

Vacant Commercial Land

353 S Hwy 441/27, Lady Lake, FL 32159

Offered at: \$2,000,000



Exclusively Listed By:

FRAN DANN-AKIN, SIOR

8550 NE 138th Lane, Bldg. 600

The Villages, FL 32159

fran@franakin.com

Direct: (352) 266-7795



Executive Summary

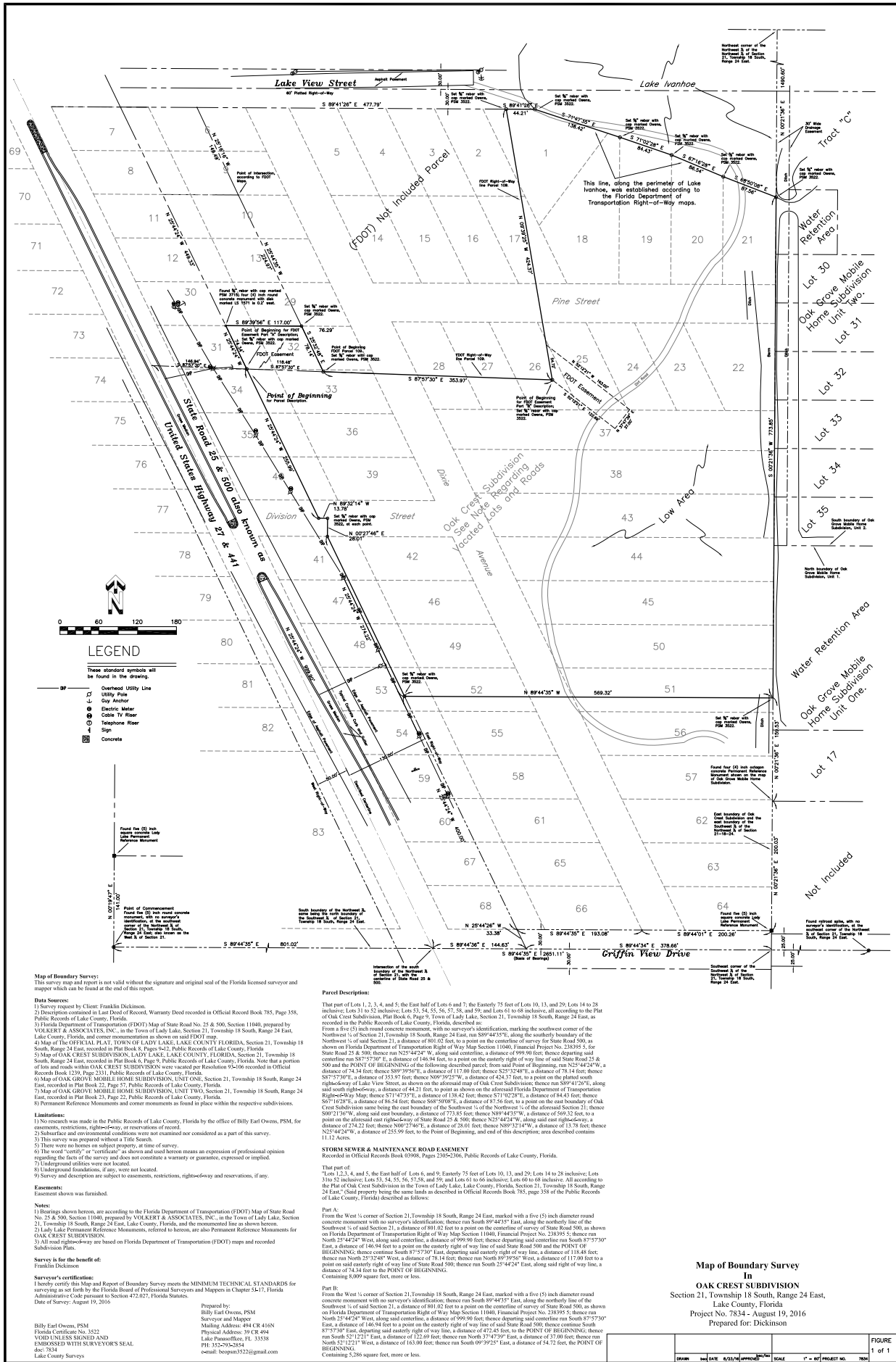
- \$2,000,000
- 14.5 Acres
- 9.5 (+/-) Acres usable acres
- Highway frontage 645 Ft.
- 2022 Taxes \$11,337
- Zoning Heavy Commercial
- Lake County Alt Key #3907339

14.5 +/- acre site features access from signalized corner. Approximately 9.5 net usable acres with 645' frontage on US 441. Heavy commercial zoning and allows many uses including mini storage, storage, retail, office, medical or specialty. US Hwy 441 full median cut. City of Lady Lake is amicable use of their lift station. We have delineated, surveyed and mitigated the wetlands and secured excellent access with FDOT. The site has also been approved to have a twenty-foot pylon sign with an electronic reader board (eight feet is city code and reader boards are not allowed except with exception). ADTC 28,000 cars per days. The boundary survey, improvement survey (including an as built survey for the cities lift station), tree survey, topography survey and wetland survey are complete. We created three parcels and surveyed those as well. The environmental reports as well as grand oak reports were completed. The soil compaction and percolation tests are available.

Site is located on US 441 and is 1/3 of a mile south of CR466. US 441 is the major north/south artery convenient to both The Villages and Leesburg. US Hwy 441 has the highest proportion of national retail, service and grocery. Access through signalized corner and full median cut.

Information Map





LEGEND

These standard symbols will be found in the drawing:

- SP Overhead Utility Line
- Utility Pole
- Gas Meter
- Electric Meter
- Cable TV Meter
- Telephone Meter
- Sign
- Concrete

Map of Boundary Survey:
This survey map and report is not valid without the signature and original seal of the Florida licensed surveyor and inspector which can be found at the end of this report.

Data Sources:

- Survey request by Client: Franklin Dickinson
- Description contained in Lake Deed of Record, Warranty Deed recorded in Official Record Book 785, Page 158, Public Records of Lake County, Florida.
- Florida Department of Transportation (FDOT) Map of State Road No. 25 & 300, Section 11040, prepared by VOLKERT & ASSOCIATES, INC., in the Town of Lady Lake, Section 21, Township 18 South, Range 24 East, Lake County, Florida, and corner monument on shown on said FDOT map.
- Map of the OFFICIAL PLAT, TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA, Section 21, Township 18 South, Range 24 East, recorded in Plat Book 6, Page 9, Public Records of Lake County, Florida.
- Map of OAK CREST SUBDIVISION, LADY LAKE, LAKE COUNTY, FLORIDA, Section 21, Township 18 South, Range 24 East, recorded in Plat Book 3, Page 9, Public Records of Lake County, Florida. Note that a portion of lots and roads within OAK CREST SUBDIVISION were vacated per Resolution 95-06 recorded in Official Records Book 129, Page 253, Public Records of Lake County, Florida.
- Map of OAK GROVE MOBILE HOME SUBDIVISION, UNIT TWO, Section 21, Township 18 South, Range 24 East, recorded in Plat Book 32, Page 57, Public Records of Lake County, Florida.
- Map of OAK GROVE MOBILE HOME SUBDIVISION, UNIT TWO, Section 21, Township 18 South, Range 24 East, recorded in Plat Book 23, Page 2, Public Records of Lake County, Florida.
- Permanent Reference Monuments and corner monuments as found in place within the respective subdivisions.

Limitations:

- No research was made in the Public Records of Lake County, Florida by the office of Billy East Owens, PSM, for easements, restrictions, right-of-way, or reservations of record.
- Subsurface and environmental conditions were not examined nor considered as a part of this survey.
- This survey was prepared without a title search.
- There are no homes on subject property, at time of survey.
- The word "certify" or "certificates" as shown and used herein means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Underground utilities were not located.
- Underground foundations, if any, were not located.
- Survey and description is subject to easements, restrictions, right-of-way and reservations, if any.

Easement:
Easement shown as furnished.

Notes:

- Boundaries shown herein, according to the Florida Department of Transportation (FDOT) Map of State Road No. 25 & 300, Section 11040, prepared by VOLKERT & ASSOCIATES, INC., in the Town of Lady Lake, Section 21, Township 18 South, Range 24 East, Lake County, Florida, and the monumented line as shown herein.
- Lady Lake Permanent Reference Monuments, referred to herein, are also Permanent Reference Monuments for OAK CREST SUBDIVISION.
- All road right-of-ways are based on Florida Department of Transportation (FDOT) maps and recorded Subdivision Plats.

Survey is for the benefit of:
Franklin Dickinson

Surveyor's certification:
I hereby certify this Map and Report of Boundary Survey meets the MINIMUM TECHNICAL STANDARDS for surveying as set forth by the Florida Board of Professional Surveyors and Inspectors in Chapter 24.7, Florida Administrative Code pursuant to Section 472.07, Florida Statutes.
Date of Survey: August 16, 2016.

Prepared by:
Billy East Owens, PSM
Surveyor and Mapper
Mailing Address: 404 CR 416N
Physical Address: 19 CR 49A
Lady Lake, Florida, FL 33558
PH: 352-99-2854
Email: scopol3522@gmail.com

Parcel Description:

That part of Lots 1, 2, 3, 4, and 5, the East half of Lots 6 and 7, the Eastern 75 feet of Lots 10, 13, and 20; Lots 14 to 28 inclusive; Lots 31 to 32 inclusive; Lots 33, 34, 35, 36, 37, 38, and 39; and Lots 61 to 68 inclusive, all according to the Plat of Oak Crest Subdivision, Plat Book 6, Page 9, Town of Lady Lake, Section 21, Township 18 South, Range 24 East, as recorded in the Public Records of Lake County, Florida, described as:

From a five (5) inch round concrete monument, with no surveyor's identification, marking the southwest corner of the Northwest 1/4 of Section 21, Township 18 South, Range 24 East, run S89°44'57"E, along the southerly boundary of the Northwest 1/4 of said Section 21, a distance of 801.02 feet, to a point on the centerline of survey for State Road 500, as shown on Florida Department of Transportation Right-of-Way Map Section 11040, Financial Project No. 238393, for State Road 25 & 300, then run N25°44'24"W, along said centerline, a distance of 999.90 feet; thence departing said centerline run S87°57'30"E, a distance of 163.94 feet, to a point on the centerline of way line of said State Road 25 & 300 and the POINT OF BEGINNING of the following described parcel; from said Point of Beginning, run N25°44'24"W, a distance of 74.24 feet, to the Point of Beginning of the OAK CREST SUBDIVISION; thence run S89°44'57"E, along said right-of-way line, a distance of 353.97 feet; thence N09°39'25"W, a distance of 424.37 feet, to a point on the platted south right-of-way line of Lake View Street, as shown on the aforesaid map of Oak Crest Subdivision; thence run S08°41'17"E, along said south right-of-way line, a distance of 44.21 feet, to a point on the aforesaid Florida Department of Transportation Right-of-Way Map Section 11040, for State Road 25 & 300; thence S87°57'30"E, a distance of 117.00 feet; thence N25°44'24"W, a distance of 78.14 feet; thence S87°57'30"E, a distance of 86.54 feet; thence S08°50'08"E, a distance of 87.56 feet, to a point on the east boundary of Oak Crest Subdivision same being the east boundary of the Southwest 1/4 of the aforesaid Section 21; thence S00°21'30"W, along said east boundary, a distance of 72.35 feet; thence N09°44'13"W, a distance of 509.2 feet, to a point on the aforesaid east right-of-way line of State Road 25 & 300; thence N25°44'24"W, along said east right-of-way line, a distance of 234.22 feet; thence N00°27'40"E, a distance of 28.01 feet; thence N09°32'48"W, a distance of 13.78 feet; thence N25°44'24"W, a distance of 253.99 feet, to the Point of Beginning, and end of this description; area described contains 11.12 Acres.

STORM SEWER & MAINTENANCE ROAD EASEMENT
Recorded in Official Records Book 03908, Pages 2305-2306, Public Records of Lake County, Florida.

That part of:
Lots 1, 2, 3, 4, and 5, the East half of Lots 6, and 7, the Eastern 75 feet of Lots 10, 13, and 20; Lots 14 to 28 inclusive; Lots 31 to 32 inclusive; Lots 33, 34, 35, 36, 37, 38, and 39; and Lots 61 to 68 inclusive, all according to the Plat of Oak Crest Subdivision in the Town of Lady Lake, Lake County, Florida, Section 21, Township 18 South, Range 24 East. Said property being the same lands as described in Official Records Book 785, page 38 of the Public Records of Lake County, Florida described as follows:

Part A:
From the West 1/2 corner of Section 21, Township 18 South, Range 24 East, marked with a five (5) inch diameter round concrete monument with no surveyor's identification, thence run South 89°44'57" East, along the southerly line of the Southwest 1/4 of said Section 21, a distance of 801.02 feet to a point on the centerline of survey of State Road 500, as shown on Florida Department of Transportation Right-of-Way Map Section 11040, Financial Project No. 238393, thence run North 25°44'24" West, along said centerline, a distance of 999.90 feet; thence departing said centerline run South 87°57'30" East, a distance of 163.94 feet to a point on the centerline of right-of-way line of said State Road 500 and the POINT OF BEGINNING; thence continue South 87°57'30" East, departing said centerline of right-of-way line, a distance of 118.48 feet; thence run North 25°44'24" West, a distance of 74.24 feet; thence run North 09°39'25" West, a distance of 117.00 feet to a point on said centerline of right-of-way line of State Road 25 & 300; thence run South 25°44'24" East, along said right-of-way line, a distance of 74.24 feet to the POINT OF BEGINNING.
Containing 5,809 square feet, more or less.

Part B:
From the West 1/2 corner of Section 21, Township 18 South, Range 24 East, marked with a five (5) inch diameter round concrete monument with no surveyor's identification, thence run South 89°44'57" East, along the southerly line of the Southwest 1/4 of said Section 21, a distance of 801.02 feet to a point on the centerline of survey of State Road 500, as shown on Florida Department of Transportation Right-of-Way Map Section 11040, Financial Project No. 238393, thence run North 25°44'24" West, along said centerline, a distance of 999.90 feet; thence departing said centerline run South 87°57'30" East, a distance of 163.94 feet to a point on the centerline of right-of-way line of said State Road 500 and the POINT OF BEGINNING; thence continue South 87°57'30" East, departing said centerline of right-of-way line, a distance of 118.48 feet; thence run North 25°44'24" West, a distance of 74.24 feet; thence run North 09°39'25" West, a distance of 117.00 feet to a point on said centerline of right-of-way line of State Road 25 & 300; thence run South 25°44'24" East, along said right-of-way line, a distance of 74.24 feet to the POINT OF BEGINNING.
Containing 5,286 square feet, more or less.

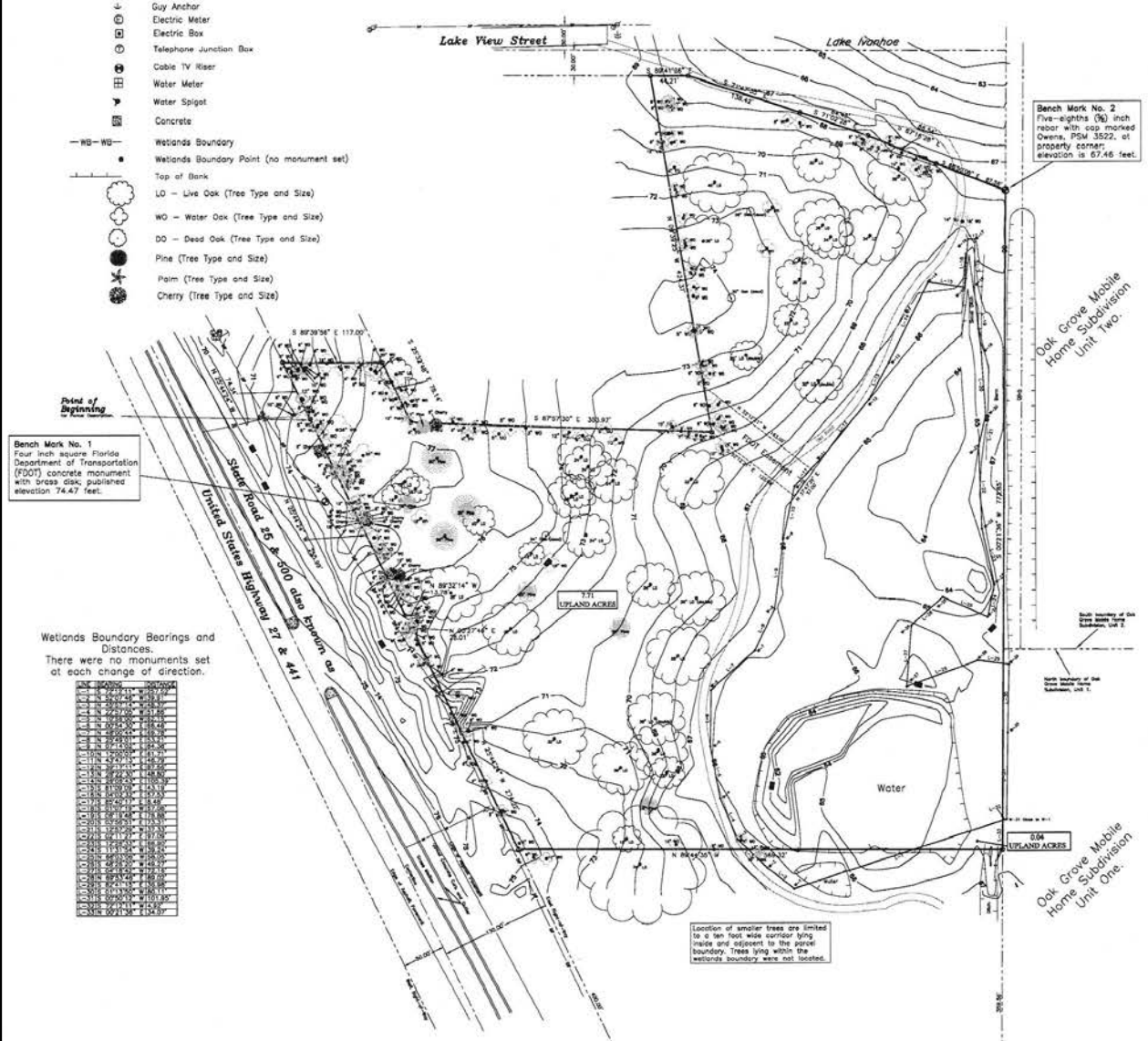
Map of Boundary Survey
In
OAK CREST SUBDIVISION
Section 21, Township 18 South, Range 24 East,
Lake County, Florida
Project No. 7834 - August 19, 2016
Prepared for: Dickinson

DATE	ISSUED	8/23/16 APPROVED	SCALE	1" = 80' PROJECT NO.	7834	FIGURE	1 of 1
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Topographic Survey

LEGEND

- These standard symbols will be found in the drawing.
- DP — DP — Overhead Utility Line
 - Utility Pole
 - ⊥ Guy Anchor
 - ⊙ Electric Meter
 - ⊙ Electric Box
 - ⊙ Telephone Junction Box
 - ⊙ Cable TV Riser
 - ⊙ Water Meter
 - ⊙ Water Spigot
 - ⊙ Concrete
 - WB — WB — Wetlands Boundary
 - Wetlands Boundary Point (no monument set)
 - Top of Bank
 - LO — Live Oak (Tree Type and Size)
 - WO — Water Oak (Tree Type and Size)
 - DO — Dead Oak (Tree Type and Size)
 - Pine (Tree Type and Size)
 - Palm (Tree Type and Size)
 - Cherry (Tree Type and Size)



Bench Mark No. 1
Four inch square Florida Department of Transportation (FDOT) concrete monument with brass disk, published elevation 74.47 feet.

Bench Mark No. 2
Five-eighths (5/8) inch rebar with cap marked Owens, PSM 3522, of property corner, elevation is 67.46 feet.

Wetlands Boundary Bearings and Distances.
There were no monuments set at each change of direction.

Station	Bearing	Distance
1	S 89° 30' 34" E	117.20
2	S 89° 30' 34" E	117.20
3	S 89° 30' 34" E	117.20
4	S 89° 30' 34" E	117.20
5	S 89° 30' 34" E	117.20
6	S 89° 30' 34" E	117.20
7	S 89° 30' 34" E	117.20
8	S 89° 30' 34" E	117.20
9	S 89° 30' 34" E	117.20
10	S 89° 30' 34" E	117.20
11	S 89° 30' 34" E	117.20
12	S 89° 30' 34" E	117.20
13	S 89° 30' 34" E	117.20
14	S 89° 30' 34" E	117.20
15	S 89° 30' 34" E	117.20
16	S 89° 30' 34" E	117.20
17	S 89° 30' 34" E	117.20
18	S 89° 30' 34" E	117.20
19	S 89° 30' 34" E	117.20
20	S 89° 30' 34" E	117.20
21	S 89° 30' 34" E	117.20
22	S 89° 30' 34" E	117.20
23	S 89° 30' 34" E	117.20
24	S 89° 30' 34" E	117.20
25	S 89° 30' 34" E	117.20
26	S 89° 30' 34" E	117.20
27	S 89° 30' 34" E	117.20
28	S 89° 30' 34" E	117.20
29	S 89° 30' 34" E	117.20
30	S 89° 30' 34" E	117.20
31	S 89° 30' 34" E	117.20
32	S 89° 30' 34" E	117.20
33	S 89° 30' 34" E	117.20
34	S 89° 30' 34" E	117.20
35	S 89° 30' 34" E	117.20
36	S 89° 30' 34" E	117.20
37	S 89° 30' 34" E	117.20
38	S 89° 30' 34" E	117.20
39	S 89° 30' 34" E	117.20
40	S 89° 30' 34" E	117.20
41	S 89° 30' 34" E	117.20
42	S 89° 30' 34" E	117.20
43	S 89° 30' 34" E	117.20
44	S 89° 30' 34" E	117.20
45	S 89° 30' 34" E	117.20
46	S 89° 30' 34" E	117.20
47	S 89° 30' 34" E	117.20
48	S 89° 30' 34" E	117.20
49	S 89° 30' 34" E	117.20
50	S 89° 30' 34" E	117.20
51	S 89° 30' 34" E	117.20
52	S 89° 30' 34" E	117.20
53	S 89° 30' 34" E	117.20
54	S 89° 30' 34" E	117.20
55	S 89° 30' 34" E	117.20
56	S 89° 30' 34" E	117.20
57	S 89° 30' 34" E	117.20
58	S 89° 30' 34" E	117.20
59	S 89° 30' 34" E	117.20
60	S 89° 30' 34" E	117.20
61	S 89° 30' 34" E	117.20
62	S 89° 30' 34" E	117.20
63	S 89° 30' 34" E	117.20
64	S 89° 30' 34" E	117.20
65	S 89° 30' 34" E	117.20
66	S 89° 30' 34" E	117.20
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68	S 89° 30' 34" E	117.20
69	S 89° 30' 34" E	117.20
70	S 89° 30' 34" E	117.20
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75	S 89° 30' 34" E	117.20
76	S 89° 30' 34" E	117.20
77	S 89° 30' 34" E	117.20
78	S 89° 30' 34" E	117.20
79	S 89° 30' 34" E	117.20
80	S 89° 30' 34" E	117.20
81	S 89° 30' 34" E	117.20
82	S 89° 30' 34" E	117.20
83	S 89° 30' 34" E	117.20
84	S 89° 30' 34" E	117.20
85	S 89° 30' 34" E	117.20
86	S 89° 30' 34" E	117.20
87	S 89° 30' 34" E	117.20
88	S 89° 30' 34" E	117.20
89	S 89° 30' 34" E	117.20
90	S 89° 30' 34" E	117.20
91	S 89° 30' 34" E	117.20
92	S 89° 30' 34" E	117.20
93	S 89° 30' 34" E	117.20
94	S 89° 30' 34" E	117.20
95	S 89° 30' 34" E	117.20
96	S 89° 30' 34" E	117.20
97	S 89° 30' 34" E	117.20
98	S 89° 30' 34" E	117.20
99	S 89° 30' 34" E	117.20
100	S 89° 30' 34" E	117.20

Map of Topographic Survey:
This survey map and report is not valid without the signatures and original seal of the Florida licensed surveyor and mapper which can be found at the end of this report.

Data Sources:
1) Instructions, according to client to prepare a Topographic Survey of the parcel as shown herein.
2) Previous Boundary Survey of this parcel prepared for Franklin Dickinson.
3) Elevations were based on Florida Department of Transportation (FDOT) PNC STATION REPORT - FOOT DE LOCATION SURVEY, PID 1102063, dated Tuesday, July 19, 2005. Bench Mark is a metal disk in concrete, stamped 1102063, BM1199; published elevation is 74.46 feet. This datum is referenced to the North American Vertical Datum, 1988 (NAVD 88).

Limitations:
1) This map is not full and complete without an accompanying Map of Boundary Survey, prepared for Dickinson, dated August 19, 2016, Project Number 7834, prepared by Billy Earl Owens, PSM.
2) Subsurface and environmental conditions were not examined or considered as a part of this survey.
3) The word "hereby" or "hereinafter" as shown and used herein means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
4) Underground utilities were not located.
5) Underground foundations, if any, were not located.
6) Trees located were according to instructions by client.
7) There were no buildings on parcel at time of survey.

References:
See Boundary Survey for detail on Florida Department of Transportation Easements.

Notes:
1) See Map of Boundary Survey for details of meetings.
2) All bearings and distances shown herein, were field measured.
3) See Map of Boundary Survey the right-of-way information.

Description:
See Map of Boundary Survey for descriptions of property.
Survey is for the benefit of:
Franklin Dickinson

Surveyor's certification:
I hereby certify this Map and Report of Topographic Survey meets the MINIMUM TECHNICAL STANDARDS for surveying as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 35-17, Florida Administrative Code pursuant to Sections 472.027, Florida Statutes.
Date of Survey: October 10, 2016

Billy Earl Owens, PSM
Florida Certificate No. 3522
VOID UNLESS SIGNED AND EMBOSSED WITH SURVEYOR'S SEAL.
606 7834 Topo
18 Lake County Surveys and Estates

Location of smaller trees are limited to a ten foot wide corridor lying inside and adjacent to the parcel boundary. Trees lying within the wetlands boundary were not located.

Map of Topographic Survey
In
OAK CREST SUBDIVISION
Section 21, Township 18 South, Range 24 East,
Lake County, Florida
Project No. 7834 - August 19, 2016
Prepared for: Dickinson

Revised December 5, 2016, to add:
• Trees along the boundary lines lying within 10 feet of the boundary.
• Topographic features in the area of the City of Lady Lake LULU Station lying south of Griffin View Drive.
• Upland Acreage.

Prepared by:
Billy Earl Owens, PSM
Surveyor and Mapper
Mailing Address: 494 CR 410N
Physical Address: 39 CR 494
Lake Park, Florida, FL 33538
PH: 352-793-2854
e-mail: beopsm3522@gmail.com

7834 Dickinson Topographic Revision 1	beo	10/14/16	beo/beo	1" = 100'	7834 Topo	1 of 1
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Demographic and Income Profile

353 S US Highway 441, Lady Lake, Florida, 32159 2
 353 S US Highway 441, Lady Lake, Florida, 32159
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 28.90910
 Longitude: -81.91762

Summary	Census 2010	Census 2020	2023	2028
Population	62,513	77,020	78,937	81,443
Households	31,415	40,323	41,509	43,520
Families	21,402	25,338	26,333	27,106
Average Household Size	1.98	1.90	1.89	1.86
Owner Occupied Housing Units	27,683	34,825	34,962	37,074
Renter Occupied Housing Units	3,731	5,498	6,547	6,446
Median Age	65.2	69.6	68.0	70.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.63%	0.63%	0.30%
Households	0.95%	0.77%	0.49%
Families	0.58%	0.74%	0.44%
Owner HHS	1.18%	0.93%	0.66%
Median Household Income	2.58%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,240	7.8%	2,839	6.5%
\$15,000 - \$24,999	3,079	7.4%	2,520	5.8%
\$25,000 - \$34,999	3,611	8.7%	3,195	7.3%
\$35,000 - \$49,999	5,660	13.6%	5,264	12.1%
\$50,000 - \$74,999	8,837	21.3%	9,128	21.0%
\$75,000 - \$99,999	6,715	16.2%	7,375	16.9%
\$100,000 - \$149,999	5,708	13.8%	6,953	16.0%
\$150,000 - \$199,999	2,926	7.0%	4,098	9.4%
\$200,000+	1,733	4.2%	2,147	4.9%

Median Household Income	\$62,061	\$70,497
Average Household Income	\$85,430	\$97,792
Per Capita Income	\$44,940	\$52,279

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,646	2.6%	1,424	1.8%	1,919	2.4%	1,893	2.3%
5 - 9	1,558	2.5%	1,677	2.2%	2,017	2.6%	1,905	2.3%
10 - 14	1,567	2.5%	1,813	2.4%	2,058	2.6%	2,027	2.5%
15 - 19	1,545	2.5%	1,709	2.2%	1,846	2.3%	1,856	2.3%
20 - 24	1,328	2.1%	1,391	1.8%	1,675	2.1%	1,594	2.0%
25 - 34	2,866	4.6%	3,251	4.2%	4,003	5.1%	3,626	4.5%
35 - 44	3,288	5.3%	3,221	4.2%	4,171	5.3%	4,217	5.2%
45 - 54	4,756	7.6%	4,489	5.8%	4,505	5.7%	4,279	5.3%
55 - 64	12,223	19.6%	9,993	13.0%	10,201	12.9%	8,125	10.0%
65 - 74	18,993	30.4%	24,534	31.9%	25,480	32.3%	23,505	28.9%
75 - 84	10,326	16.5%	18,978	24.6%	16,509	20.9%	22,472	27.6%
85+	2,418	3.9%	4,539	5.9%	4,554	5.8%	5,945	7.3%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	57,938	92.7%	67,914	88.2%	69,432	88.0%	71,497	87.8%
Black Alone	2,646	4.2%	3,195	4.1%	3,331	4.2%	3,450	4.2%
American Indian Alone	151	0.2%	142	0.2%	150	0.2%	152	0.2%
Asian Alone	658	1.1%	955	1.2%	915	1.2%	884	1.1%
Pacific Islander Alone	47	0.1%	71	0.1%	76	0.1%	83	0.1%
Some Other Race Alone	482	0.8%	1,342	1.7%	1,437	1.8%	1,539	1.9%
Two or More Races	592	0.9%	3,401	4.4%	3,596	4.6%	3,839	4.7%
Hispanic Origin (Any Race)	2,056	3.3%	4,144	5.4%	4,457	5.6%	4,787	5.9%

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.



Demographic and Income Profile

353 S US Highway 441, Lady Lake, Florida, 32159 2
 353 S US Highway 441, Lady Lake, Florida, 32159
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 28.90910
 Longitude: -81.91762

Summary	Census 2010	Census 2020	2023	2028
Population	62,513	77,020	78,937	81,443
Households	31,415	40,323	41,509	43,520
Families	21,402	25,338	26,333	27,106
Average Household Size	1.98	1.90	1.89	1.86
Owner Occupied Housing Units	27,683	34,825	34,962	37,074
Renter Occupied Housing Units	3,731	5,498	6,547	6,446
Median Age	65.2	69.6	68.0	70.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.63%	0.63%	0.30%
Households	0.95%	0.77%	0.49%
Families	0.58%	0.74%	0.44%
Owner HHS	1.18%	0.93%	0.66%
Median Household Income	2.58%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	3,240	7.8%	2,839	6.5%
\$15,000 - \$24,999	3,079	7.4%	2,520	5.8%
\$25,000 - \$34,999	3,611	8.7%	3,195	7.3%
\$35,000 - \$49,999	5,660	13.6%	5,264	12.1%
\$50,000 - \$74,999	8,837	21.3%	9,128	21.0%
\$75,000 - \$99,999	6,715	16.2%	7,375	16.9%
\$100,000 - \$149,999	5,708	13.8%	6,953	16.0%
\$150,000 - \$199,999	2,926	7.0%	4,098	9.4%
\$200,000+	1,733	4.2%	2,147	4.9%

Median Household Income	\$62,061	\$70,497
Average Household Income	\$85,430	\$97,792
Per Capita Income	\$44,940	\$52,279

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,646	2.6%	1,424	1.8%	1,919	2.4%	1,893	2.3%
5 - 9	1,558	2.5%	1,677	2.2%	2,017	2.6%	1,905	2.3%
10 - 14	1,567	2.5%	1,813	2.4%	2,058	2.6%	2,027	2.5%
15 - 19	1,545	2.5%	1,709	2.2%	1,846	2.3%	1,856	2.3%
20 - 24	1,328	2.1%	1,391	1.8%	1,675	2.1%	1,594	2.0%
25 - 34	2,866	4.6%	3,251	4.2%	4,003	5.1%	3,626	4.5%
35 - 44	3,288	5.3%	3,221	4.2%	4,171	5.3%	4,217	5.2%
45 - 54	4,756	7.6%	4,489	5.8%	4,505	5.7%	4,279	5.3%
55 - 64	12,223	19.6%	9,993	13.0%	10,201	12.9%	8,125	10.0%
65 - 74	18,993	30.4%	24,534	31.9%	25,480	32.3%	23,505	28.9%
75 - 84	10,326	16.5%	18,978	24.6%	16,509	20.9%	22,472	27.6%
85+	2,418	3.9%	4,539	5.9%	4,554	5.8%	5,945	7.3%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	57,938	92.7%	67,914	88.2%	69,432	88.0%	71,497	87.8%
Black Alone	2,646	4.2%	3,195	4.1%	3,331	4.2%	3,450	4.2%
American Indian Alone	151	0.2%	142	0.2%	150	0.2%	152	0.2%
Asian Alone	658	1.1%	955	1.2%	915	1.2%	884	1.1%
Pacific Islander Alone	47	0.1%	71	0.1%	76	0.1%	83	0.1%
Some Other Race Alone	482	0.8%	1,342	1.7%	1,437	1.8%	1,539	1.9%
Two or More Races	592	0.9%	3,401	4.4%	3,596	4.6%	3,839	4.7%
Hispanic Origin (Any Race)	2,056	3.3%	4,144	5.4%	4,457	5.6%	4,787	5.9%

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.

Retail Goods & Services Expenditures



Retail Goods and Services Expenditures

353 S US Highway 441, Lady Lake, Florida, 32159 2
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 Ring: 5 mile radius

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Top Tapestry Segments	Percent	Demographic Summary	2023	2028
The Elders (9C)	63.9%	Population	78,937	81,443
Senior Escapes (9D)	10.7%	Households	41,509	43,520
Traditional Living (12B)	8.9%	Families	26,333	27,106
Rural Resort Dwellers (6E)	4.3%	Median Age	68.0	70.6
Comfortable Empty Nesters (5A)	3.7%	Median Household Income	\$62,061	\$70,497
		Spending Potential Index	Average Amount Spent	Total
Apparel and Services		74	\$1,622.52	\$67,349,310
Men's		83	\$338.63	\$14,056,127
Women's		79	\$587.20	\$24,374,003
Children's		60	\$199.37	\$8,275,648
Footwear		69	\$344.00	\$14,279,290
Watches & Jewelry		69	\$115.74	\$4,804,062
Apparel Products and Services (1)		84	\$37.59	\$1,560,180
Computer				
Computers and Hardware for Home Use		77	\$195.92	\$8,132,283
Portable Memory		76	\$3.48	\$144,608
Computer Software		78	\$11.34	\$470,878
Computer Accessories		89	\$22.20	\$921,696
Entertainment & Recreation		84	\$3,159.67	\$131,154,763
Fees and Admissions		79	\$563.74	\$23,400,294
Membership Fees for Clubs (2)		81	\$224.07	\$9,301,058
Fees for Participant Sports, excl. Trips		102	\$122.10	\$5,068,284
Tickets to Theatre/Operas/Concerts		85	\$46.40	\$1,926,099
Tickets to Movies		77	\$21.18	\$879,034
Tickets to Parks or Museums		73	\$20.23	\$839,630
Admission to Sporting Events, excl. Trips		67	\$39.33	\$1,632,422
Fees for Recreational Lessons		62	\$89.75	\$3,725,432
Dating Services		64	\$0.68	\$28,335
TV/Video/Audio		86	\$1,171.57	\$48,630,623
Cable and Satellite Television Services		93	\$799.07	\$33,168,671
Televisions		80	\$117.23	\$4,866,013
Satellite Dishes		66	\$1.13	\$46,757
VCRs, Video Cameras, and DVD Players		75	\$3.62	\$150,195
Miscellaneous Video Equipment		78	\$9.87	\$409,648
Video Cassettes and DVDs		85	\$5.56	\$230,969
Video Game Hardware/Accessories		64	\$25.62	\$1,063,437
Video Game Software		67	\$12.94	\$537,157
Rental/Streaming/Downloaded Video		73	\$89.78	\$3,726,604
Installation of Televisions		88	\$1.41	\$58,353
Audio (3)		76	\$103.15	\$4,281,456
Rental and Repair of TV/Radio/Sound Equipment		79	\$2.20	\$91,362
Pets		87	\$806.54	\$33,478,546
Toys/Games/Crafts/Hobbies (4)		77	\$121.34	\$5,036,738
Recreational Vehicles and Fees (5)		74	\$111.53	\$4,629,344
Sports/Recreation/Exercise Equipment (6)		76	\$214.53	\$8,904,839
Photo Equipment and Supplies (7)		74	\$34.60	\$1,436,043
Reading (8)		94	\$119.39	\$4,955,621
Catered Affairs (9)		54	\$16.45	\$682,715
Food		80	\$8,445.52	\$350,565,276
Food at Home		82	\$5,575.96	\$231,452,584
Bakery and Cereal Products		82	\$718.03	\$29,804,649
Meats, Poultry, Fish, and Eggs		82	\$1,201.42	\$49,869,936
Dairy Products		84	\$550.90	\$22,867,416
Fruits and Vegetables		82	\$1,106.22	\$45,918,265
Snacks and Other Food at Home (10)		82	\$1,999.38	\$82,992,317
Food Away from Home		77	\$2,869.56	\$119,112,693
Alcoholic Beverages		85	\$573.61	\$23,809,823

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 2023 and 2028; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

May 10, 2024

Retail Goods & Services Expenditures



Retail Goods and Services Expenditures

353 S US Highway 441, Lady Lake, Florida, 32159 2
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	Spending Potential Index	Average Amount Spent	Total
Financial			
Value of Stocks/Bonds/Mutual Funds	89	\$35,116.58	\$1,457,653,962
Value of Retirement Plans	88	\$124,243.59	\$5,157,227,300
Value of Other Financial Assets	95	\$8,176.90	\$339,414,931
Vehicle Loan Amount excluding Interest	76	\$2,767.67	\$114,883,345
Value of Credit Card Debt	78	\$2,479.60	\$102,925,692
Health			
Nonprescription Drugs	93	\$159.61	\$6,625,203
Prescription Drugs	98	\$360.72	\$14,972,943
Eyeglasses and Contact Lenses	83	\$92.21	\$3,827,460
Home			
Mortgage Payment and Basics (11)	81	\$10,520.02	\$436,675,595
Maintenance and Remodeling Services	94	\$3,579.04	\$148,562,232
Maintenance and Remodeling Materials (12)	88	\$688.82	\$28,592,039
Utilities, Fuel, and Public Services	84	\$4,852.41	\$201,418,655
Household Furnishings and Equipment			
Household Textiles (13)	81	\$99.32	\$4,122,510
Furniture	82	\$674.18	\$27,984,537
Rugs	86	\$35.68	\$1,481,154
Major Appliances (14)	86	\$453.12	\$18,808,619
Housewares (15)	85	\$91.75	\$3,808,545
Small Appliances	78	\$56.88	\$2,361,232
Luggage	80	\$11.41	\$473,521
Telephones and Accessories	82	\$88.57	\$3,676,552
Household Operations			
Child Care	55	\$284.12	\$11,793,690
Lawn and Garden (16)	92	\$613.88	\$25,481,473
Moving/Storage/Freight Express	85	\$76.30	\$3,167,044
Housekeeping Supplies (17)	88	\$816.76	\$33,902,714
Insurance			
Owners and Renters Insurance	90	\$702.69	\$29,167,936
Vehicle Insurance	82	\$1,776.61	\$73,745,316
Life/Other Insurance	84	\$579.57	\$24,057,462
Health Insurance	92	\$4,545.50	\$188,679,085
Personal Care Products (18)	82	\$454.46	\$18,864,116
School Books and Supplies (19)	76	\$101.27	\$4,203,554
Smoking Products	76	\$327.96	\$13,613,383
Transportation			
Payments on Vehicles excluding Leases	76	\$2,293.59	\$95,204,749
Gasoline and Motor Oil	78	\$1,986.33	\$82,450,398
Vehicle Maintenance and Repairs	84	\$1,100.41	\$45,676,714
Travel			
Airline Fares	80	\$374.00	\$15,524,283
Lodging on Trips	79	\$570.85	\$23,695,407
Auto/Truck Rental on Trips	80	\$63.06	\$2,617,619
Food and Drink on Trips	80	\$445.57	\$18,495,205

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Retail Goods & Services Expenditures



Retail Goods and Services Expenditures

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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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May 10, 2024

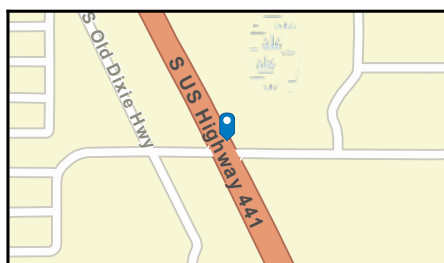
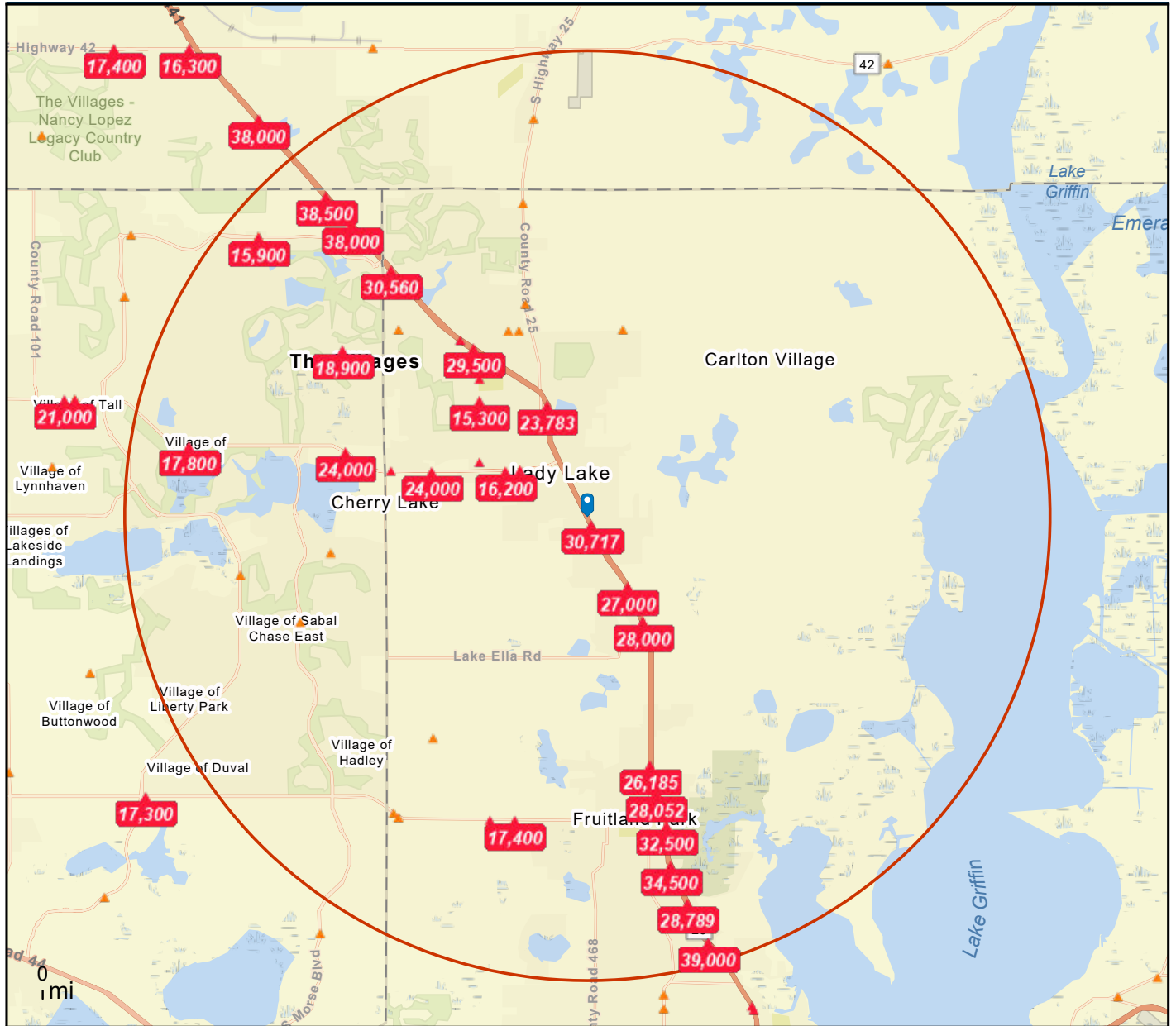
Traffic Count



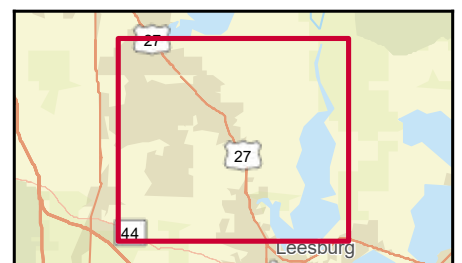
Traffic Count Map

353 S US Highway 441, Lady Lake, Florida, 32159 2
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- 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 (Q4 2023).

May 10, 2024

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