

# 2 Outparcels For Sale In Lady Lake, FL

Smith & Smith  
**REALTY**

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**FOR  
SALE**



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# Property Description

## Property Description

2 Outparcels for sale in Lady Lake near new development. These outparcels total 1.96 acres together, separately they make 0.98 acres. The adjacent 4+/- acres are approved for Storage units, however the owner is looking to develop townhomes. The outparcels will be developed at that time as pad ready sites. The parcels have roughly 206 ft of frontage on C25. The parcels are zoned CP (Planned Commercial). These outparcels are currently in the process of being developed and subdivided. Please see attachment for site plan, agenda, and zoning description. Great opportunity in an area full of growth.

## Location Description

Across the street from Benchmarks (Lady Lake Square Apartments, a 288-unit apartment site) and the Lady Lake Post Office. It is in close proximity to The Villages and US 441/27. Restaurants and shopping nearby include Huey Magoo's, Miller's Ale House, Mission BBQ, Target, Sam's Club, Total Wine, and more along US 441/27

## Property Size

1.96 Acres

## Zoning

Planned Commercial (CP)

## Parcel ID

Portion of Lake County Parcel 08-18-24-0150-022-00000

## Price

\$499,000

## Broker Contact Info

**Danny Smith, ALC, CCIM**

Smith & Smith Realty, Inc.

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# Conceptual Site Plan

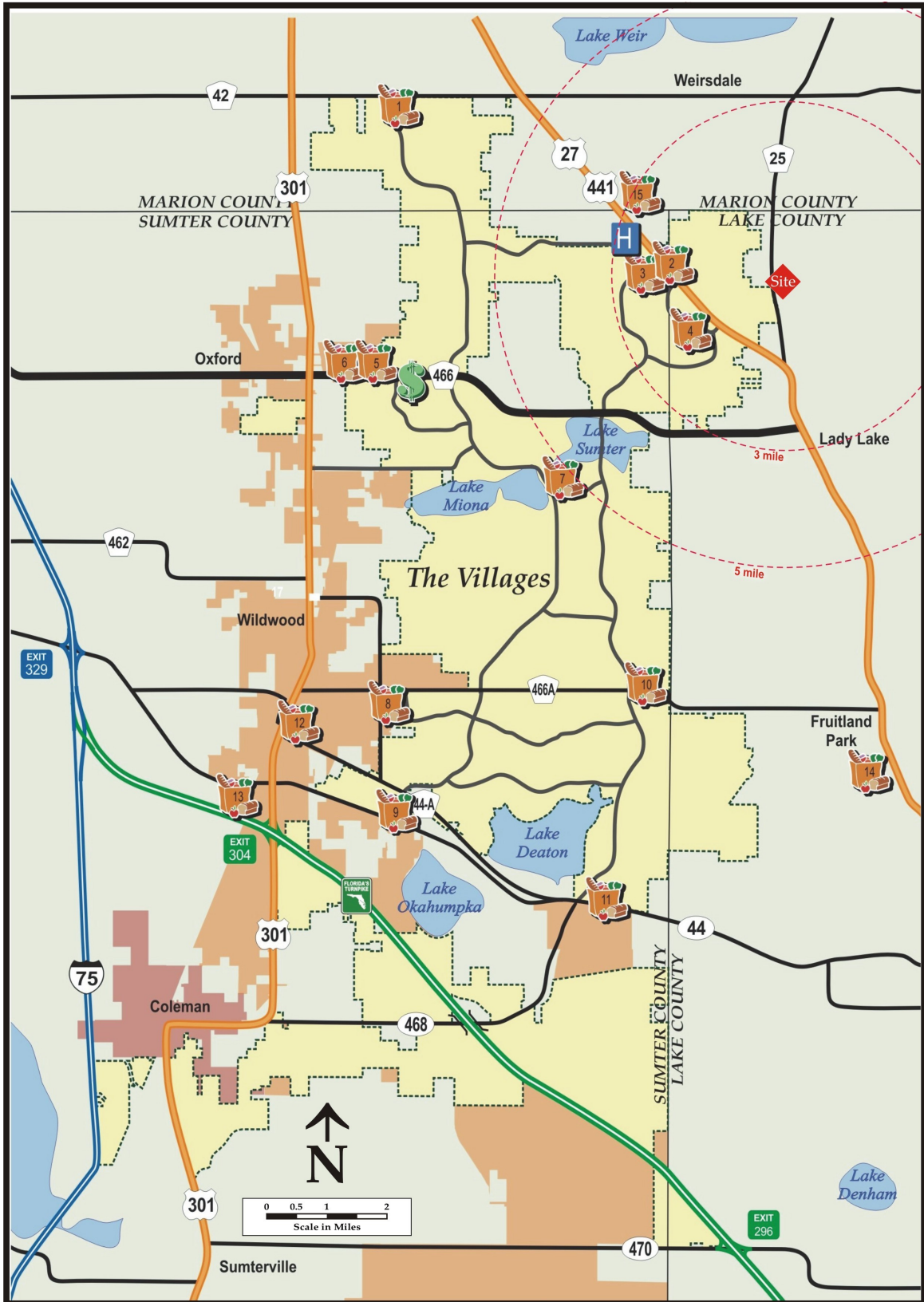


CONSTRUCTION DOCUMENTS:			Rev.	Date	Description
CONCEPTUAL SITE PLAN					
LADY LAKE STORAGE					
ALL OF BLOCK 22, CONAN SUBDIVISION					
LAKE COUNTY, FLORIDA					
			4/05/23		

FOR SALE



# Regional Map



# Photos



# Additional Photos

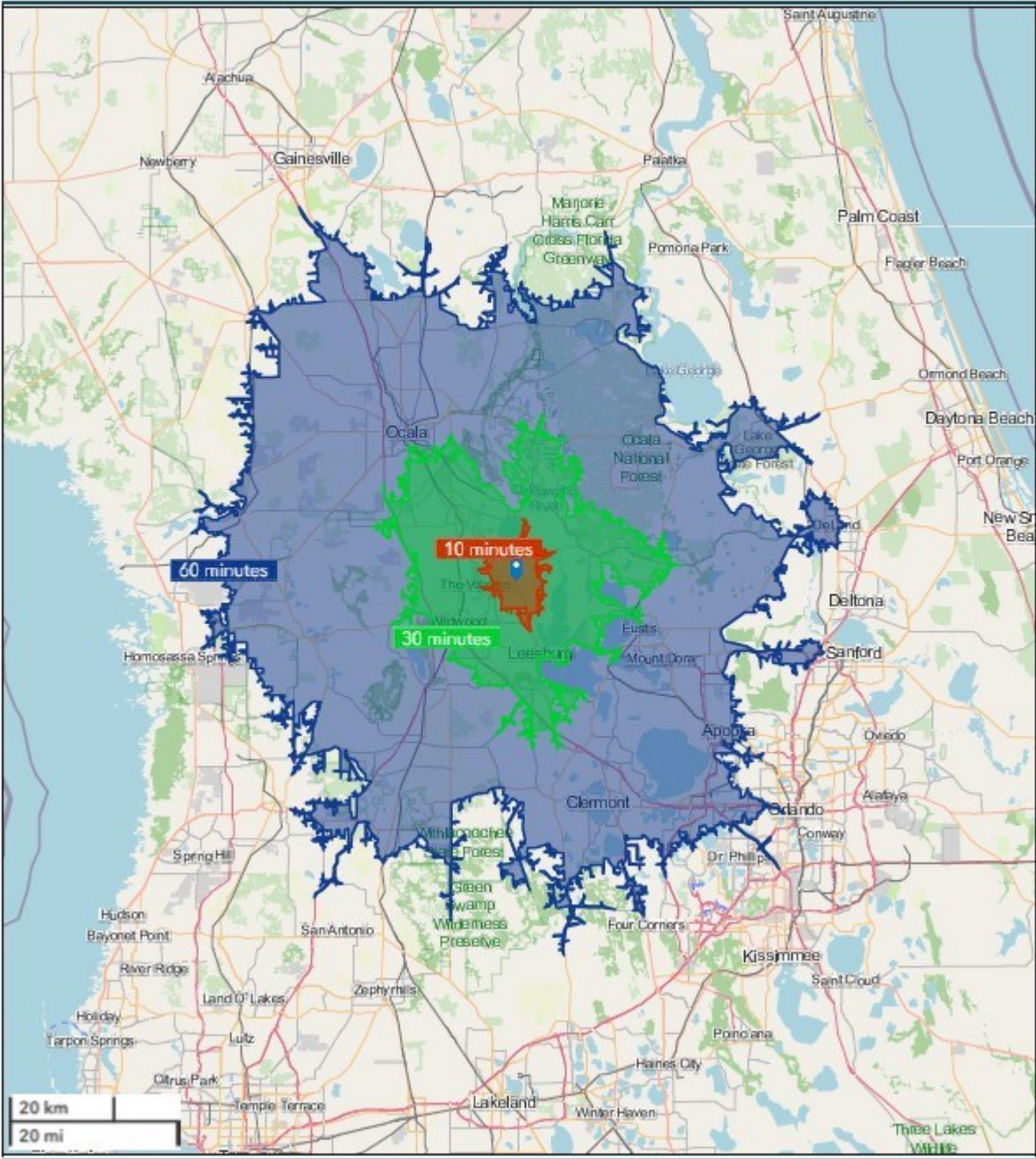


# Drive Time Map

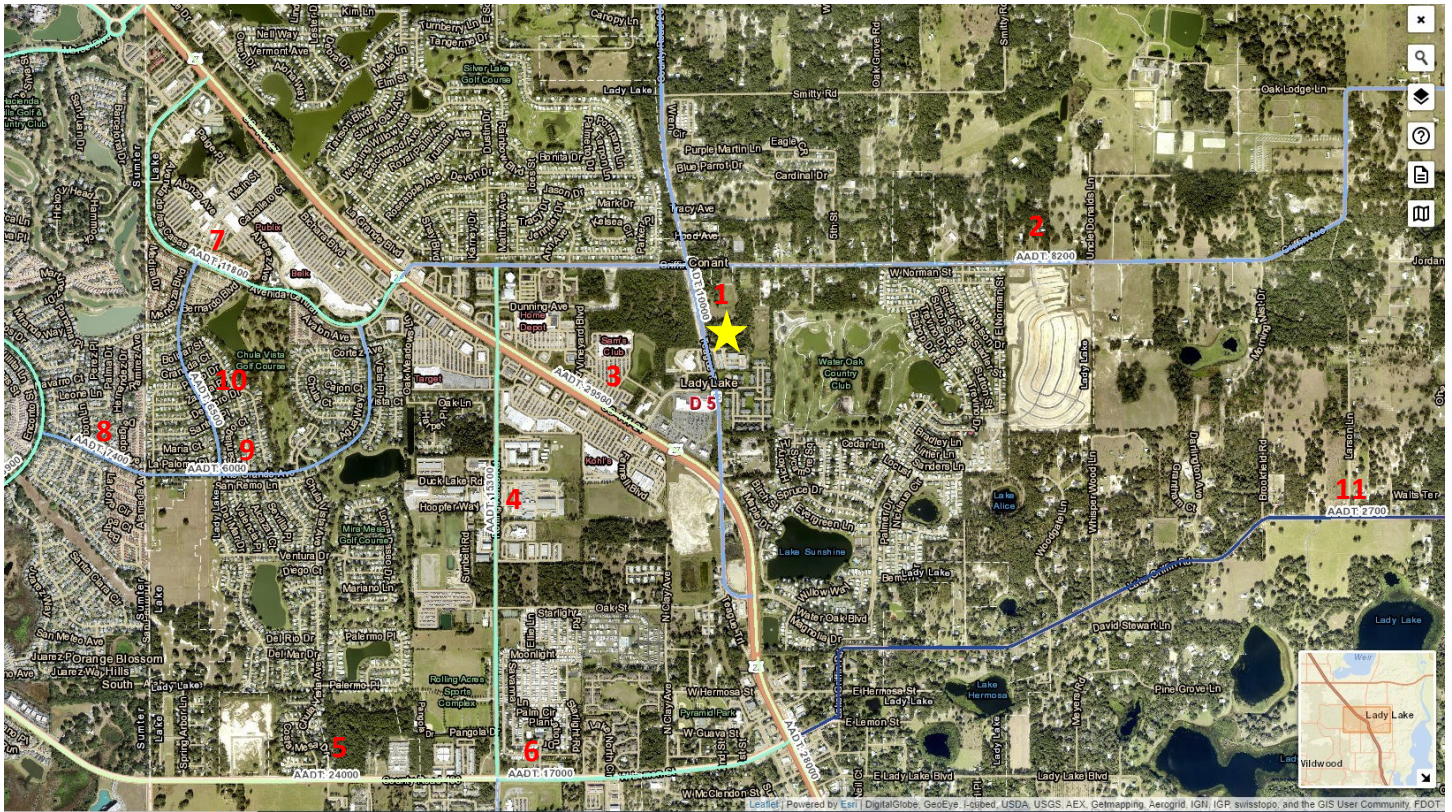


Custom Drive Time Map

40248 County Road 25, Lady Lake, FL 32159



# Traffic Count Map

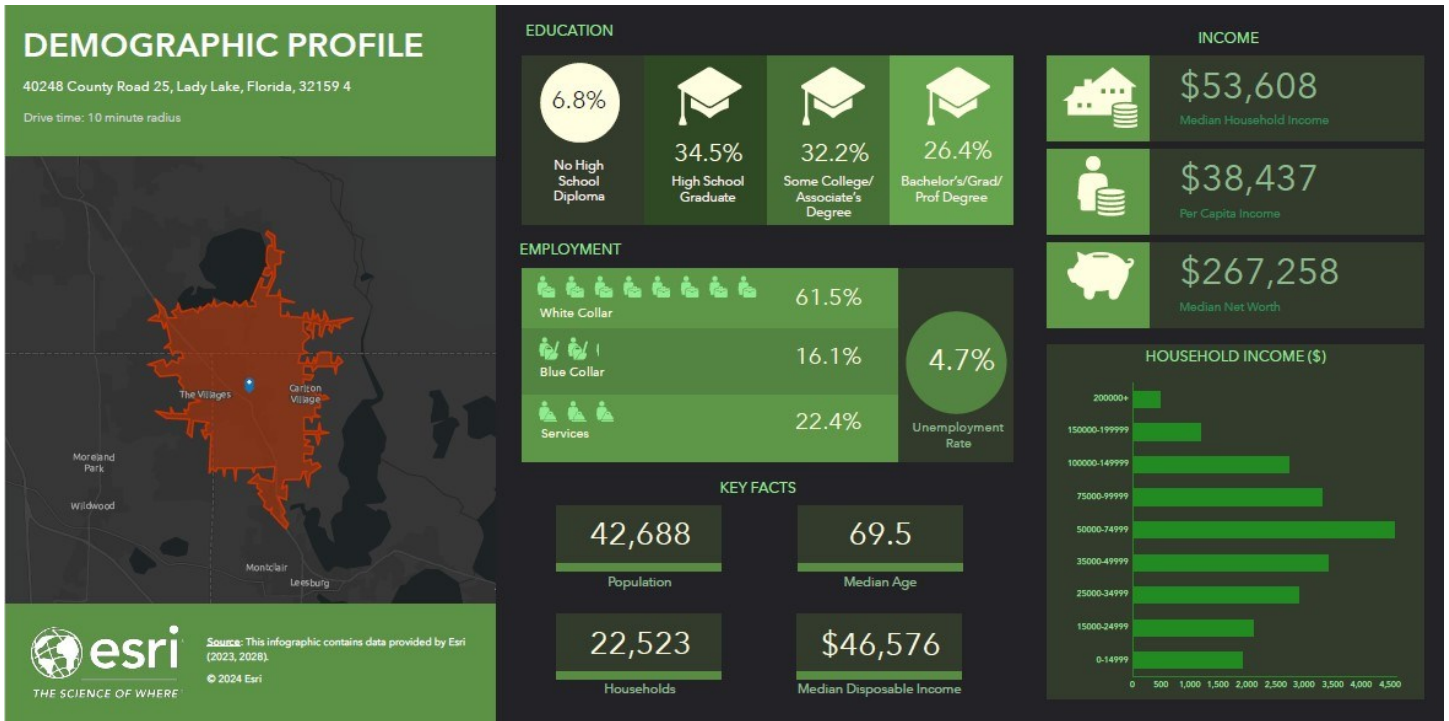


1. CR 25/Teague Trail— 10,000 AADT
2. Griffin Ave— 8,200 AADT
3. US 441/27— 29,500 AADT
4. Rolling Acres Road— 15,300 AADT
5. CR 466 (West of Rolling Acres Rd) — 24,000 AADT
6. CR 466 (East of Rolling Acres Rd) — 17,000 AADT
7. Avenida Central - 11,800 AADT
8. Rio Grande Avenue (Sumter County) - 7,400 AADT
9. Rio Grande Avenue (Lake County) - 6,000 AADT
10. Del Mar Drive— 6,500 AADT
11. Lake Griffin Road— 2,700 AADT





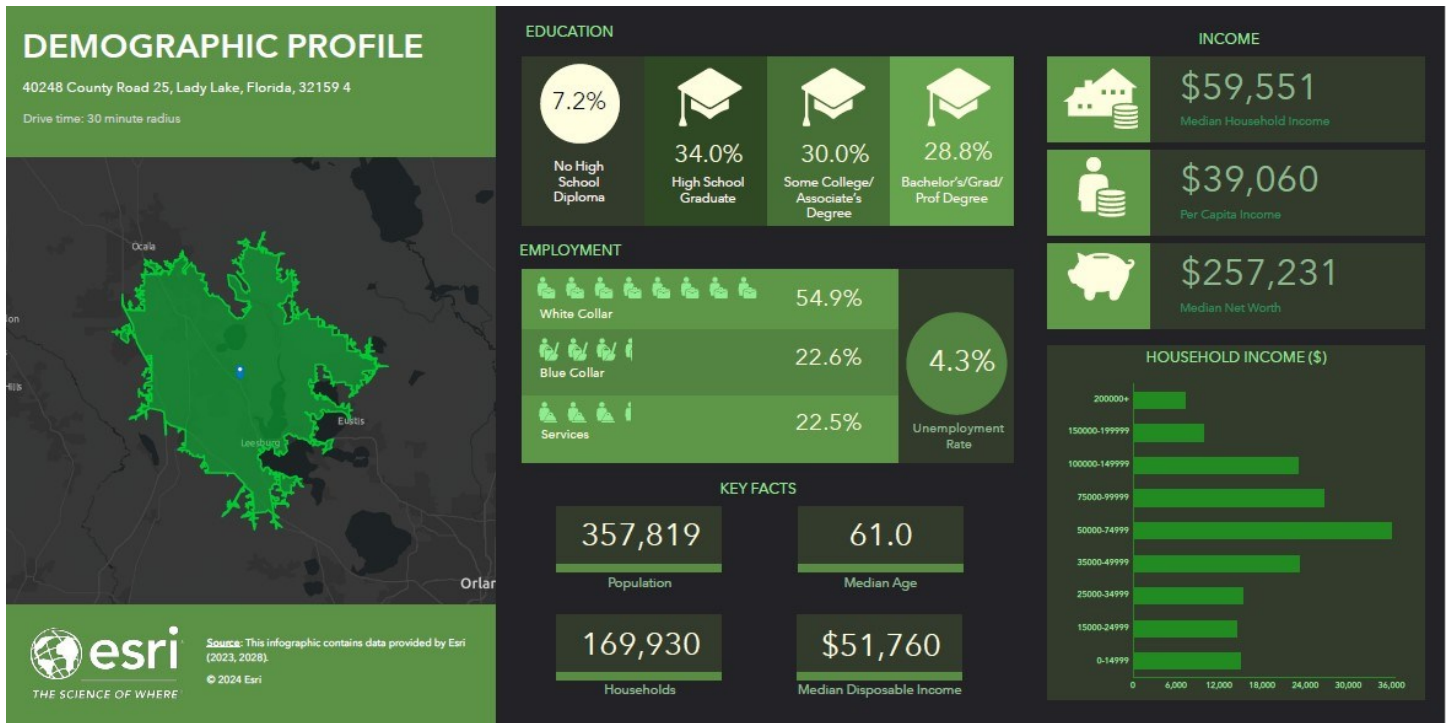
# 10 Minute Demographic Profile



- Lady Lake
  - Sam's Club—4 minute drive
  - Kohl's—5-6 minute drive
  - The Home Depot—4 minute drive
  - Target—5 minute drive
  - Fiesta Bowl—5-6 minute drive
  - The Villages Elementary of Lady Lake—5 minute drive
  - Best Buy – 6 minute drive
  - Fort Knox Self Storage—6 minute drive
  - Rolling Oaks Professional Park - 3 minute drive
  - Old McDonald's Farm—2 minute drive
  - BJ's Wholesale Club — 7 minute drive
  - Lowe's Home Improvement— 7 minute drive
- Aldi—8 minute drive
- Ulta Beauty—7 minute drive
- Sportsman's Warehouse—6-7 minute drive
- Starbucks—5-6 minute drive
- Chipotle—5-6 minute drive
- The Villages
  - Spanish Springs Town Square—5 minute drive
  - UF Health The Villages Hospital—7 minute drive
  - Spanish Plains Shopping Center— 9-10 minute drive
- Summerfield
  - Walmart Supercenter—9 minute drive



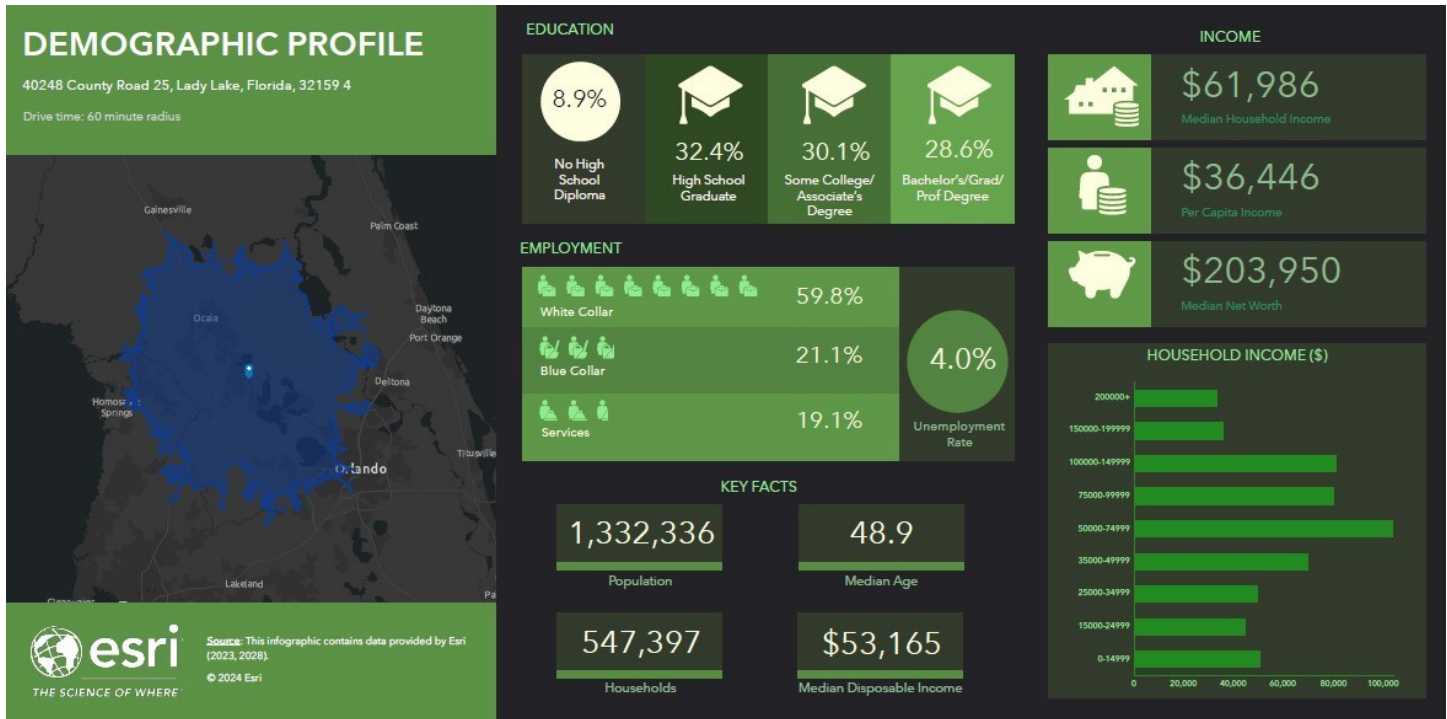
# 30 Minute Demographic Profile



- Summerfield
  - Stonecrest—11-12 minute drive
  - Little Joey's Italian Restaurant—12 minute drive
  - Harbour View Elementary School—15-17 minute drive
  - Floor and Décor—11-14 minute drive
- Fruitland Park
  - Stavros & Sons—16-19 minute drive
  - Lake Griffin State Park - 16-22 minute drive
  - Philips Buick GMC—13-16 minute drive
- Leesburg
  - Walmart Supercenter—16-22 minute drive
- UF Health Leesburg—24-30 minute drive
- Belleview
  - AdventHealth Belleview ER—20-24 minute drive
  - Belleview Regional Shopping Center—24-28 minute drive
- Oxford
  - Walmart Supercenter—20-24 minute drive
  - Goodwill—20-24 minute drive
  - Hobby Lobby—19-20 minute drive
- The Villages
  - Lake Sumter Landing—15-18 minute drive
  - Brownwood Paddock Square—28-30 minute drive



# 60 Minute Demographic Profile



- Ocala
  - World Equestrian Center—54-58 minute drive
  - HCA Florida Ocala Hospital—38-41 minute drive
  - Paddock Mall—43-55 minute drive
  - HCA Florida West Marion Hospital—45-55 minute drive
  - College of Central Florida—44-53 minute drive
  - Rasmussen University—45-53 minute drive
- Tavares
  - AdventHealth Waterman Hospital—38-43 minute drive
  - Tavares Seaport—41-56 minute drive
  - Wooton Park—41-55 minute drive
- Eustis
  - Lake Technical College—37-47 minute drive
- Inverness—49 minute drive
  - Inverness Airport—51-68 minute drive
- Clermont
  - Florida Citrus Tower—59-64 minute drive
- Orlando
  - Orlando International Airport—82-100 minute drive
  - University of Central Florida—80-88 minute drive
  - Valencia College—73-80 minute drive
  - Walt Disney World—77-90 minute drive
  - Universal Studios—80-87 minutes



# The Villages® in a nut shell

- The Villages® is the largest single-site mixed-use real estate development in the U.S.
- Approximately 57 square miles that is completed and under development
- Properties of The Villages® sold approx. 258 new homes and villas per month in 2023.
- There are 15 Community Development Districts within The Villages®
- There are 3 Town Centers, 10 Shopping Centers, more than 10 medical plazas, a daily Newspaper, TV News Network, Radio Station, Hospital/Cancer Center and VA Outpatient Clinic.
- The Villages® has one of the lowest crime rates in the U.S.
- The Villages® Public Safety Department includes 9 fire stations with over 150 Full-Time Firefighter/EMTs and Firefighter/Paramedics
- There are 3 libraries, over 3,500 organized clubs, 115 Recreation Centers, 12 Country Clubs, 42 Executive Golf Courses, 13 championship golf courses, 241 pickleball courts, an astronomy pad, over 80,000 golf carts, approx. 126 miles of golf cart trails.
- 9 golf cart accessible Houses of Worship
- 71,000 homes spanning 104 Villages
- The Villages Grown® is a local community food system available at the Market at Sawgrass Grove and 14 local grocery stores within The Villages. Also available at 16 Grocers outside of The Villages.
- Median household income in 2022 was \$73,415
- In 2022, 85.9% of people in The Villages were over the age of 65
- The current population for The Villages® is approx. 145,000 (Marion, Sumter & Lake Counties combined)
- Major roadways include CR 42, US 301, CR 466, CR 466A, US 441/27, SR 44, Warm Springs Ave, CR 470/Central Parkway, Morse Blvd, Buena Vista Blvd, and Marsh Bend Trl

