

# 3,360 SF Warehouse

304 Oak Street, Lady Lake, FL 32159

Offered at: \$672,000

Also offered for Lease: Base Rent \$17/sf/yr + NNN \$3/sf/yr



*Exclusively Listed By:*

**FRAN DANN-AKIN, SIOR**

8550 NE 138th Lane, Suite 2000-B

The Villages, FL 32159

fran@franakin.com

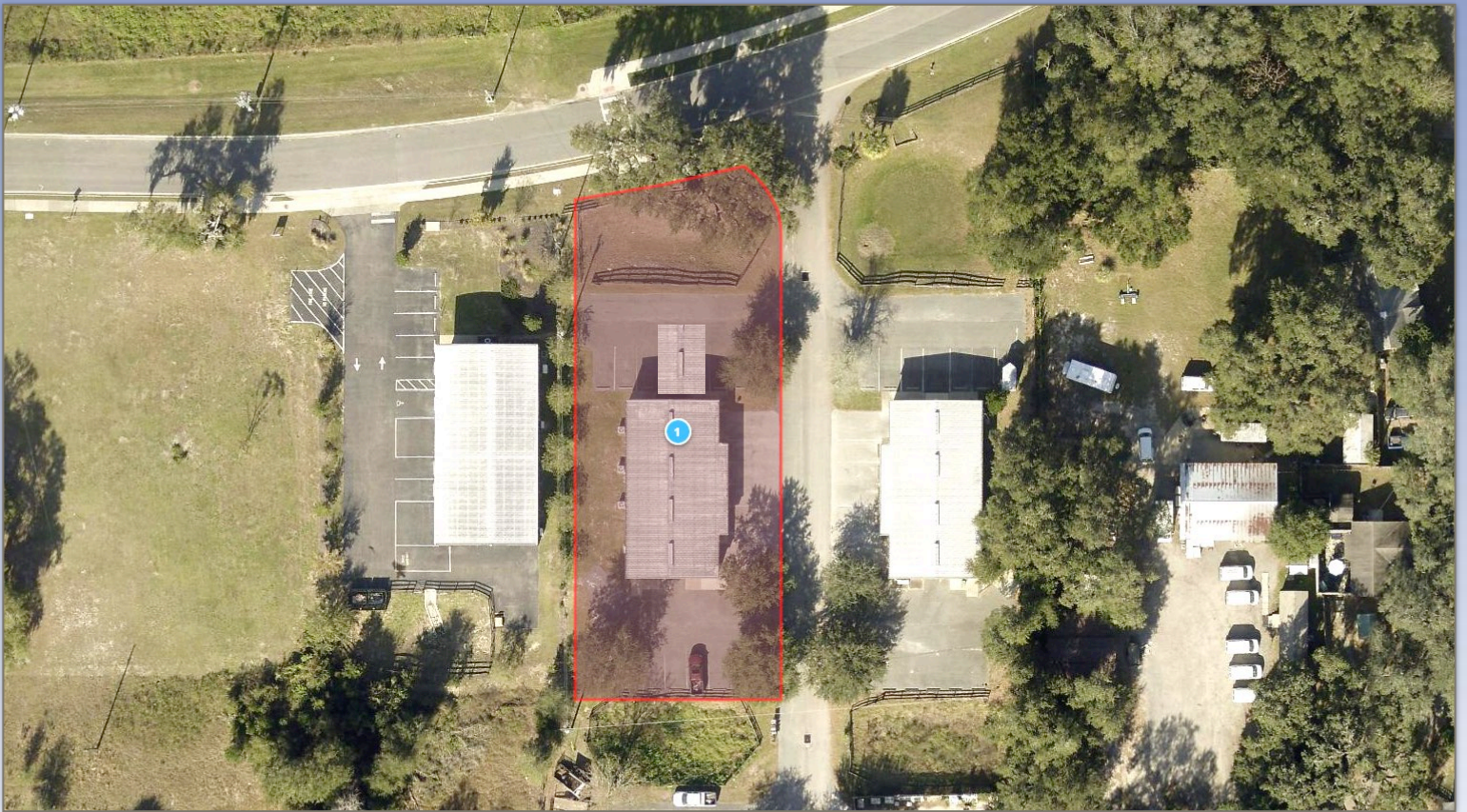
Direct: (352) 266-7795





# Executive Summary

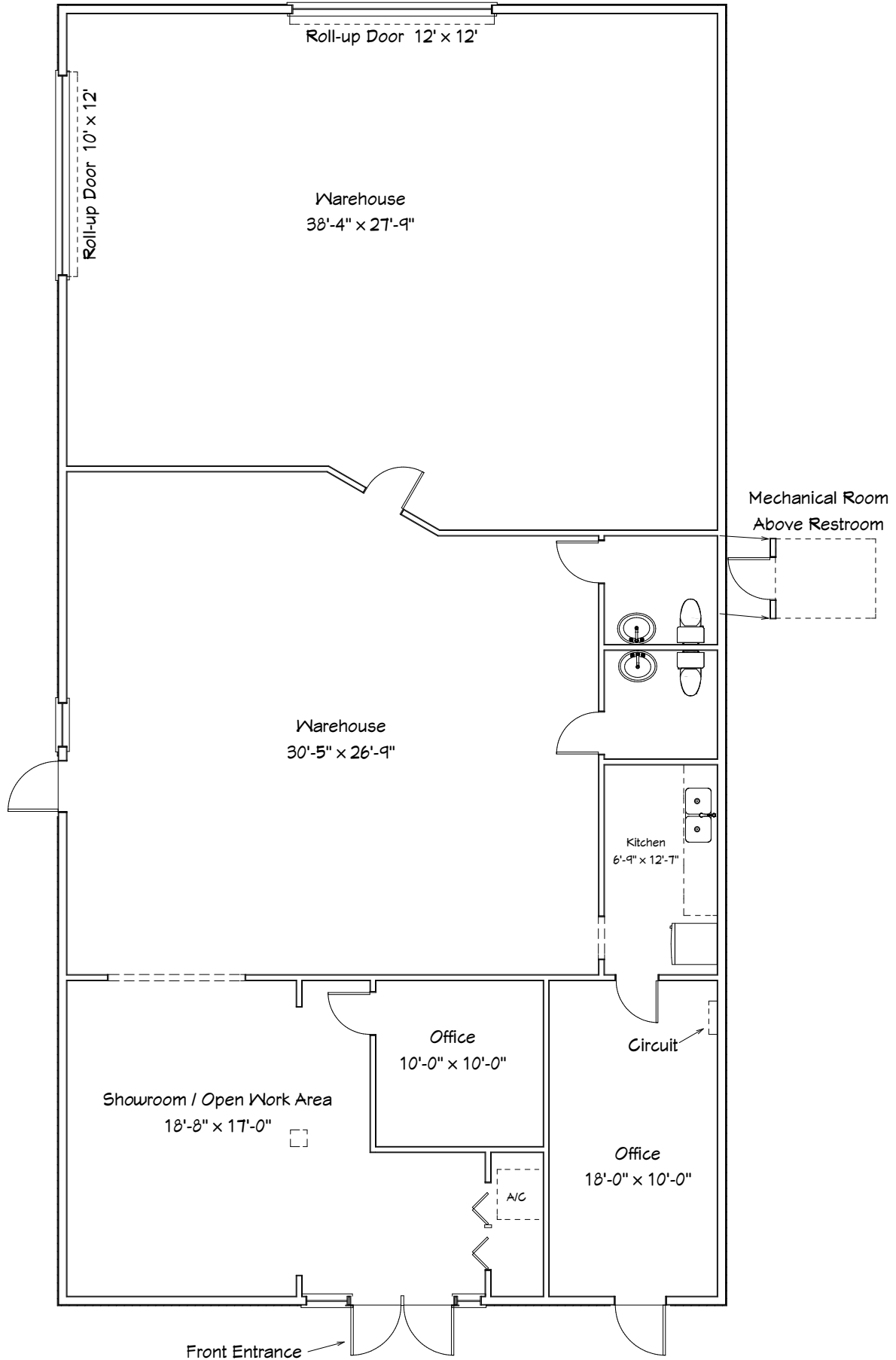
- Warehouse with offices (all under a/c)
- 3,360 SF Total
- Property has City Water and Sewer (Lady Lake Utilities)
- Year Built: 2005
- Lake County ALTKEY: 3840730
- 16 Paved Parking Spaces
- Acres: .51 (21,995 SF)
- AADT: 29,500 cars per day at Oak Street and US Hwy 27/441
- Two roll-up doors at grade
- Zoned Planned Commercial
- **ALSO OFFERED FOR LEASE: Base Rent \$17/sf/yr + NNN \$3/sf/yr, plus sales tax when applicable**



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# Floor Diagram



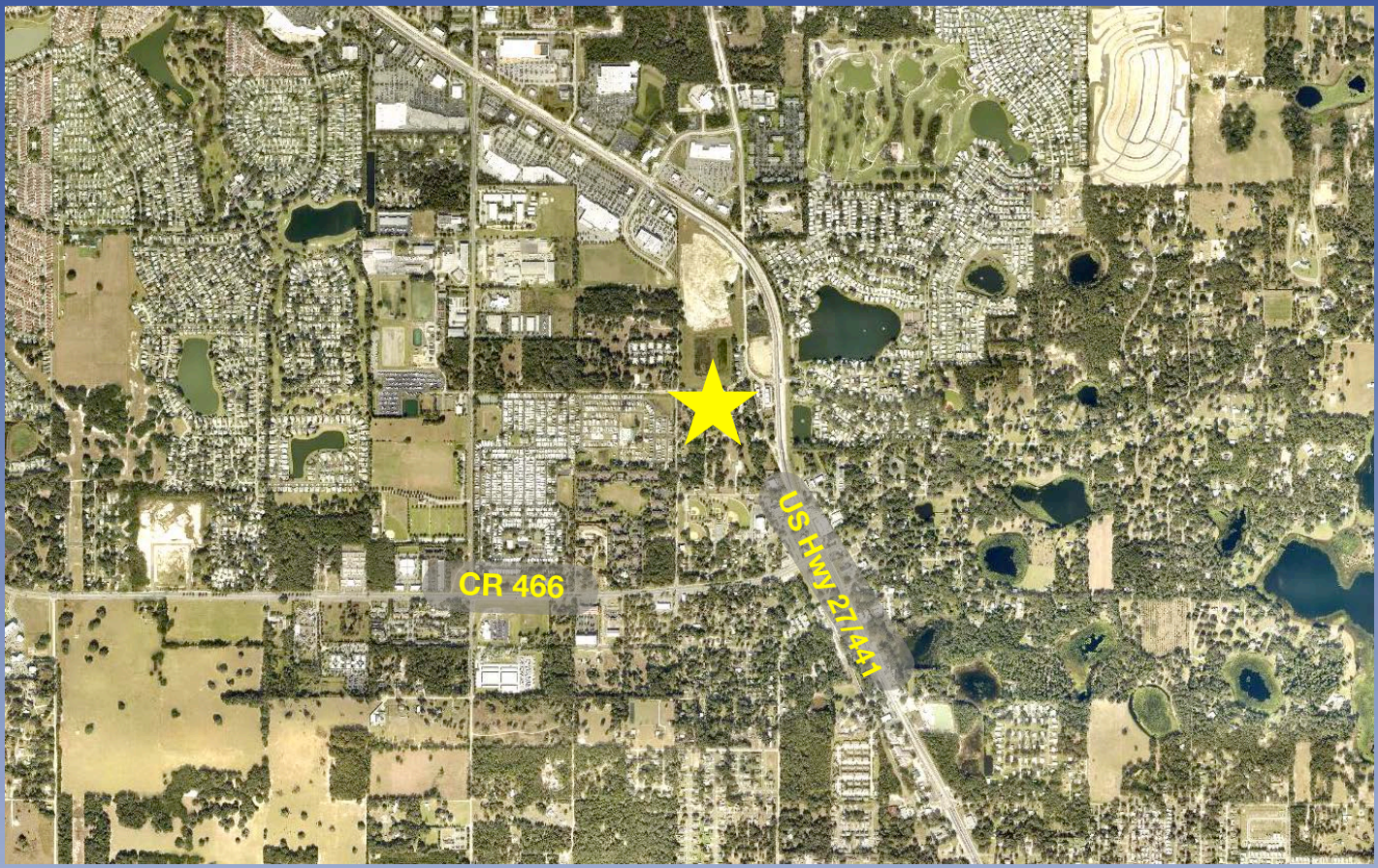


# Photos





*Aerials*





# Aerial with Amenities



Warehouse-322 Oak Street







## Demographic and Income Profile

304 Oak St. Lady Lake, Florida, 32159  
Ring band: 0 - 5 mile radius

Prepared by Esri  
Latitude: 28.92306  
Longitude: -81.92709

Summary	Census 2010	Census 2020	2023	2028
Population	68,952	79,013	80,278	82,983
Households	35,480	42,183	43,277	45,439
Families	24,185	26,074	26,999	27,848
Average Household Size	1.93	1.86	1.84	1.81
Owner Occupied Housing Units	31,946	36,927	37,075	39,313
Renter Occupied Housing Units	3,536	5,256	6,202	6,126
Median Age	66.4	70.7	69.5	71.9

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.67%	0.63%	0.30%
Households	0.98%	0.77%	0.49%
Families	0.62%	0.74%	0.44%
Owner HHs	1.18%	0.93%	0.66%
Median Household Income	2.50%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,172	7.3%	2,786	6.1%
\$15,000 - \$24,999	3,291	7.6%	2,717	6.0%
\$25,000 - \$34,999	4,086	9.4%	3,653	8.0%
\$35,000 - \$49,999	5,953	13.8%	5,625	12.4%
\$50,000 - \$74,999	9,445	21.8%	9,639	21.2%
\$75,000 - \$99,999	7,039	16.3%	7,820	17.2%
\$100,000 - \$149,999	5,938	13.7%	7,299	16.1%
\$150,000 - \$199,999	2,849	6.6%	4,005	8.8%
\$200,000+	1,505	3.5%	1,895	4.2%

Median Household Income	\$60,981	\$68,987
Average Household Income	\$82,722	\$94,708
Per Capita Income	\$44,451	\$51,699

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,393	2.0%	1,245	1.6%	1,450	1.8%	1,414	1.7%
5 - 9	1,357	2.0%	1,485	1.9%	1,562	1.9%	1,445	1.7%
10 - 14	1,405	2.0%	1,595	2.0%	1,639	2.0%	1,580	1.9%
15 - 19	1,403	2.0%	1,536	1.9%	1,488	1.9%	1,463	1.8%
20 - 24	1,214	1.8%	1,271	1.6%	1,359	1.7%	1,235	1.5%
25 - 34	2,556	3.7%	2,938	3.7%	3,175	4.0%	2,861	3.4%
35 - 44	3,116	4.5%	2,919	3.7%	3,405	4.2%	3,423	4.1%
45 - 54	4,806	7.0%	4,366	5.5%	4,030	5.0%	3,719	4.5%
55 - 64	13,690	19.9%	9,776	12.4%	10,410	13.0%	8,154	9.8%
65 - 74	22,943	33.3%	25,104	31.8%	28,393	35.4%	25,782	31.1%
75 - 84	12,319	17.9%	21,531	27.2%	18,492	23.0%	25,406	30.6%
85+	2,747	4.0%	5,246	6.6%	4,875	6.1%	6,499	7.8%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	65,097	94.4%	71,038	89.9%	72,014	89.7%	74,273	89.5%
Black Alone	2,029	2.9%	2,425	3.1%	2,504	3.1%	2,609	3.1%
American Indian Alone	149	0.2%	142	0.2%	148	0.2%	151	0.2%
Asian Alone	632	0.9%	882	1.1%	849	1.1%	832	1.0%
Pacific Islander Alone	30	0.0%	47	0.1%	48	0.1%	52	0.1%
Some Other Race Alone	456	0.7%	1,200	1.5%	1,273	1.6%	1,374	1.7%
Two or More Races	559	0.8%	3,279	4.1%	3,441	4.3%	3,692	4.4%
Hispanic Origin (Any Race)	2,017	2.9%	3,844	4.9%	4,109	5.1%	4,452	5.4%

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



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# Retail Demand by Industry



## Retail Demand by Industry

304 Oak St, Lady Lake, Florida, 32159  
Ring band: 0 - 5 mile radius

Prepared by Esri  
Latitude: 28.92306  
Longitude: -81.92709

NAICS Code Industry Summary		Spending Potential Index	Average Amount Spent	Total
44-45, 722	Retail Trade, Food Services & Drinking Places	79	\$21,618.03	\$935,563,554
44-45	Retail Trade	80	\$18,604.75	\$805,157,729
722	Food Services & Drinking Places	75	\$3,013.28	\$130,405,824
NAICS Code Industry Subsector & Group				
441	Motor Vehicle & Parts Dealers	81	\$2,309.86	\$99,963,735
4411	Automobile Dealers	81	\$1,975.82	\$85,507,359
4412	Other Motor Vehicle Dealers	80	\$152.30	\$6,590,913
4413	Auto Parts, Accessories & Tire Stores	80	\$181.75	\$7,865,463
442	Furniture and Home Furnishings Stores	81	\$791.40	\$34,249,530
4421	Furniture Stores	79	\$485.28	\$21,001,648
4422	Home Furnishings Stores	85	\$306.12	\$13,247,881
443, 4431	Electronics and Appliance Stores	77	\$230.75	\$9,985,981
444	Bldg Material & Garden Equipment & Supplies Dealers	82	\$1,177.20	\$50,945,671
4441	Building Material and Supplies Dealers	82	\$1,063.37	\$46,019,599
4442	Lawn and Garden Equipment and Supplies Stores	85	\$113.83	\$4,926,072
445	Food and Beverage Stores	81	\$4,307.09	\$186,397,842
4451	Grocery Stores	80	\$3,999.69	\$173,094,413
4452	Specialty Food Stores	80	\$133.57	\$5,780,353
4453	Beer, Wine, and Liquor Stores	85	\$173.84	\$7,523,076
446, 4461	Health and Personal Care Stores	90	\$659.50	\$28,541,014
447, 4471	Gasoline Stations	76	\$2,182.54	\$94,453,806
448	Clothing and Clothing Accessories Stores	72	\$823.69	\$35,646,619
4481	Clothing Stores	73	\$661.75	\$28,638,588
4482	Shoe Stores	67	\$150.13	\$6,496,978
4483	Jewelry, Luggage, and Leather Goods Stores	79	\$11.81	\$511,053
451	Sporting Goods, Hobby, Musical Instrument, and Book	72	\$300.56	\$13,007,145
4511	Sporting Goods, Hobby, and Musical Instrument Stores	71	\$243.34	\$10,531,232
4512	Book Stores and News Dealers	77	\$57.21	\$2,475,912
452	General Merchandise Stores	79	\$3,294.33	\$142,568,615
4522	Department Stores	74	\$268.24	\$11,608,470
4523	Gen. Merch. Stores, incl. Warehouse Clubs,	80	\$3,026.09	\$130,960,145
453	Miscellaneous Store Retailers	81	\$461.61	\$19,977,138
4531	Florists	87	\$25.26	\$1,093,125
4532	Office Supplies, Stationery, and Gift Stores	78	\$71.05	\$3,074,870
4533	Used Merchandise Stores	77	\$60.98	\$2,638,905
4539	Other Miscellaneous Store Retailers	82	\$304.32	\$13,170,238
454	Nonstore Retailers	80	\$2,066.24	\$89,420,633
4541	Electronic Shopping and Mail-Order Houses	80	\$1,808.75	\$78,277,362
4542	Vending Machine Operators	78	\$27.94	\$1,209,228
4543	Direct Selling Establishments	76	\$229.55	\$9,934,043
722	Food Services & Drinking Places	75	\$3,013.28	\$130,405,824
7223	Special Food Services	75	\$10.78	\$466,439
7224	Drinking Places (Alcoholic Beverages)	75	\$70.36	\$3,045,167
7225	Restaurants and Other Eating Places	75	\$2,932.14	\$126,894,218

**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.

Source: Esri 2023/2028 Consumer Spending databases are derived from the 2019, 2020 and 2021 Consumer Expenditure Surveys, Bureau of Labor Statistics and industry estimates derived from 2017 Economic Census, U.S. Census Bureau.



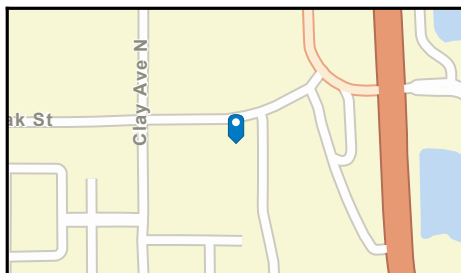
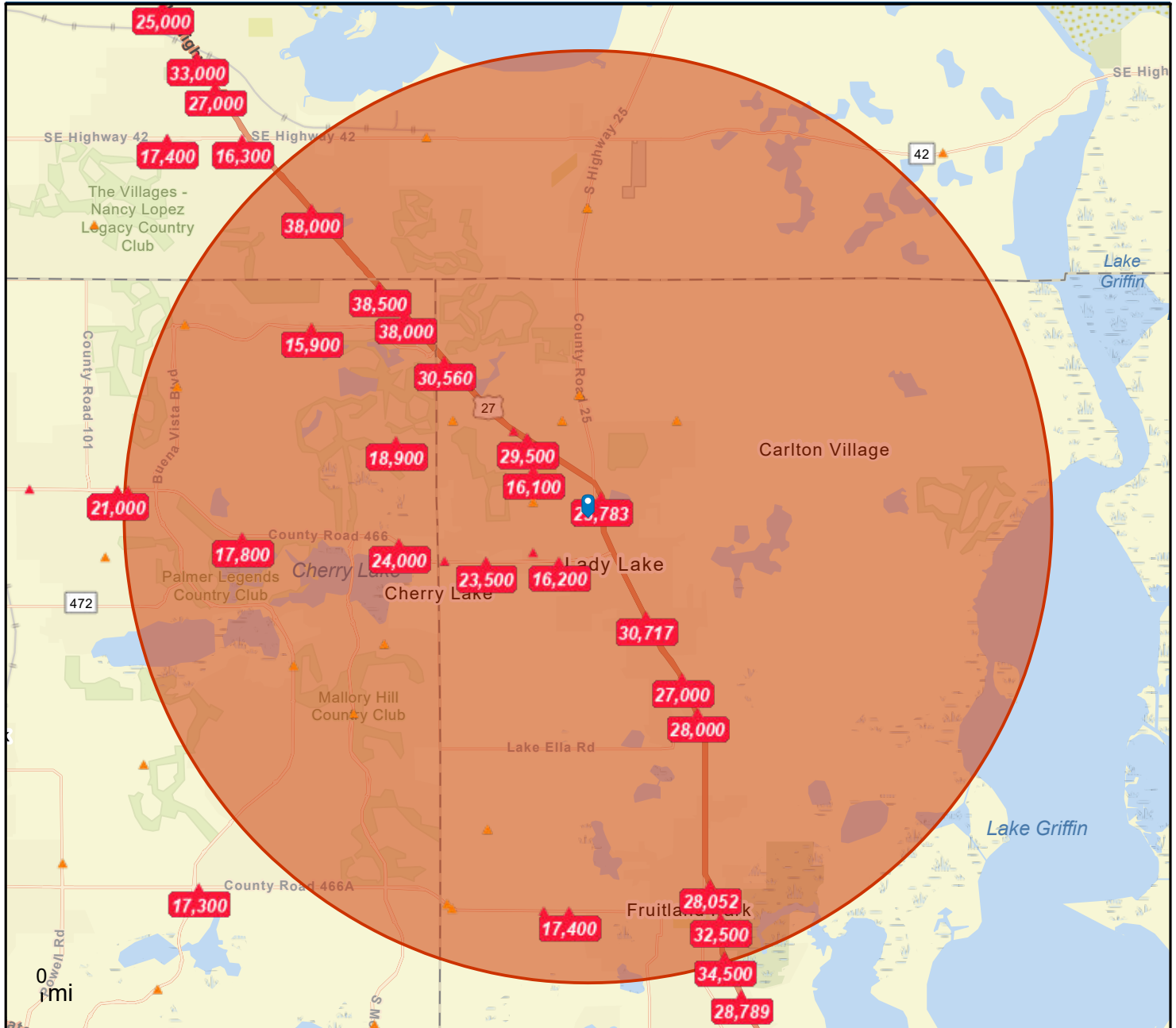
# Traffic Count Map



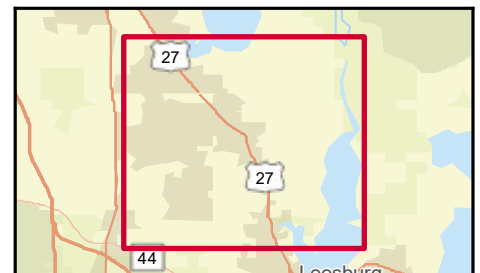
## Traffic Count Map

304 Oak St. Lady Lake, Florida, 32159  
 Ring bands: 0-5 mile radii

Prepared by Esri  
 Latitude: 28.92306  
 Longitude: -81.92709



- 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: ©2023 Kalibrate Technologies (Q3 2023).



# *Disclaimer*

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