

*2,000 to 4,000 SF Available*  
13922 Hwy 441/27, Lady Lake, FL 32159  
*For Lease \$25/sf/yr + NNN*



*Exclusively Listed By:*

**FRAN DANN-AKIN, SIOR**

8550 NE 138th Lane, Suite 2000

The Villages, FL 32159

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Direct: (352) 266-7795



# *Executive Summary*

- FOR LEASE, Base Rent \$25/sf/yr + NNN ~\$7.66/sf/yr = ~\$10,887/month
- 4,000 SF standalone building
- 2,000 SF up to 4,000 SF of newly completed
- Ingress and egress by three separate directions, one is a signalized intersection
- 1.3 Acres, zoned CL, CH
- The Villages busiest corridor ~40,500 cars per day
- Four convenient access locations to site include signalized intersection
- Neighbors Aldi Foods, Advent Health, Bealls, Lowe's, just to name a few

Experience the convenience and opportunities offered by our newly completed stand-alone building located at 13922 US Hwy 441/27 in The Villages, FL. Space available: 2,000 or 4,000 SF, this property is perfect for businesses looking for a prime location.

Accessibility is key, and our building offers golf cart accessibility to The Villages, Stonecrest, and Spruce Creek South. This means easy access to a large customer base and the ability to cater to the unique lifestyle of this vibrant community.

Convenience is at the heart of our property, with three convenient access locations, including a signalized intersection. This makes it easy for customers to find and visit your business, ensuring a steady stream of traffic.





# Site Plan

4,000 SF Building **AVAILABLE**

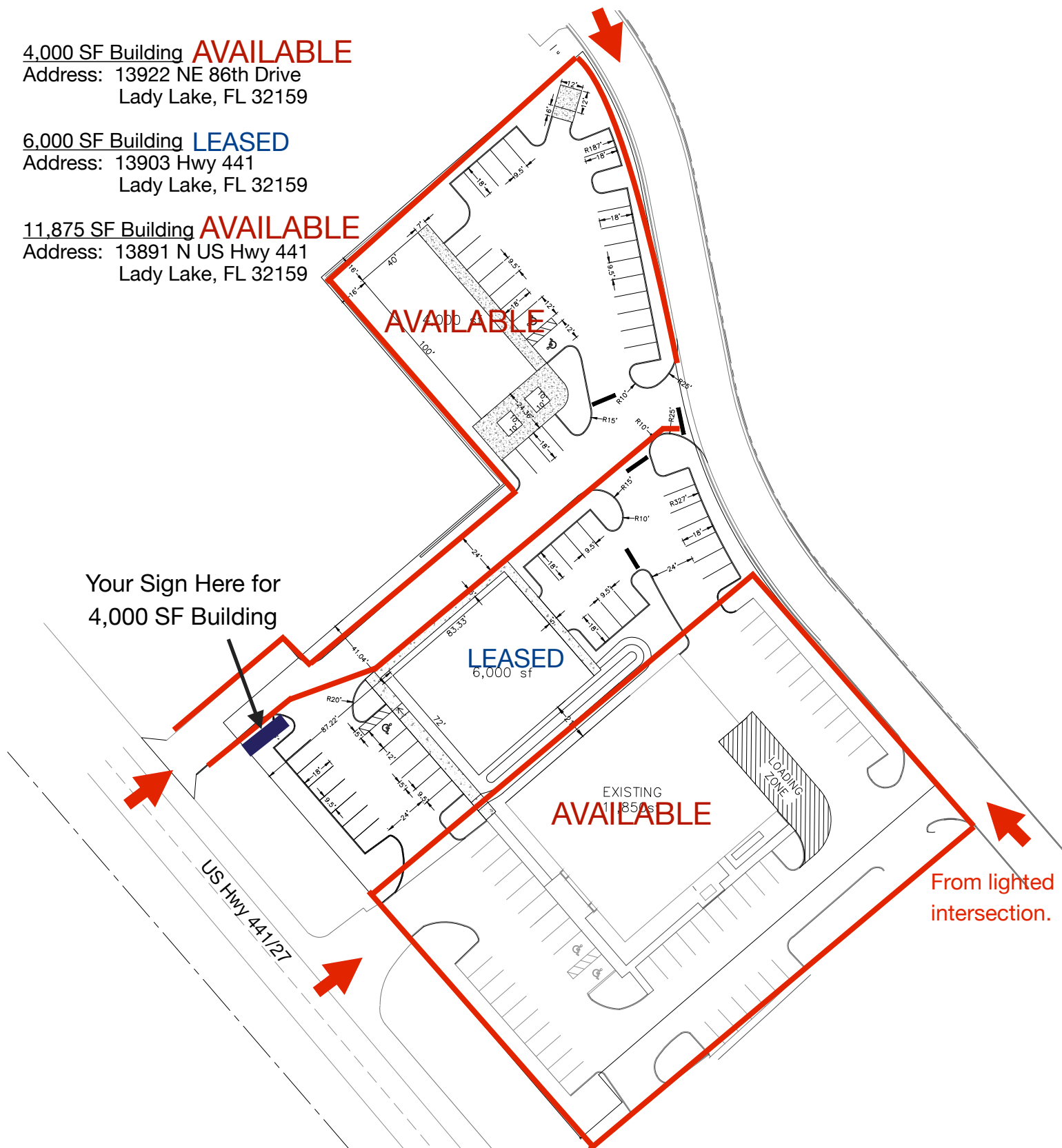
Address: 13922 NE 86th Drive  
Lady Lake, FL 32159

6,000 SF Building **LEASED**

Address: 13903 Hwy 441  
Lady Lake, FL 32159

11,875 SF Building **AVAILABLE**

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



Ingress and egress by three separate directions, one is a signalized intersection.



# Photos



FRAN DANN-AKIN, SIOR  
(352) 266-7795





## Demographic and Income Profile

13922 US-441 S, Lady Lake, Florida, 32159  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 28.95865  
Longitude: -81.96410

Summary	Census 2010		Census 2020		2024	2029		
Population	74,206		80,858		83,865	89,182		
Households	39,218		44,067		45,816	49,188		
Families	26,759		26,626		27,175	28,981		
Average Household Size	1.88		1.82		1.82	1.80		
Owner Occupied Housing Units	35,764		38,581		40,232	44,079		
Renter Occupied Housing Units	3,454		5,486		5,584	5,109		
Median Age	67.8		71.6		72.7	73.7		
Trends: 2024-2029 Annual Rate			Area		State	National		
Population			1.24%		0.93%	0.38%		
Households			1.43%		1.15%	0.64%		
Families			1.30%		1.12%	0.56%		
Owner HHs			1.84%		1.66%	0.97%		
Median Household Income			2.37%		3.25%	2.95%		
					2024	2029		
Households by Income			Number	Percent	Number	Percent		
<\$15,000			2,757	6.0%	2,441	5.0%		
\$15,000 - \$24,999			2,810	6.1%	2,233	4.5%		
\$25,000 - \$34,999			5,177	11.3%	4,468	9.1%		
\$35,000 - \$49,999			4,895	10.7%	4,549	9.2%		
\$50,000 - \$74,999			8,340	18.2%	8,592	17.5%		
\$75,000 - \$99,999			8,699	19.0%	9,816	20.0%		
\$100,000 - \$149,999			8,036	17.5%	10,083	20.5%		
\$150,000 - \$199,999			2,938	6.4%	4,193	8.5%		
\$200,000+			2,165	4.7%	2,813	5.7%		
Median Household Income			\$70,633		\$79,393			
Average Household Income			\$88,619		\$101,996			
Per Capita Income			\$48,262		\$56,068			
			Census 2010		Census 2020		2024	2029
Population by Age	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,110	1.5%	1,099	1.4%	1,142	1.4%	1,212	1.4%
5 - 9	1,197	1.6%	1,418	1.8%	1,296	1.5%	1,308	1.5%
10 - 14	1,223	1.6%	1,385	1.7%	1,296	1.5%	1,242	1.4%
15 - 19	1,160	1.6%	1,374	1.7%	1,359	1.6%	1,289	1.4%
20 - 24	1,026	1.4%	1,208	1.5%	1,287	1.5%	1,330	1.5%
25 - 34	2,257	3.0%	2,770	3.4%	2,783	3.3%	3,059	3.4%
35 - 44	2,827	3.8%	2,889	3.6%	3,085	3.7%	3,296	3.7%
45 - 54	4,391	5.9%	4,432	5.5%	3,966	4.7%	3,836	4.3%
55 - 64	13,900	18.7%	9,488	11.7%	9,248	11.0%	8,850	9.9%
65 - 74	27,384	36.9%	24,375	30.1%	22,846	27.2%	22,692	25.4%
75 - 84	14,610	19.7%	24,198	29.9%	28,038	33.4%	30,103	33.8%
85+	3,122	4.2%	6,223	7.7%	7,523	9.0%	10,964	12.3%
			Census 2010		Census 2020		2024	2029
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	70,895	95.5%	73,289	90.6%	75,200	89.7%	79,189	88.8%
Black Alone	1,526	2.1%	1,720	2.1%	1,910	2.3%	2,165	2.4%
American Indian Alone	130	0.2%	143	0.2%	154	0.2%	165	0.2%
Asian Alone	656	0.9%	1,035	1.3%	1,251	1.5%	1,505	1.7%
Pacific Islander Alone	22	0.0%	32	0.0%	37	0.0%	46	0.1%
Some Other Race Alone	460	0.6%	1,178	1.5%	1,358	1.6%	1,546	1.7%
Two or More Races	516	0.7%	3,460	4.3%	3,955	4.7%	4,565	5.1%
Hispanic Origin (Any Race)	2,166	2.9%	3,866	4.8%	4,587	5.5%	5,344	6.0%

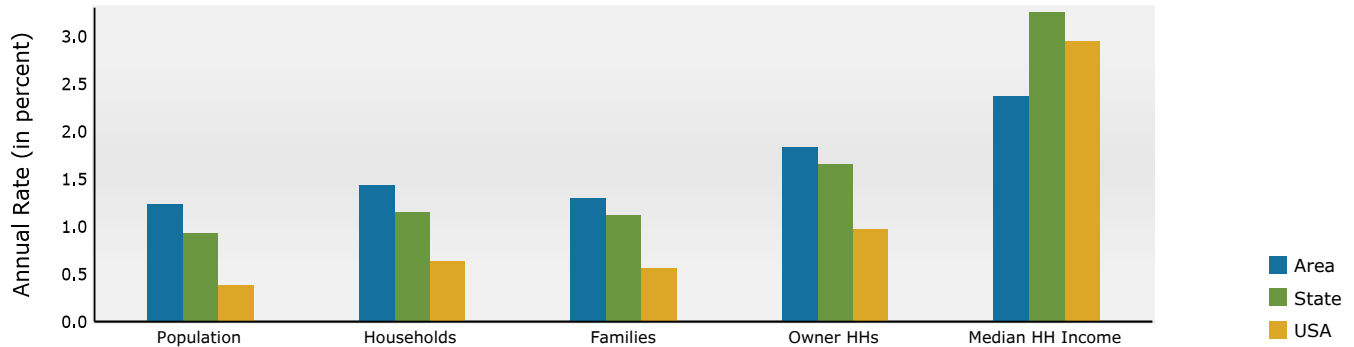
**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

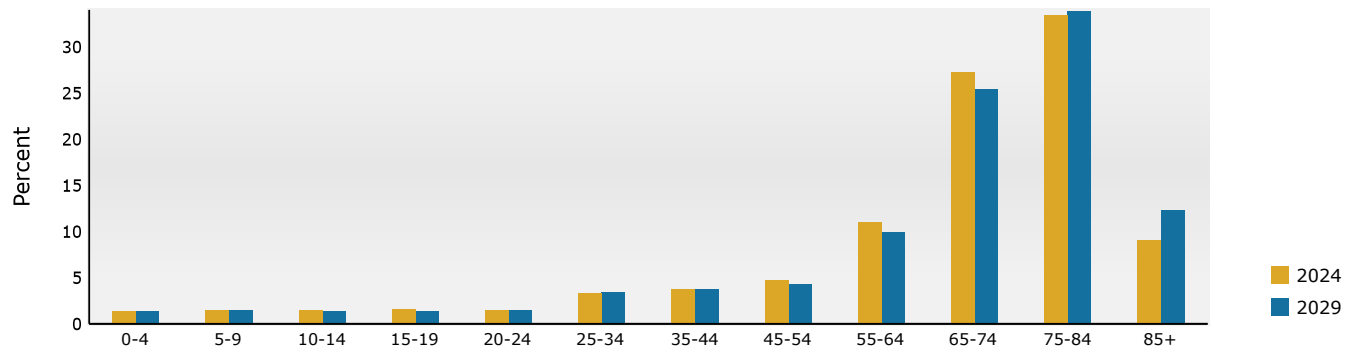
March 06, 2025



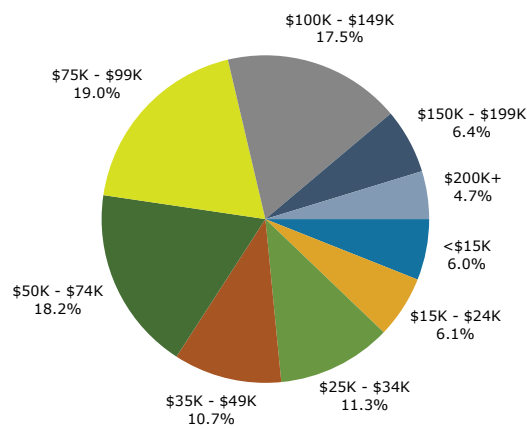
### Trends 2024-2029



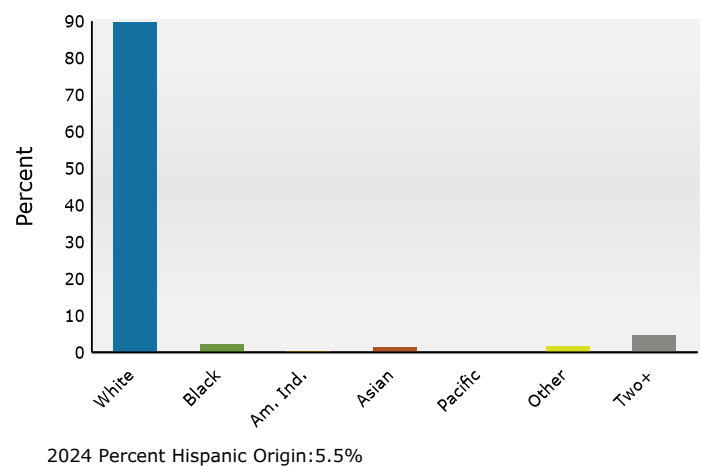
### Population by Age



### 2024 Household Income



### 2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 06, 2025



## Retail Goods and Services Expenditures

13922 US-441 S, Lady Lake, Florida, 32159  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 28.95865  
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Top Tapestry Segments	Percent	Demographic Summary	2024	2029
The Elders (9C)	84.1%	Population	83,865	89,182
Senior Escapes (9D)	6.6%	Households	45,816	49,188
Heartland Communities (6F)	3.7%	Families	27,175	28,981
Front Porches (8E)	2.3%	Median Age	72.7	73.7
Rural Resort Dwellers (6E)	1.5%	Median Household Income	\$70,633	\$79,393
		Spending Potential Index	Average Amount Spent	Total
<b>Apparel and Services</b>		70	\$1,658.29	\$75,976,205
Men's		71	\$314.72	\$14,419,339
Women's		77	\$619.06	\$28,362,699
Children's		54	\$196.49	\$9,002,299
Footwear		70	\$347.82	\$15,935,547
Watches & Jewelry		63	\$144.52	\$6,621,429
Apparel Products and Services (1)		73	\$35.68	\$1,634,892
<b>Computer</b>				
Computers and Hardware for Home Use		74	\$201.48	\$9,230,885
Portable Memory		82	\$3.32	\$152,130
Computer Software		74	\$11.53	\$528,030
Computer Accessories		85	\$20.26	\$928,110
<b>Entertainment &amp; Recreation</b>		81	\$3,333.40	\$152,723,106
Fees and Admissions		78	\$642.18	\$29,422,192
Membership Fees for Clubs (2)		80	\$241.58	\$11,068,400
Fees for Participant Sports, excl. Trips		93	\$124.12	\$5,686,478
Tickets to Theatre/Operas/Concerts		87	\$66.27	\$3,036,065
Tickets to Movies		79	\$19.41	\$889,312
Tickets to Parks or Museums		72	\$27.04	\$1,238,648
Admission to Sporting Events, excl. Trips		62	\$48.83	\$2,237,231
Fees for Recreational Lessons		66	\$114.32	\$5,237,723
Dating Services		78	\$0.62	\$28,335
TV/Video/Audio		84	\$1,109.94	\$50,853,161
Cable and Satellite Television Services		92	\$697.20	\$31,942,765
Televisions		79	\$120.38	\$5,515,481
Satellite Dishes		62	\$0.77	\$35,387
VCRs, Video Cameras, and DVD Players		80	\$3.98	\$182,502
Miscellaneous Video Equipment		47	\$10.65	\$487,781
Video Cassettes and DVDs		85	\$4.91	\$224,850
Video Game Hardware/Accessories		59	\$27.39	\$1,254,732
Video Game Software		57	\$11.57	\$530,249
Rental/Streaming/Downloaded Video		71	\$122.35	\$5,605,597
Installation of Televisions		89	\$1.51	\$68,964
Audio (3)		76	\$107.70	\$4,934,289
Rental and Repair of TV/Radio/Sound Equipment		97	\$1.54	\$70,566
Pets		83	\$838.17	\$38,401,648
Toys/Games/Crafts/Hobbies (4)		72	\$130.53	\$5,980,353
Recreational Vehicles and Fees (5)		82	\$160.99	\$7,375,703
Sports/Recreation/Exercise Equipment (6)		84	\$257.08	\$11,778,315
Photo Equipment and Supplies (7)		67	\$41.06	\$1,881,061
Reading (8)		92	\$128.73	\$5,897,777
Catered Affairs (9)		62	\$24.73	\$1,132,895
<b>Food</b>		77	\$8,636.88	\$395,707,153
Food at Home		78	\$5,703.71	\$261,321,041
Bakery and Cereal Products		78	\$730.33	\$33,460,701
Meats, Poultry, Fish, and Eggs		78	\$1,229.45	\$56,328,480
Dairy Products		81	\$560.13	\$25,662,920
Fruits and Vegetables		77	\$1,117.65	\$51,206,475
Snacks and Other Food at Home (10)		78	\$2,066.14	\$94,662,465
Food Away from Home		75	\$2,933.17	\$134,386,112
Alcoholic Beverages		81	\$526.34	\$24,114,903

**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 2024 and 2029; Consumer Spending data are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics.

March 06, 2025





## Retail Goods and Services Expenditures

13922 US-441 S, Lady Lake, Florida, 32159  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 28.95865  
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	Spending Potential Index	Average Amount Spent	Total
<b>Financial</b>			
Value of Stocks/Bonds/Mutual Funds	92	\$42,640.77	\$1,953,629,565
Value of Retirement Plans	88	\$142,713.22	\$6,538,548,751
Value of Other Financial Assets	102	\$9,240.47	\$423,361,340
Vehicle Loan Amount excluding Interest	73	\$2,581.42	\$118,270,512
Value of Credit Card Debt	75	\$2,161.32	\$99,022,827
<b>Health</b>			
Nonprescription Drugs	96	\$170.14	\$7,795,199
Prescription Drugs	87	\$361.85	\$16,578,680
Eyeglasses and Contact Lenses	79	\$99.33	\$4,550,713
<b>Home</b>			
Mortgage Payment and Basics (11)	82	\$11,092.40	\$508,209,612
Maintenance and Remodeling Services	92	\$4,291.64	\$196,625,911
Maintenance and Remodeling Materials (12)	80	\$696.79	\$31,924,091
Utilities, Fuel, and Public Services	79	\$4,713.87	\$215,970,555
<b>Household Furnishings and Equipment</b>			
Household Textiles (13)	74	\$97.05	\$4,446,521
Furniture	78	\$770.76	\$35,313,099
Rugs	77	\$35.25	\$1,615,089
Major Appliances (14)	81	\$477.54	\$21,878,747
Housewares (15)	85	\$90.81	\$4,160,667
Small Appliances	73	\$58.40	\$2,675,722
Luggage	77	\$15.94	\$730,390
Telephones and Accessories	93	\$93.78	\$4,296,820
<b>Household Operations</b>			
Child Care	56	\$311.72	\$14,281,946
Lawn and Garden (16)	89	\$623.10	\$28,548,100
Moving/Storage/Freight Express	76	\$91.99	\$4,214,799
Housekeeping Supplies (17)	86	\$781.50	\$35,805,114
<b>Insurance</b>			
Owners and Renters Insurance	86	\$714.08	\$32,716,255
Vehicle Insurance	79	\$1,686.76	\$77,280,392
Life/Other Insurance	85	\$573.98	\$26,297,380
Health Insurance	89	\$4,455.78	\$204,145,899
Personal Care Products (18)	79	\$442.48	\$20,272,884
School Books (19)	65	\$27.87	\$1,276,715
Smoking Products	72	\$335.35	\$15,364,440
<b>Transportation</b>			
Payments on Vehicles excluding Leases	72	\$2,185.05	\$100,110,157
Gasoline and Motor Oil	75	\$2,485.74	\$113,886,818
Vehicle Maintenance and Repairs	82	\$1,208.62	\$55,374,192
<b>Travel</b>			
Airline Fares	83	\$526.09	\$24,103,373
Lodging on Trips	81	\$799.79	\$36,643,147
Auto/Truck Rental on Trips	76	\$87.86	\$4,025,427
Food and Drink on Trips	81	\$600.81	\$27,526,565

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March 06, 2025



- (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** 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** includes school books for college, elementary school, high school, vocational/technical school, preschool and other schools.

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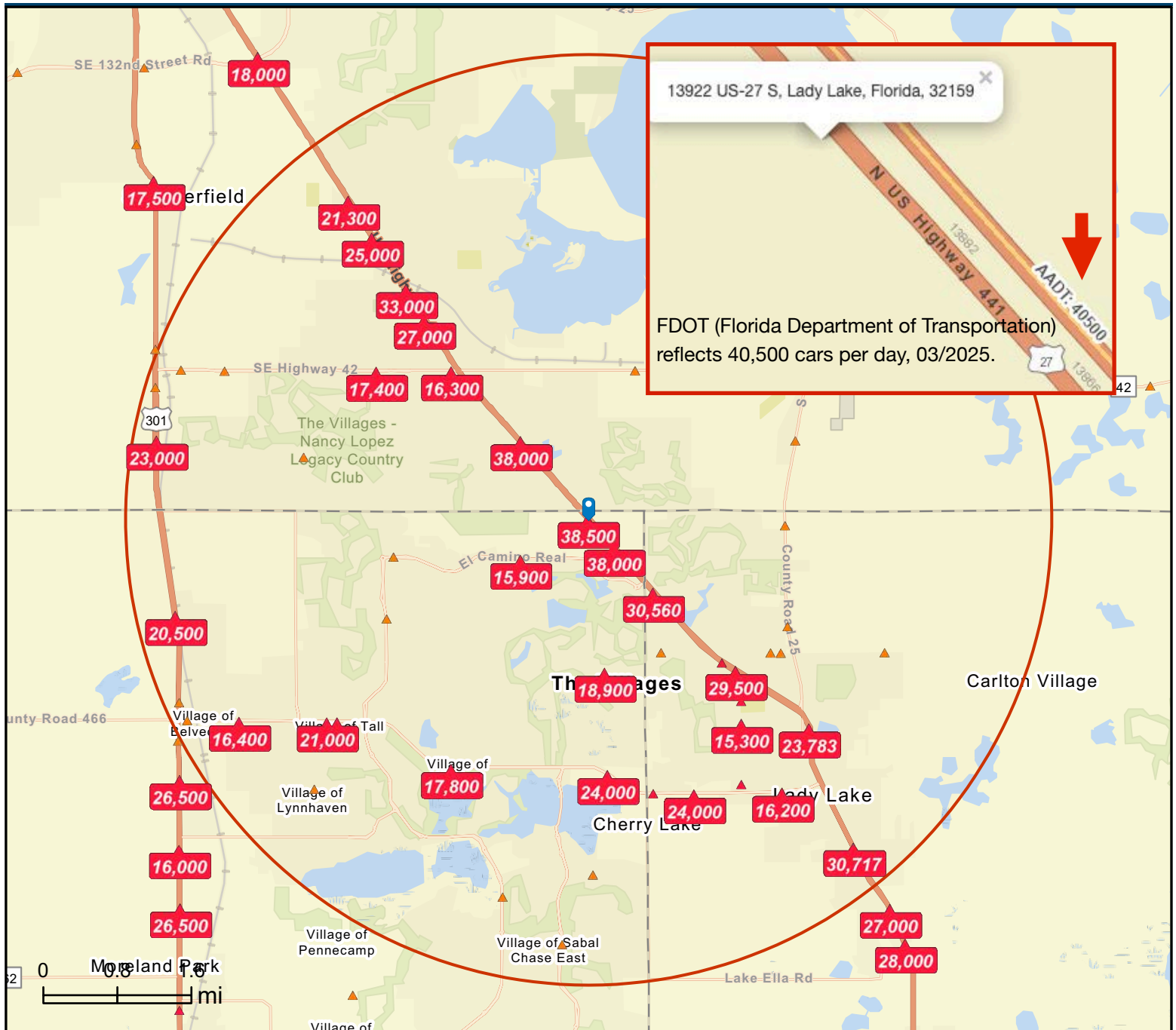
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## Traffic Count Map

13922 US-441 S, Lady Lake, Florida, 32159  
Rings: 5 mile radii

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Latitude: 28.95865  
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