

FOR LEASE

2,000 SF to 4,000 SF Available

13922 Hwy 441/27
Lady Lake, FL 32159



FRAN DANN-AKIN, SIOR

16570 Highway 441

Summerfield, FL 34491

fran@franakin.com

Direct: (352) 266-7795



AERIAL



- FOR LEASE Base Rent \$34/SF + NNN \$TBD
- 1.3 Acres, zoned CL, CH
- 2,000 SF up to 4,000 SF of newly completed
- 4,000 SF standalone building
- The Villages busiest corridor ~4 0,000 car per day
- Four convenient access locations to site include signaled intersection
- Neighbors Aldi Foods, Advent Health, Bealls, Lowe's, just to name a few

SITE PLAN

4,000 SF Building **AVAILABLE**

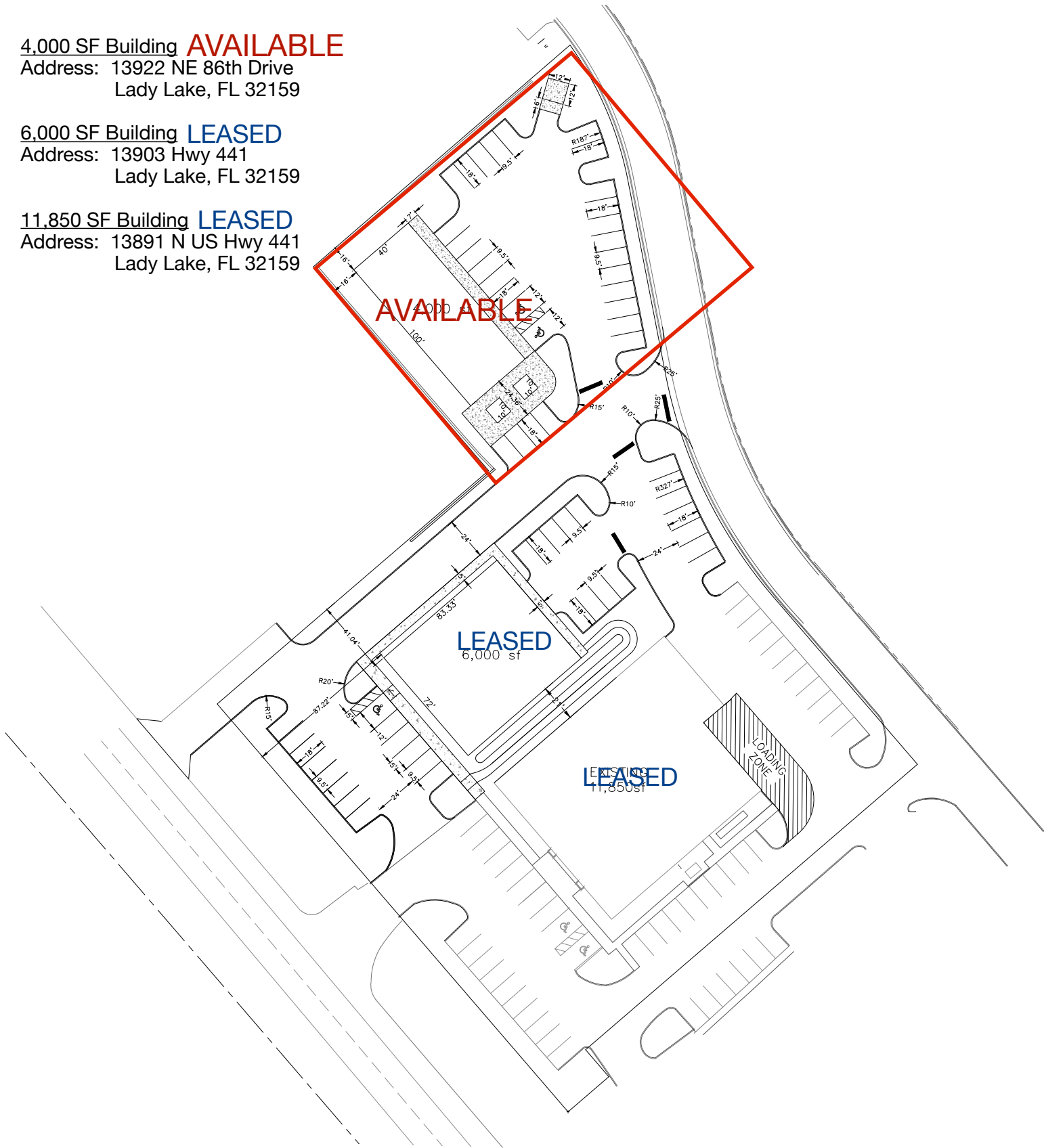
Address: 13922 NE 86th Drive
Lady Lake, FL 32159

6,000 SF Building **LEASED**

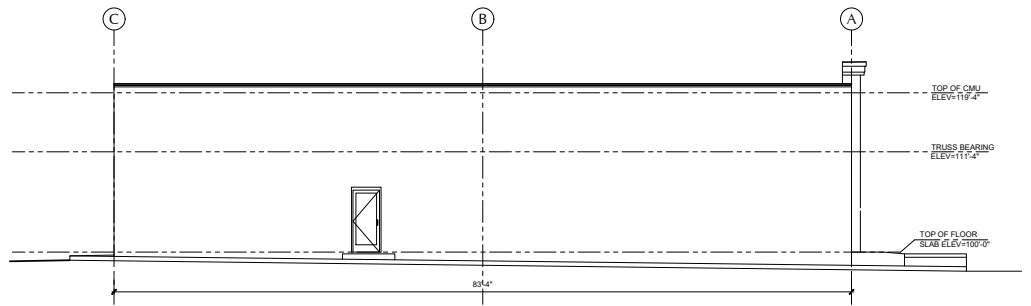
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Lady Lake, FL 32159

11,850 SF Building **LEASED**

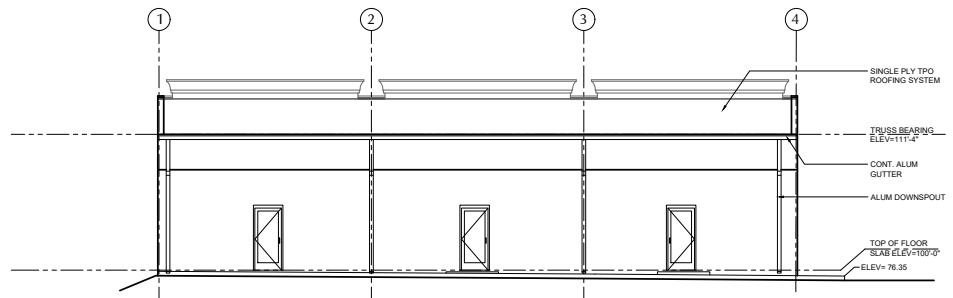
Address: 13891 N US Hwy 441
Lady Lake, FL 32159



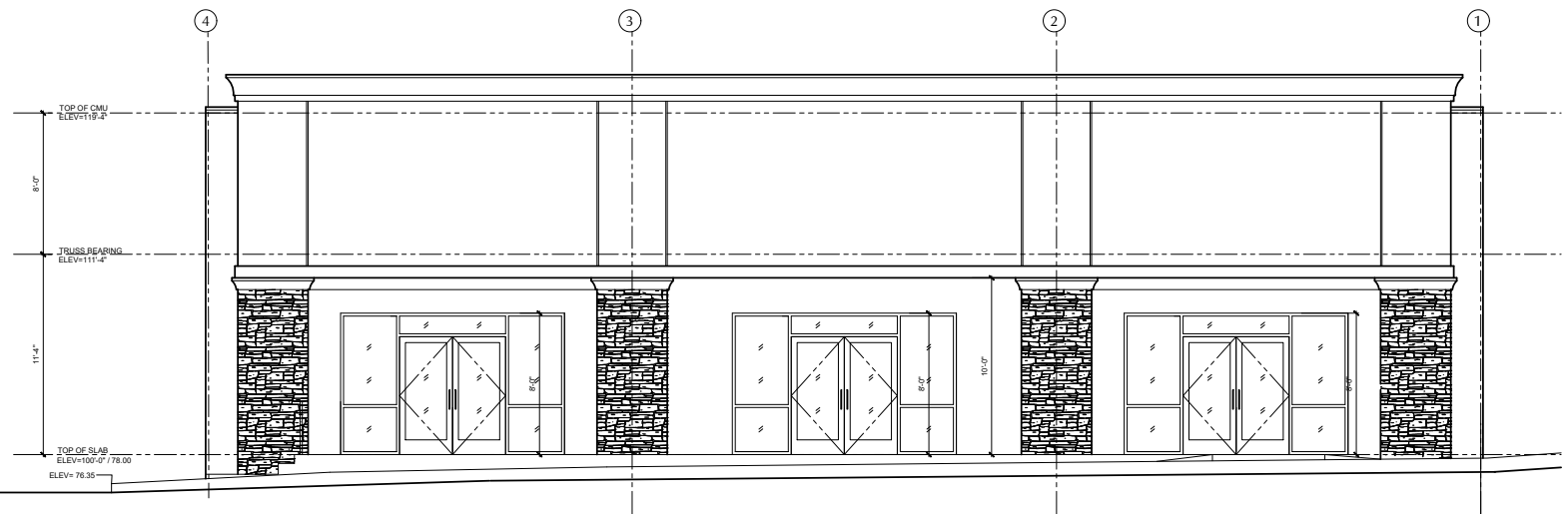
Elevation



3 LEF SIDE ELEVATION
Scale: 1/8" = 1'-0"

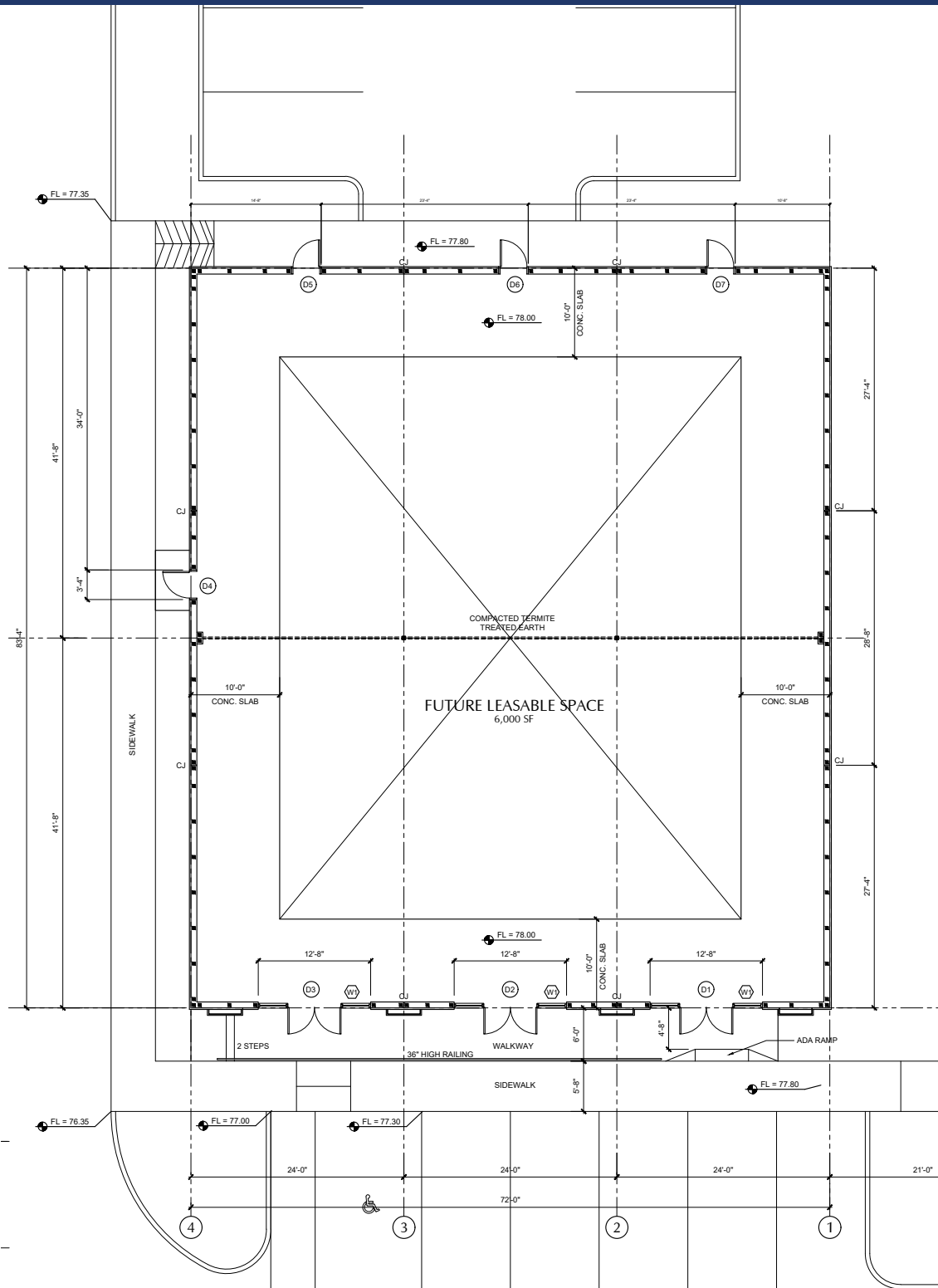


2 REAR ELEVATION
Scale: 1/8" = 1'-0"



1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

Proposed Floor Plan



○ PROPOSED F

Color Rendering





Demographic and Income Profile

13903 US-441 N, Lady Lake, Florida, 32159
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 28.95848
 Longitude: -81.96347

Summary	Census 2010	Census 2020	2022	2027
Population	75,255	81,995	84,022	88,922
Households	39,773	44,713	45,973	48,939
Families	27,166	-	28,992	30,711
Average Household Size	1.88	1.82	1.82	1.81
Owner Occupied Housing Units	36,312	-	39,808	42,607
Renter Occupied Housing Units	3,461	-	6,165	6,332
Median Age	67.8	-	71.0	73.3

Trends: 2022-2027 Annual Rate	Area	State	National
Population	1.14%	0.61%	0.25%
Households	1.26%	0.62%	0.31%
Families	1.16%	0.59%	0.28%
Owner HHs	1.37%	0.83%	0.53%
Median Household Income	2.68%	3.75%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	2,669	5.8%	2,230	4.6%
\$15,000 - \$24,999	3,161	6.9%	2,683	5.5%
\$25,000 - \$34,999	4,951	10.8%	3,576	7.3%
\$35,000 - \$49,999	6,553	14.3%	6,299	12.9%
\$50,000 - \$74,999	10,949	23.8%	11,853	24.2%
\$75,000 - \$99,999	7,034	15.3%	8,024	16.4%
\$100,000 - \$149,999	6,294	13.7%	8,036	16.4%
\$150,000 - \$199,999	2,772	6.0%	4,133	8.4%
\$200,000+	1,590	3.5%	2,105	4.3%

Median Household Income	\$60,163	\$68,655
Average Household Income	\$82,232	\$95,672
Per Capita Income	\$44,852	\$52,488

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,109	1.5%	1,069	1.3%	1,050	1.2%
5 - 9	1,196	1.6%	1,135	1.4%	1,086	1.2%
10 - 14	1,221	1.6%	1,180	1.4%	1,145	1.3%
15 - 19	1,154	1.5%	1,127	1.3%	1,073	1.2%
20 - 24	1,029	1.4%	1,095	1.3%	994	1.1%
25 - 34	2,261	3.0%	2,479	3.0%	2,353	2.6%
35 - 44	2,832	3.8%	2,613	3.1%	2,621	2.9%
45 - 54	4,421	5.9%	3,401	4.0%	3,167	3.6%
55 - 64	14,255	18.9%	10,290	12.2%	8,283	9.3%
65 - 74	27,899	37.1%	32,063	38.2%	28,831	32.4%
75 - 84	14,735	19.6%	21,940	26.1%	30,858	34.7%
85+	3,141	4.2%	5,629	6.7%	7,459	8.4%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	71,931	95.6%	74,381	90.7%	76,108	90.6%	80,196	90.2%
Black Alone	1,525	2.0%	1,725	2.1%	1,739	2.1%	1,838	2.1%
American Indian Alone	131	0.2%	143	0.2%	144	0.2%	159	0.2%
Asian Alone	666	0.9%	1,050	1.3%	1,059	1.3%	1,141	1.3%
Pacific Islander Alone	22	0.0%	33	0.0%	35	0.0%	38	0.0%
Some Other Race Alone	460	0.6%	1,184	1.4%	1,254	1.5%	1,433	1.6%
Two or More Races	521	0.7%	3,480	4.2%	3,683	4.4%	4,117	4.6%
Hispanic Origin (Any Race)	2,173	2.9%	3,881	4.7%	4,034	4.8%	4,351	4.9%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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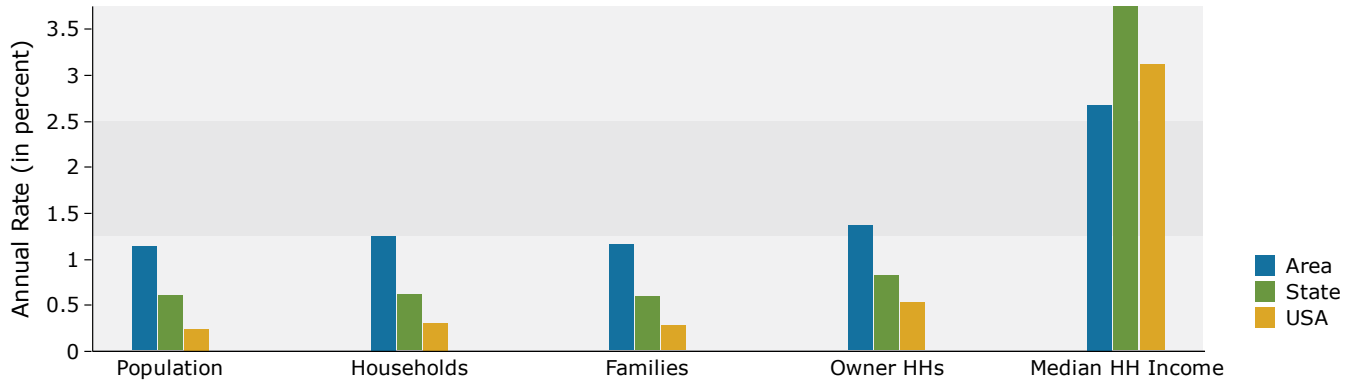


Demographic and Income Profile

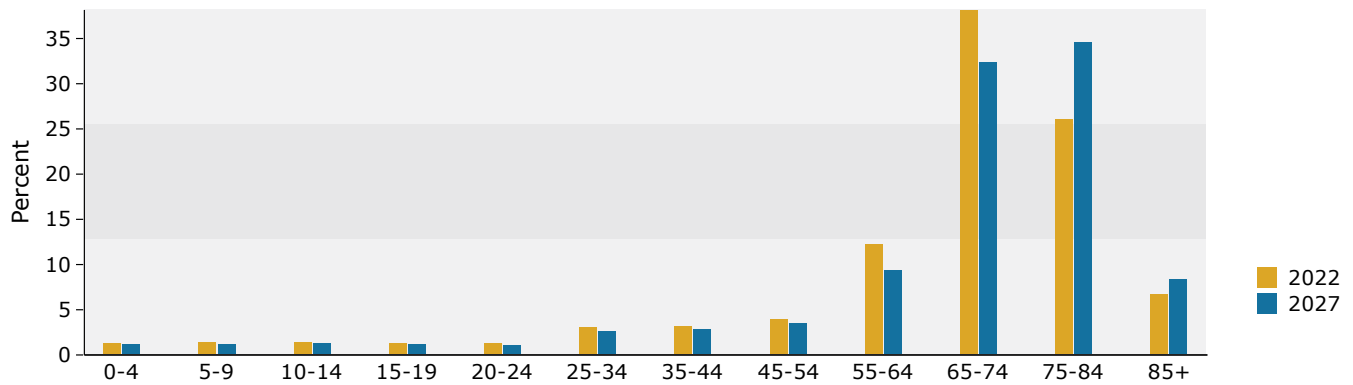
13903 US-441 N, Lady Lake, Florida, 32159
 Ring: 5 mile radius

Prepared by Esri
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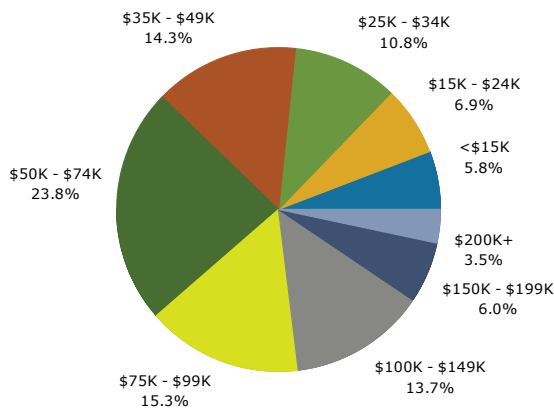
Trends 2022-2027



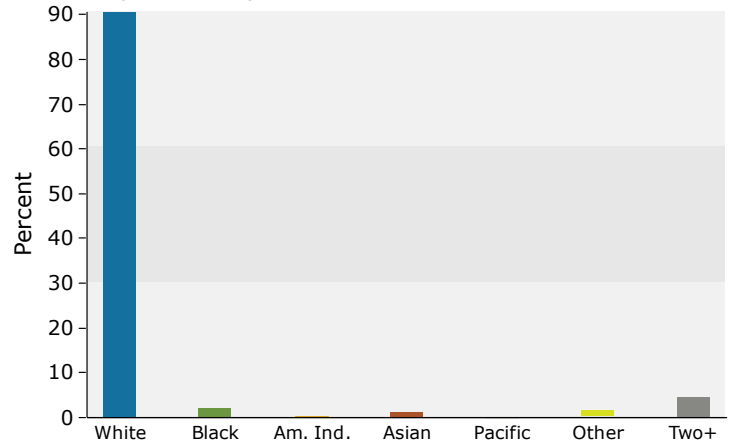
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 4.8%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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Medical Expenditures

13903 US-441 N, Lady Lake, Florida, 32159
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 28.95848
 Longitude: -81.96347

Demographic Summary		2022	2027
Population		84,022	88,922
Households		45,973	48,939
Families		28,992	30,711
Median Household Income		\$60,163	\$68,655
Males per 100 Females		88.4	86.0
Population by Age			
Population <5 Years		1.3%	1.2%
Population 65+ Years		71.0%	75.5%
Median Age		71.0	73.3
	Spending Potential Index	Average Amount Spent	Total
Health Care	95	\$6,697.14	\$307,887,388
Medical Care	99	\$2,364.28	\$108,692,896
Physician Services	82	\$235.29	\$10,816,780
Dental Services	109	\$496.82	\$22,840,212
Eyecare Services	93	\$72.45	\$3,330,761
Lab Tests, X-rays	78	\$60.58	\$2,785,142
Hospital Room and Hospital Services	78	\$177.83	\$8,175,534
Convalescent or Nursing Home Care	181	\$69.11	\$3,177,096
Other Medical Services (1)	82	\$143.92	\$6,616,469
Nonprescription Drugs	88	\$155.66	\$7,156,357
Prescription Drugs	99	\$373.82	\$17,185,535
Nonprescription Vitamins	125	\$139.75	\$6,424,513
Medicare Prescription Drug Premium	138	\$187.02	\$8,598,005
Eyeglasses and Contact Lenses	81	\$89.38	\$4,109,128
Hearing Aids	150	\$69.87	\$3,212,303
Medical Equipment for General Use	102	\$7.21	\$331,382
Other Medical Supplies/Equipment (2)	101	\$85.56	\$3,933,678
Health Insurance	92	\$4,332.86	\$199,194,492
Blue Cross/Blue Shield	71	\$866.47	\$39,834,261
Fee for Service Health Plan	71	\$680.61	\$31,289,870
HMO	69	\$575.78	\$26,470,463
Medicare Payments	137	\$1,293.78	\$59,479,141
Long Term Care Insurance	129	\$72.88	\$3,350,291
Dental Care Insurance	77	\$134.15	\$6,167,230
Vision Care Insurance	68	\$26.97	\$1,240,044
Prescription Drug Insurance	101	\$8.81	\$404,849
Other Single Service Insurance (3)	98	\$21.15	\$972,320
Medicaid Premiums	63	\$7.27	\$334,058
Tricare/Military Premiums	87	\$7.57	\$348,030
Children's Health Ins Program Premiums	62	\$1.81	\$83,074

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. Detail may not sum to totals due to rounding.

(1) Other Medical Services includes Services by Medical Professionals other than Physicians, Outpatient Hospital Care, Blood Donation, and Ambulance, Dialysis, Emergency Room, Oxygen or Rescue Services.

(2) Other Medical Supplies/Equipment includes Topicals, Dressings, Supportive and Convalescent Medical Equipment, Rental of Medical Equipment for General Use, and Rental of Supportive and Convalescent Medical Equipment.

(3) Other Single Service Insurance Other Single Service Insurance includes health insurance coverage that provides for only one type of service, other than dental care, vision care, prescriptions, and long-term care

Source: Esri forecasts for 2022 and 2027; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

September 14, 2022





Retail Goods and Services Expenditures

13903 US-441 N, Lady Lake, Florida, 32159
 Ring: 5 mile radius

Prepared by Esri
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Top Tapestry Segments	Percent	Demographic Summary	2022	2027
The Elders (9C)	84.7%	Population	84,022	88,922
Senior Escapes (9D)	6.4%	Households	45,973	48,939
Heartland Communities (6F)	3.5%	Families	28,992	30,711
Front Porches (8E)	2.2%	Median Age	71.0	73.3
Rural Resort Dwellers (6E)	1.5%	Median Household Income	\$60,163	\$68,655
		Spending Potential Index	Average Amount Spent	Total
Apparel and Services		73	\$1,762.99	\$81,050,006
Men's		86	\$397.65	\$18,281,137
Women's		78	\$652.69	\$30,006,083
Children's		52	\$181.82	\$8,358,986
Footwear		67	\$381.30	\$17,529,432
Watches & Jewelry		72	\$105.37	\$4,844,063
Apparel Products and Services (1)		94	\$56.09	\$2,578,402
Computer				
Computers and Hardware for Home Use		83	\$158.05	\$7,266,005
Portable Memory		76	\$3.75	\$172,468
Computer Software		78	\$8.50	\$390,678
Computer Accessories		91	\$18.68	\$858,601
Entertainment & Recreation		81	\$2,956.00	\$135,896,380
Fees and Admissions		78	\$656.91	\$30,200,305
Membership Fees for Clubs (2)		79	\$222.08	\$10,209,902
Fees for Participant Sports, excl. Trips		105	\$137.78	\$6,333,945
Tickets to Theatre/Operas/Concerts		81	\$74.50	\$3,424,833
Tickets to Movies		74	\$46.95	\$2,158,657
Tickets to Parks or Museums		79	\$30.63	\$1,408,228
Admission to Sporting Events, excl. Trips		71	\$51.64	\$2,373,998
Fees for Recreational Lessons		58	\$92.59	\$4,256,671
Dating Services		54	\$0.74	\$34,071
TV/Video/Audio		85	\$1,132.08	\$52,045,058
Cable and Satellite Television Services		91	\$831.27	\$38,215,963
Televisions		75	\$95.73	\$4,401,016
Satellite Dishes		65	\$1.17	\$53,674
VCRs, Video Cameras, and DVD Players		68	\$3.79	\$174,093
Miscellaneous Video Equipment		83	\$14.60	\$671,011
Video Cassettes and DVDs		74	\$6.41	\$294,848
Video Game Hardware/Accessories		57	\$18.63	\$856,409
Video Game Software		64	\$11.55	\$530,905
Rental/Streaming/Downloaded Video		68	\$54.67	\$2,513,425
Installation of Televisions		145	\$1.22	\$55,865
Audio (3)		75	\$90.94	\$4,180,687
Rental and Repair of TV/Radio/Sound Equipment		63	\$2.11	\$97,162
Pets		83	\$685.94	\$31,534,827
Toys/Games/Crafts/Hobbies (4)		67	\$88.54	\$4,070,669
Recreational Vehicles and Fees (5)		64	\$82.16	\$3,777,266
Sports/Recreation/Exercise Equipment (6)		68	\$140.02	\$6,437,274
Photo Equipment and Supplies (7)		67	\$35.05	\$1,611,129
Reading (8)		98	\$114.80	\$5,277,568
Catered Affairs (9)		62	\$20.66	\$949,782
Food		80	\$8,362.85	\$384,465,359
Food at Home		82	\$5,072.12	\$233,180,537
Bakery and Cereal Products		81	\$644.19	\$29,615,387
Meats, Poultry, Fish, and Eggs		81	\$1,085.47	\$49,902,210
Dairy Products		83	\$516.47	\$23,743,746
Fruits and Vegetables		84	\$1,011.62	\$46,507,268
Snacks and Other Food at Home (10)		81	\$1,814.37	\$83,411,926
Food Away from Home		76	\$3,290.73	\$151,284,822
Alcoholic Beverages		83	\$590.02	\$27,125,155

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. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

Source: Esri forecasts for 2022 and 2027; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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Retail Goods and Services Expenditures

13903 US-441 N, Lady Lake, Florida, 32159
Ring: 5 mile radius

Prepared by Esri
Latitude: 28.95848
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	Spending Potential Index	Average Amount Spent	Total
Financial			
Value of Stocks/Bonds/Mutual Funds	99	\$30,777.12	\$1,414,916,711
Value of Retirement Plans	86	\$98,480.40	\$4,527,439,642
Value of Other Financial Assets	135	\$13,183.84	\$606,100,792
Vehicle Loan Amount excluding Interest	73	\$2,370.73	\$108,989,366
Value of Credit Card Debt	76	\$2,388.53	\$109,807,975
Health			
Nonprescription Drugs	88	\$155.66	\$7,156,357
Prescription Drugs	99	\$373.82	\$17,185,535
Eyeglasses and Contact Lenses	81	\$89.38	\$4,109,128
Home			
Mortgage Payment and Basics (11)	77	\$9,377.28	\$431,101,528
Maintenance and Remodeling Services	96	\$3,148.22	\$144,733,196
Maintenance and Remodeling Materials (12)	81	\$571.13	\$26,256,663
Utilities, Fuel, and Public Services	82	\$4,645.28	\$213,557,550
Household Furnishings and Equipment			
Household Textiles (13)	77	\$88.40	\$4,063,979
Furniture	74	\$537.85	\$24,726,499
Rugs	83	\$29.79	\$1,369,754
Major Appliances (14)	84	\$359.22	\$16,514,356
Housewares (15)	91	\$90.99	\$4,183,050
Small Appliances	78	\$46.54	\$2,139,641
Luggage	86	\$16.43	\$755,196
Telephones and Accessories	85	\$97.17	\$4,467,231
Household Operations			
Child Care	48	\$288.99	\$13,285,688
Lawn and Garden (16)	95	\$542.29	\$24,930,483
Moving/Storage/Freight Express	79	\$63.64	\$2,925,641
Housekeeping Supplies (17)	89	\$791.07	\$36,367,632
Insurance			
Owners and Renters Insurance	89	\$634.36	\$29,163,614
Vehicle Insurance	80	\$1,687.56	\$77,582,424
Life/Other Insurance	81	\$555.02	\$25,515,808
Health Insurance	92	\$4,332.86	\$199,194,492
Personal Care Products (18)	83	\$472.15	\$21,706,084
School Books and Supplies (19)	71	\$105.04	\$4,829,125
Smoking Products	65	\$285.57	\$13,128,470
Transportation			
Payments on Vehicles excluding Leases	72	\$2,136.37	\$98,215,184
Gasoline and Motor Oil	75	\$2,056.70	\$94,552,681
Vehicle Maintenance and Repairs	84	\$1,054.00	\$48,455,338
Travel			
Airline Fares	87	\$619.35	\$28,473,407
Lodging on Trips	84	\$680.19	\$31,270,253
Auto/Truck Rental on Trips	89	\$55.58	\$2,555,058
Food and Drink on Trips	85	\$573.14	\$26,349,074

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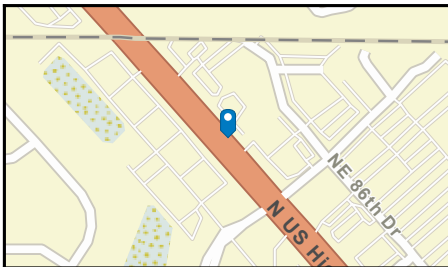
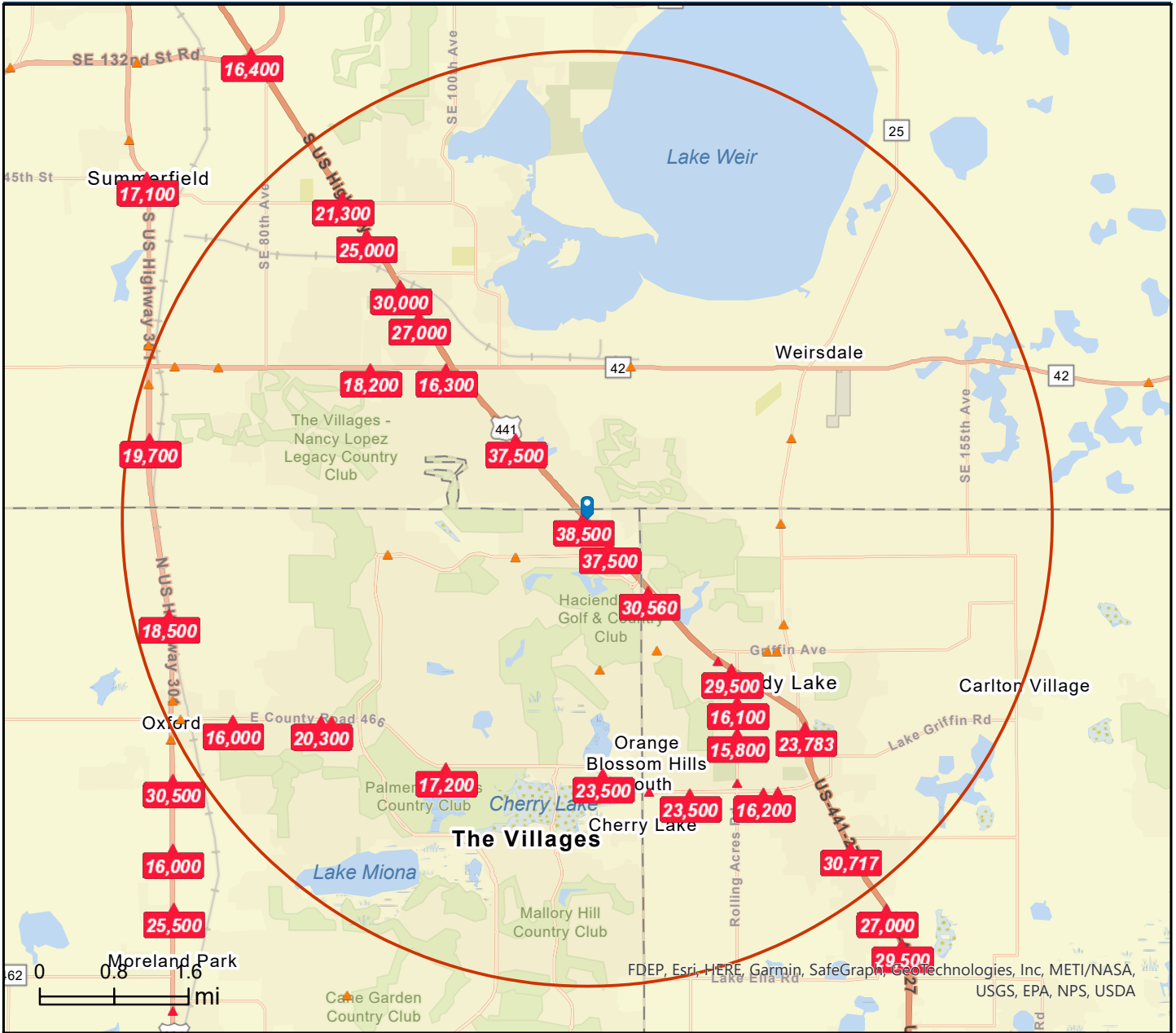
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- (1) **Apparel Products and Services** includes shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) **Membership Fees for Clubs** includes membership fees for social, recreational, and health clubs.
- (3) **Audio** includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.
- (4) **Toys and Games** includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.
- (5) **Recreational Vehicles & Fees** includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.
- (6) **Sports/Recreation/Exercise Equipment** includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) **Photo Equipment and Supplies** includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) **Reading** includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers.
- (9) **Catered Affairs** includes expenses associated with live entertainment and rental of party supplies.
- (10) **Snacks and Other Food at Home** includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fats and oils, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips and other snacks, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (11) **Mortgage Payment and Basics** includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent on owned dwellings.
- (12) **Maintenance and Remodeling Materials** includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) **Household Textiles** includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers and decorative pillows.
- (14) **Major Appliances** includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) **Housewares** includes flatware, dishes, cups glasses, serving pieces, nonelectric cookware, and tableware.
- (16) **Lawn and Garden** includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) **Housekeeping Supplies** includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.
- (18) **Personal Care Products** includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, other miscellaneous care products and personal care appliances.
- (19) **School Books and Supplies** includes school books and supplies for college, elementary school, high school, vocational/technical school, preschool and other schools.

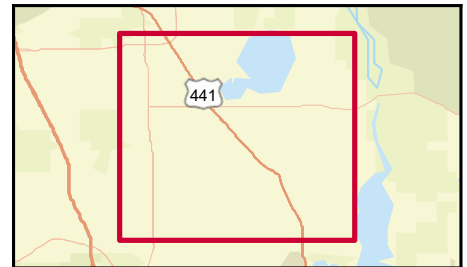
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September 14, 2022



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).

September 14, 2022

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