

Office / Retail

202 S Highway 27/441, Lady Lake, FL 32159

Base Rent: \$20/sf/yr plus NNN

206 S Highway 27/441, Lady Lake, FL 32159

Base Rent: \$18/sf/yr plus NNN



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

202 S Hwy 27/441, Lady Lake

- 800 SF Office / Retail Suite For Lease
- Stand alone with back exit
- Base Rent \$20/SF/YR + NNN \$5.56/SF/YR
- Mostly open
- Available October 1, 2024



206 S Hwy 27/441, Lady Lake

- 746 SF Office / Retail Suite For Lease
- Base Rent \$18/SF/YR + NNN \$5.56/SF/YR
- Mostly open, private office
- Available November 1, 2024



Property Highlights:

- Conveniently located 2 miles from The Villages
- Highway frontage
- Excellent accessibility and visibility
- Lake County AltKey 1723655
- AADT 29,000 cars per day



Aerial with Amenities





Demographic and Income Profile

206 United States Highway 27 S, Lady Lake, Florida, 32159
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 28.91418
 Longitude: -81.92086

Summary	Census 2010	Census 2020	2023	2028
Population	63,823	76,875	78,604	81,146
Households	32,294	40,493	41,650	43,693
Families	22,028	25,378	26,372	27,169
Average Household Size	1.97	1.89	1.87	1.85
Owner Occupied Housing Units	28,769	35,293	35,406	37,539
Renter Occupied Housing Units	3,523	5,200	6,244	6,154
Median Age	65.6	70.0	68.5	71.0

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.64%	0.63%	0.30%
Households	0.96%	0.77%	0.49%
Families	0.60%	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	3,113	7.5%	2,720	6.2%
\$15,000 - \$24,999	3,087	7.4%	2,536	5.8%
\$25,000 - \$34,999	3,688	8.9%	3,273	7.5%
\$35,000 - \$49,999	5,689	13.7%	5,302	12.1%
\$50,000 - \$74,999	8,955	21.5%	9,200	21.1%
\$75,000 - \$99,999	6,771	16.3%	7,472	17.1%
\$100,000 - \$149,999	5,788	13.9%	7,065	16.2%
\$150,000 - \$199,999	2,920	7.0%	4,078	9.3%
\$200,000+	1,640	3.9%	2,047	4.7%

Median Household Income	\$62,092	\$70,536
Average Household Income	\$84,924	\$97,214
Per Capita Income	\$44,847	\$52,171

Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,528	2.4%	1,328	1.7%	1,725	2.2%	1,696	2.1%
5 - 9	1,465	2.3%	1,593	2.1%	1,831	2.3%	1,717	2.1%
10 - 14	1,493	2.3%	1,708	2.2%	1,889	2.4%	1,846	2.3%
15 - 19	1,477	2.3%	1,634	2.1%	1,703	2.2%	1,697	2.1%
20 - 24	1,279	2.0%	1,324	1.7%	1,548	2.0%	1,450	1.8%
25 - 34	2,713	4.3%	3,106	4.0%	3,686	4.7%	3,330	4.1%
35 - 44	3,201	5.0%	3,070	4.0%	3,868	4.9%	3,905	4.8%
45 - 54	4,751	7.4%	4,413	5.7%	4,315	5.5%	4,054	5.0%
55 - 64	12,620	19.8%	9,916	12.9%	10,249	13.0%	8,116	10.0%
65 - 74	19,961	31.3%	24,565	32.0%	26,215	33.4%	24,177	29.8%
75 - 84	10,831	17.0%	19,517	25.4%	16,920	21.5%	23,077	28.4%
85+	2,502	3.9%	4,703	6.1%	4,656	5.9%	6,081	7.5%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	59,707	93.6%	68,447	89.0%	69,814	88.8%	71,917	88.6%
Black Alone	2,273	3.6%	2,756	3.6%	2,870	3.7%	2,983	3.7%
American Indian Alone	146	0.2%	142	0.2%	149	0.2%	152	0.2%
Asian Alone	628	1.0%	911	1.2%	875	1.1%	851	1.0%
Pacific Islander Alone	39	0.1%	66	0.1%	71	0.1%	78	0.1%
Some Other Race Alone	467	0.7%	1,242	1.6%	1,328	1.7%	1,427	1.8%
Two or More Races	563	0.9%	3,311	4.3%	3,496	4.4%	3,739	4.6%
Hispanic Origin (Any Race)	2,019	3.2%	3,945	5.1%	4,242	5.4%	4,568	5.6%

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.

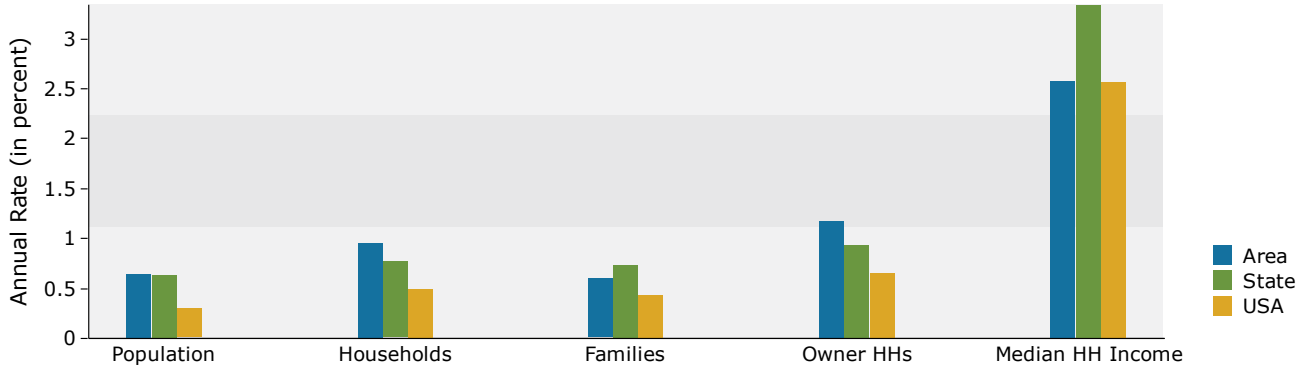


Demographic and Income Profile

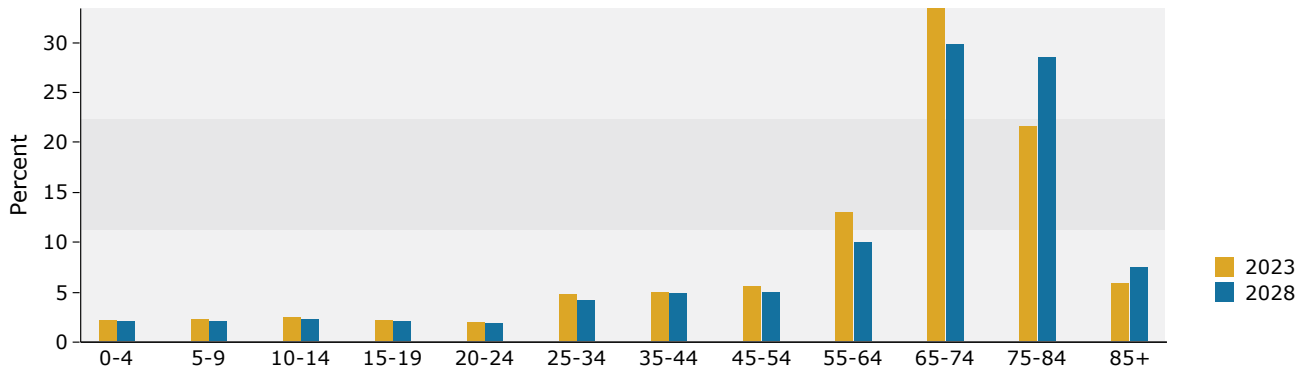
206 United States Highway 27 S, Lady Lake, Florida, 32159
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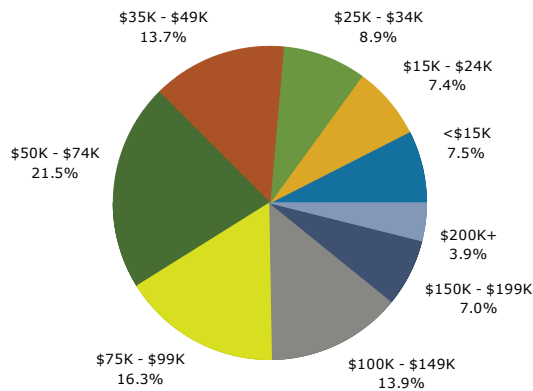
Trends 2023-2028



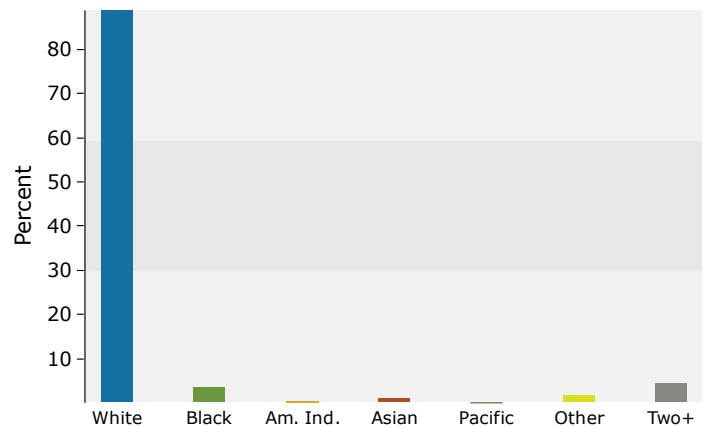
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 5.4%

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

Retail Goods and Service Expenditures



Retail Goods and Services Expenditures

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Top Tapestry Segments	Percent	Demographic Summary	2023	2028
The Elders (9C)	67.6%	Population	78,604	81,146
Senior Escapes (9D)	9.9%	Households	41,650	43,693
Traditional Living (12B)	7.2%	Families	26,372	27,169
Rural Resort Dwellers (6E)	4.2%	Median Age	68.5	71.0
Comfortable Empty Nesters (5A)	3.7%	Median Household Income	\$62,092	\$70,536
		Spending Potential Index	Average Amount Spent	Total
Apparel and Services		73	\$1,606.42	\$66,907,262
Men's		83	\$337.56	\$14,059,527
Women's		78	\$582.80	\$24,273,546
Children's		59	\$194.56	\$8,103,435
Footwear		68	\$339.36	\$14,134,368
Watches & Jewelry		68	\$114.64	\$4,774,769
Apparel Products and Services (1)		84	\$37.49	\$1,561,617
Computer				
Computers and Hardware for Home Use		76	\$194.77	\$8,112,067
Portable Memory		75	\$3.44	\$143,458
Computer Software		78	\$11.29	\$470,150
Computer Accessories		89	\$22.17	\$923,223
Entertainment & Recreation		83	\$3,138.54	\$130,720,084
Fees and Admissions		79	\$562.91	\$23,445,219
Membership Fees for Clubs (2)		80	\$223.68	\$9,316,340
Fees for Participant Sports, excl. Trips		103	\$123.11	\$5,127,621
Tickets to Theatre/Operas/Concerts		85	\$46.37	\$1,931,220
Tickets to Movies		77	\$21.13	\$879,874
Tickets to Parks or Museums		72	\$20.05	\$835,087
Admission to Sporting Events, excl. Trips		66	\$38.72	\$1,612,753
Fees for Recreational Lessons		62	\$89.18	\$3,714,184
Dating Services		64	\$0.68	\$28,140
TV/Video/Audio		86	\$1,163.17	\$48,446,089
Cable and Satellite Television Services		92	\$795.02	\$33,112,691
Televisions		80	\$116.15	\$4,837,478
Satellite Dishes		64	\$1.10	\$46,006
VCRs, Video Cameras, and DVD Players		74	\$3.57	\$148,887
Miscellaneous Video Equipment		78	\$9.81	\$408,602
Video Cassettes and DVDs		85	\$5.53	\$230,476
Video Game Hardware/Accessories		62	\$24.98	\$1,040,580
Video Game Software		65	\$12.68	\$528,313
Rental/Streaming/Downloaded Video		72	\$88.55	\$3,688,041
Installation of Televisions		88	\$1.41	\$58,848
Audio (3)		76	\$102.20	\$4,256,490
Rental and Repair of TV/Radio/Sound Equipment		77	\$2.15	\$89,677
Pets		87	\$799.94	\$33,317,634
Toys/Games/Crafts/Hobbies (4)		76	\$119.93	\$4,995,074
Recreational Vehicles and Fees (5)		73	\$109.58	\$4,564,177
Sports/Recreation/Exercise Equipment (6)		76	\$212.95	\$8,869,532
Photo Equipment and Supplies (7)		73	\$34.33	\$1,429,720
Reading (8)		94	\$119.57	\$4,980,288
Catered Affairs (9)		53	\$16.14	\$672,350
Food		80	\$8,384.54	\$349,216,139
Food at Home		81	\$5,536.32	\$230,587,713
Bakery and Cereal Products		81	\$712.56	\$29,677,950
Meats, Poultry, Fish, and Eggs		81	\$1,192.93	\$49,685,461
Dairy Products		83	\$547.45	\$22,801,265
Fruits and Vegetables		82	\$1,100.18	\$45,822,297
Snacks and Other Food at Home (10)		81	\$1,983.21	\$82,600,739
Food Away from Home		77	\$2,848.22	\$118,628,426
Alcoholic Beverages		85	\$572.41	\$23,840,983

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 17, 2024

Retail Goods and Service Expenditures



Retail Goods and Services Expenditures

206 United States Highway 27 S, Lady Lake, Florida, 32159
Ring: 5 mile radius

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Latitude: 28.91418
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	Spending Potential Index	Average Amount Spent	Total
Financial			
Value of Stocks/Bonds/Mutual Funds	90	\$35,254.47	\$1,468,348,835
Value of Retirement Plans	88	\$124,196.17	\$5,172,770,629
Value of Other Financial Assets	96	\$8,205.20	\$341,746,652
Vehicle Loan Amount excluding Interest	75	\$2,730.38	\$113,720,417
Value of Credit Card Debt	78	\$2,457.42	\$102,351,534
Health			
Nonprescription Drugs	93	\$158.80	\$6,614,066
Prescription Drugs	97	\$358.75	\$14,941,919
Eyeglasses and Contact Lenses	82	\$91.30	\$3,802,691
Home			
Mortgage Payment and Basics (11)	81	\$10,476.71	\$436,355,095
Maintenance and Remodeling Services	94	\$3,583.62	\$149,257,892
Maintenance and Remodeling Materials (12)	87	\$681.92	\$28,402,166
Utilities, Fuel, and Public Services	83	\$4,809.62	\$200,320,813
Household Furnishings and Equipment			
Household Textiles (13)	81	\$98.79	\$4,114,533
Furniture	81	\$670.12	\$27,910,633
Rugs	86	\$35.62	\$1,483,475
Major Appliances (14)	85	\$450.02	\$18,743,366
Housewares (15)	85	\$91.54	\$3,812,450
Small Appliances	78	\$56.44	\$2,350,741
Luggage	79	\$11.37	\$473,607
Telephones and Accessories	82	\$88.14	\$3,671,024
Household Operations			
Child Care	54	\$277.96	\$11,577,038
Lawn and Garden (16)	91	\$611.85	\$25,483,362
Moving/Storage/Freight Express	85	\$75.93	\$3,162,425
Housekeeping Supplies (17)	87	\$812.60	\$33,844,900
Insurance			
Owners and Renters Insurance	89	\$697.90	\$29,067,411
Vehicle Insurance	81	\$1,761.67	\$73,373,507
Life/Other Insurance	83	\$575.99	\$23,990,176
Health Insurance	92	\$4,524.71	\$188,454,014
Personal Care Products (18)	82	\$452.10	\$18,829,798
School Books and Supplies (19)	75	\$100.36	\$4,180,032
Smoking Products	74	\$319.33	\$13,300,058
Transportation			
Payments on Vehicles excluding Leases	75	\$2,260.31	\$94,141,782
Gasoline and Motor Oil	77	\$1,961.63	\$81,701,777
Vehicle Maintenance and Repairs	83	\$1,091.24	\$45,450,246
Travel			
Airline Fares	80	\$373.46	\$15,554,577
Lodging on Trips	79	\$567.51	\$23,636,868
Auto/Truck Rental on Trips	79	\$62.74	\$2,613,209
Food and Drink on Trips	79	\$443.03	\$18,452,107

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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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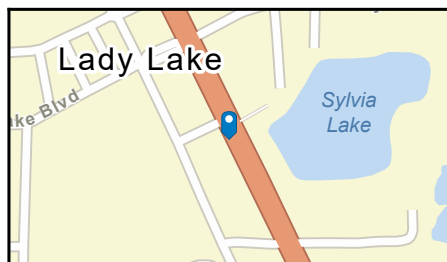
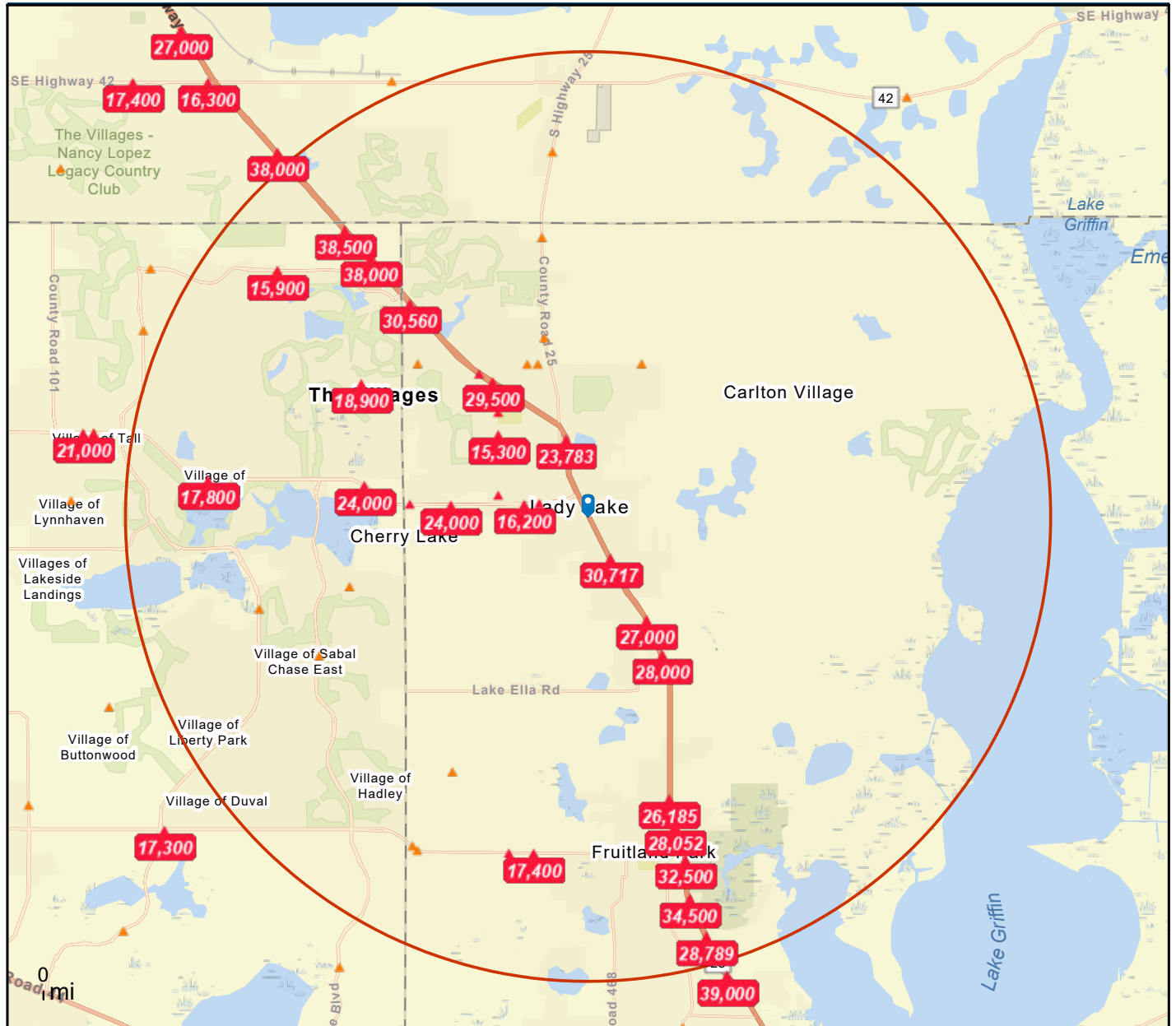
Traffic Count



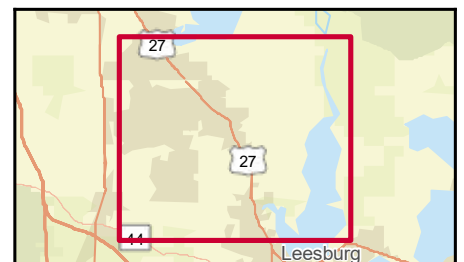
Traffic Count Map

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Rings: 5 mile radii

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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 17, 2024

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