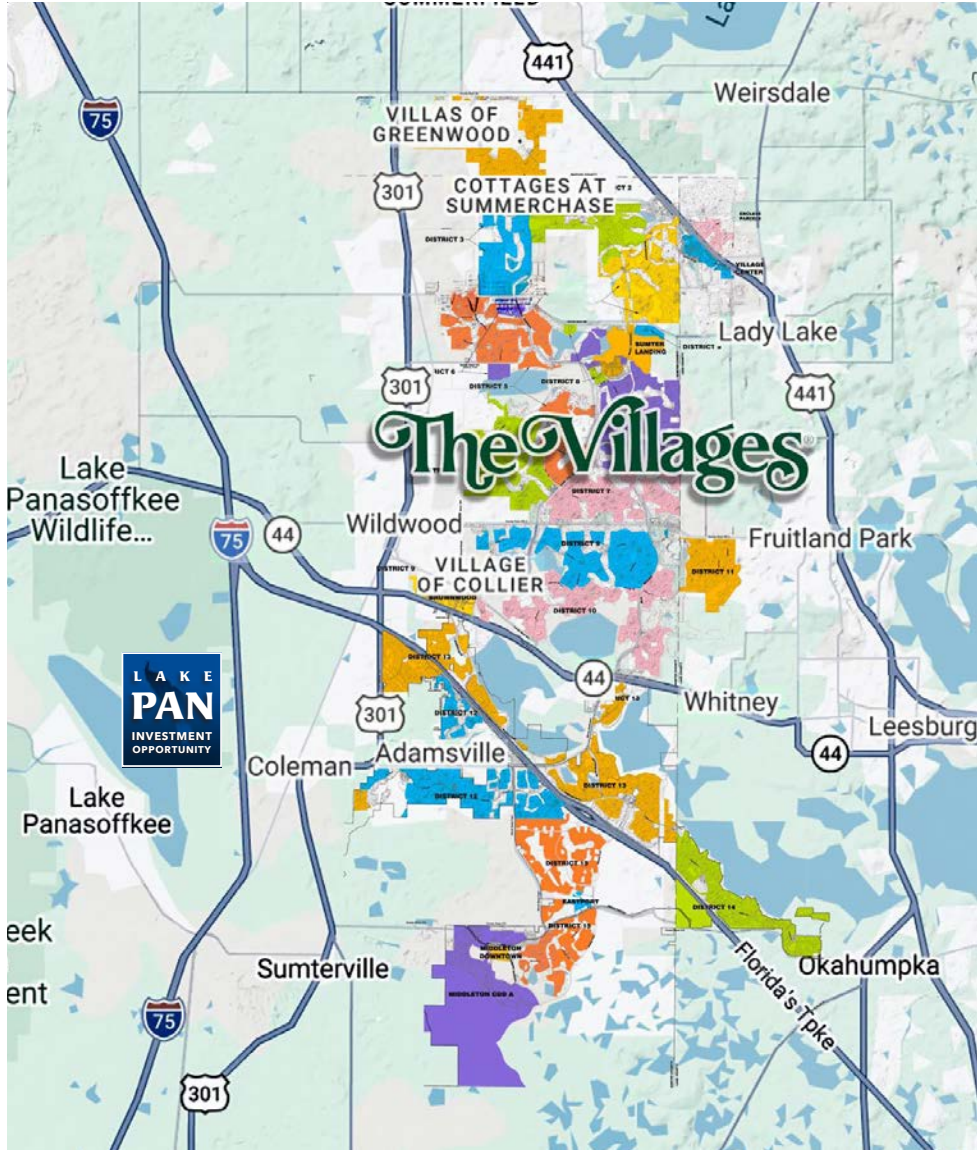


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LOCATION

POSITIONED AT THE DOORSTEP OF FLORIDA'S FASTEST-GROWING MARKET



THE LOCATION ADVANTAGE: RIDING THE VILLAGES' EXPANSION WAVE

Lake Panosoffkee sits in the direct path of explosive regional growth driven by The Villages' relentless expansion:

- The Villages by the Numbers:
- 150,000+ current residents across 90 square miles
- 3,400 new homes sold in 2025—a 6% increase from 2024
- 2.72% annual population growth (2026)
- Leading U.S. master-planned community rankings every year since 2010
- Fourth town square opening in 2026, continuing northward expansion
- \$77,622 median household income with 75,000+ affluent retirees

LAKE PANASOFFKEE'S TRANSFORMATION:

- Population projected at 5,705 in 2026—a stunning 49.1% increase from 2019
- 9.8% annual growth rate, one of the fastest in Central Florida
- Strategic proximity to The Villages' continued northern expansion

This isn't speculative growth—it's happening now. As The Villages continues its 35-mile expansion spanning three counties, Lake Panosoffkee benefits from overflow demand, workforce housing needs, and service-sector employment supporting the region's dominant economic engine.

LOCATION AERIAL



Lake Panasoffkee



CR 437

CR 437 N

NC 470

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EXTERIOR FRONT



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EXTERIOR BACK



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EXTERIOR 1413 PARCEL



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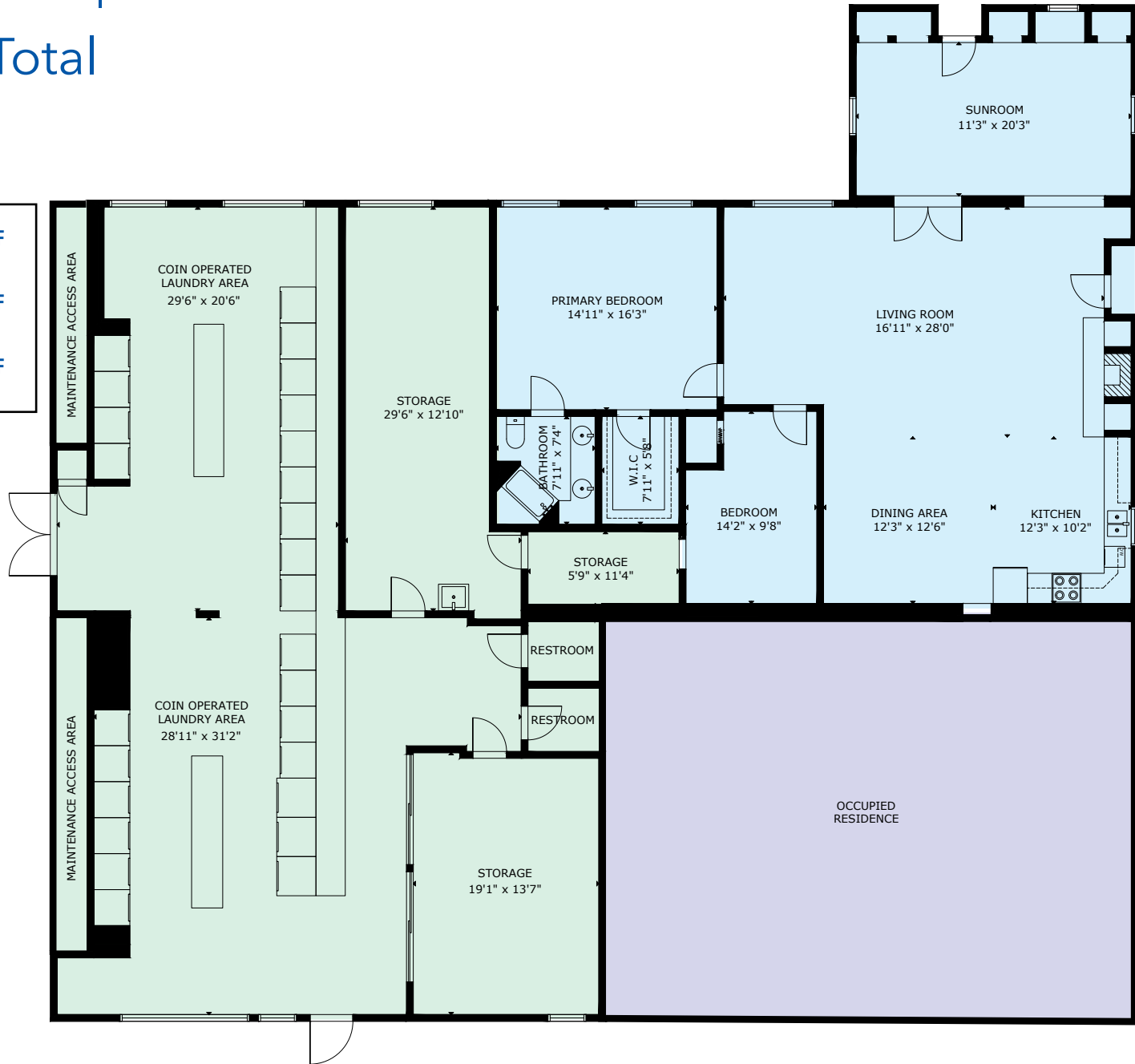


FLOOR PLANS | RETAIL + RESIDENCES

±4,800 SF Total



	Laundromat	±2,100 SF
	Back Residence	±1,600 SF
	Front Residence	±1,100 SF



INTERIOR RETAIL



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INTERIOR BACK RESIDENCE

LAKE
PAN
INVESTMENT
OPPORTUNITY

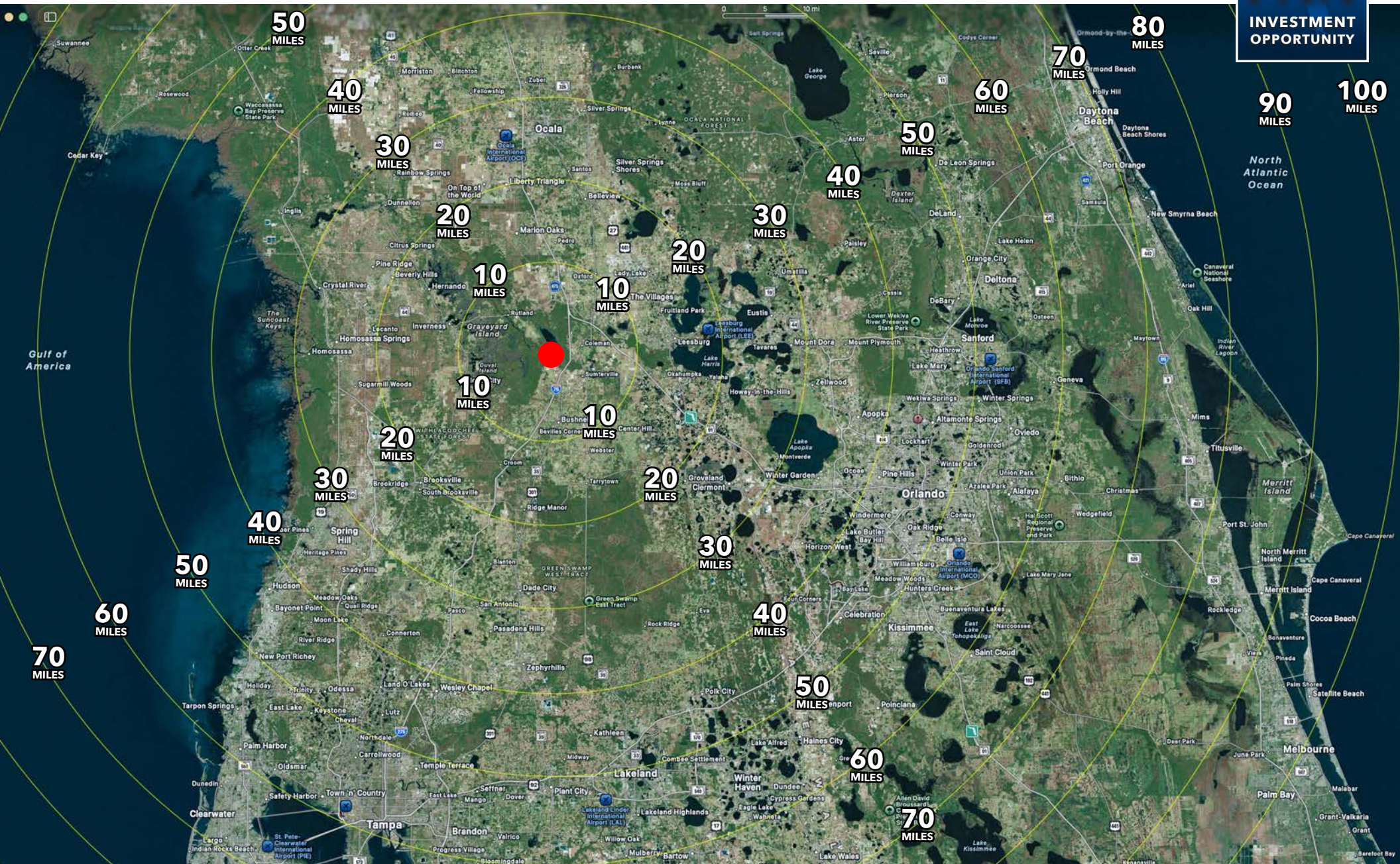


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LOCATION MAP | 10 MILE INCREMENTS

L A K E
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OPPORTUNITY



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