

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**

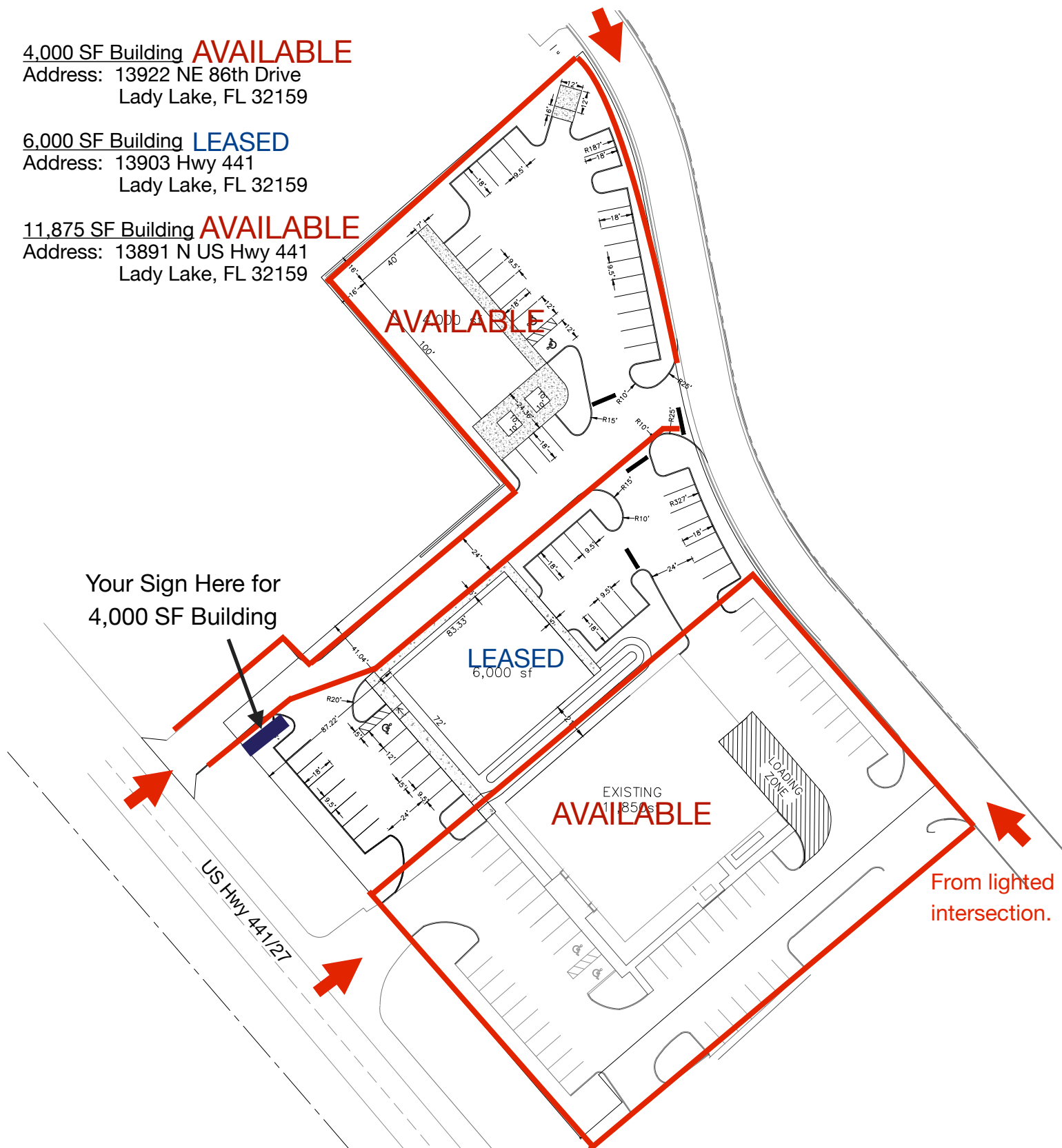
Address: 13922 NE 86th Drive
Lady Lake, FL 32159

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



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Photos



Demographic and Income Profile

13922 NE 86th Dr, Lady Lake, Florida, 32159



Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	80,525	82,860	91,864
Total Households	43,886	45,878	51,386
Family Households	26,504	27,432	30,507
Average Household Size	1.82	1.80	1.78
Owner Occupied Housing Units	38,418	40,408	45,448
Renter Occupied Housing Units	5,468	5,470	5,938
Median Age	71.6	72.5	73.2

Trends 2025 - 2030	Area	State	National
Population	2.1%	1.1%	0.4%
Households	2.3%	1.3%	0.6%
Family Population	2.1%	1.3%	0.5%
Owner Occupied Housing Units	2.4%	1.8%	0.0%
Median Household Income	2.1%	2.9%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,092	1.4%	1,174	1.4%	1,311	1.4%
5-9	1,407	1.8%	1,224	1.5%	1,325	1.4%
10-14	1,375	1.7%	1,502	1.8%	1,385	1.5%
15-19	1,361	1.7%	1,372	1.7%	1,523	1.7%
20-24	1,198	1.5%	1,350	1.6%	1,450	1.6%
25-29	1,308	1.6%	1,379	1.7%	1,641	1.8%
30-34	1,445	1.8%	1,538	1.9%	1,620	1.8%
35-39	1,463	1.8%	1,627	2.0%	1,786	1.9%
40-44	1,402	1.7%	1,653	2.0%	1,893	2.1%
45-49	1,879	2.3%	1,681	2.0%	2,051	2.2%
50-54	2,515	3.1%	2,274	2.7%	2,132	2.3%
55-59	3,711	4.6%	3,472	4.2%	3,299	3.6%
60-64	5,731	7.1%	5,701	6.9%	5,787	6.3%
65-69	9,591	11.9%	8,807	10.6%	9,740	10.6%
70-74	14,699	18.3%	13,340	16.1%	14,185	15.4%
75-79	14,562	18.1%	15,561	18.8%	16,348	17.8%
80-84	9,577	11.9%	11,385	13.7%	13,419	14.6%
Age 85+	6,210	7.7%	7,821	9.4%	10,968	11.9%

 [Source:](#) Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Full Report Available Upon Request.

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Retail Goods and Services Expenditures

13922 NE 86th Dr, Lady Lake, Florida, 32159


Ring: 5 mile radius



Top Tapestry Segments	Percent	Demographic Summary	2025	2030
The Elders (J2)	77.6%	Population	82,860	91,864
Rural Resort Dwellers (I5)	4.7%	Households	45,878	51,386
Senior Escapes (J1)	4.6%	Families	27,432	30,507
Classic Comfort (K4)	3.0%	Median Age	72.5	73.2
Retirement Communities (J3)	2.3%	Median Household Income	\$68,630	\$76,257

	Spending Potential Index	Average Amount Spent	Total
Apparel and Services	69	\$1,693.70	\$77,703,460
Men's	70	\$336.36	\$15,431,557
Women's	78	\$653.99	\$30,003,637
Children's	50	\$167.66	\$7,691,870
Footwear	69	\$375.41	\$17,223,088
Watches & Jewelry	65	\$129.76	\$5,953,013
Apparel Products and Services (1)	65	\$30.52	\$1,400,296
Computer			
Computers and Hardware for Home Use	73	\$165.73	\$7,603,485
Portable Memory	83	\$3.16	\$145,007
Computer Software	72	\$12.21	\$560,190
Computer Accessories	79	\$15.88	\$728,432
Education	76	\$3,119.31	\$143,107,497
Educational Books, Supplies, and Other Expenditures	61	\$56.52	\$2,592,889
Other School Supplies	69	\$60.92	\$2,794,771

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 forecasts for 2025 and 2030; Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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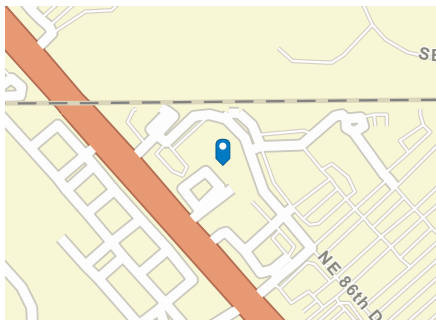
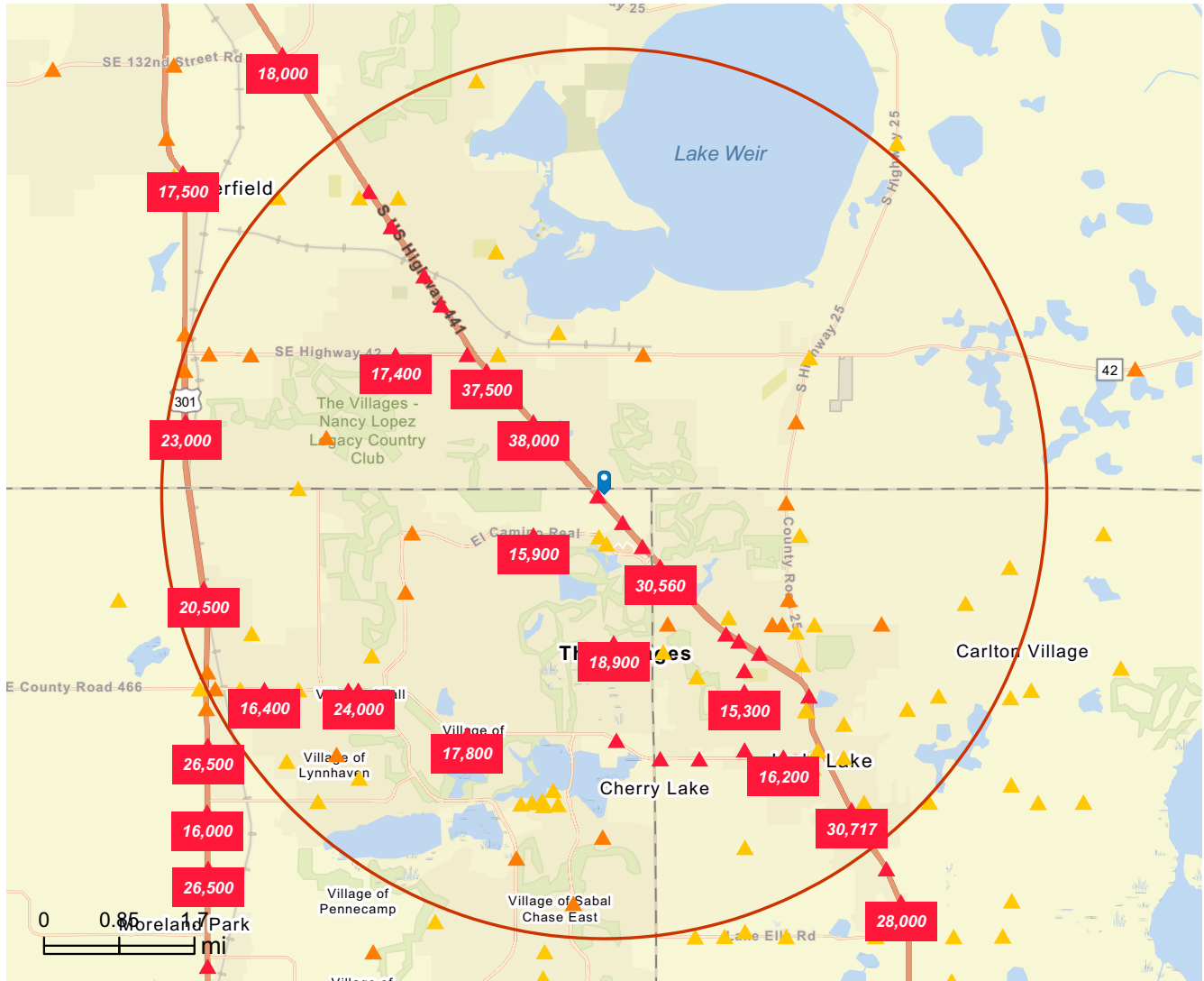


Traffic Count Map

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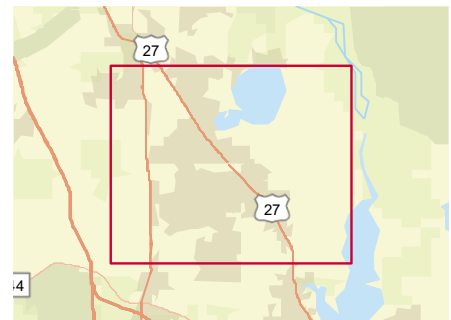


Rings: 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



[Source:](#) Traffic Counts (2025)

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