

# Office / Retail

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

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



*Exclusively Listed By:*

**FRAN DANN-AKIN, SIOR**

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The Villages, FL 32159

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# *Executive Summary*

## **206 S Hwy 27/441, Lady Lake**

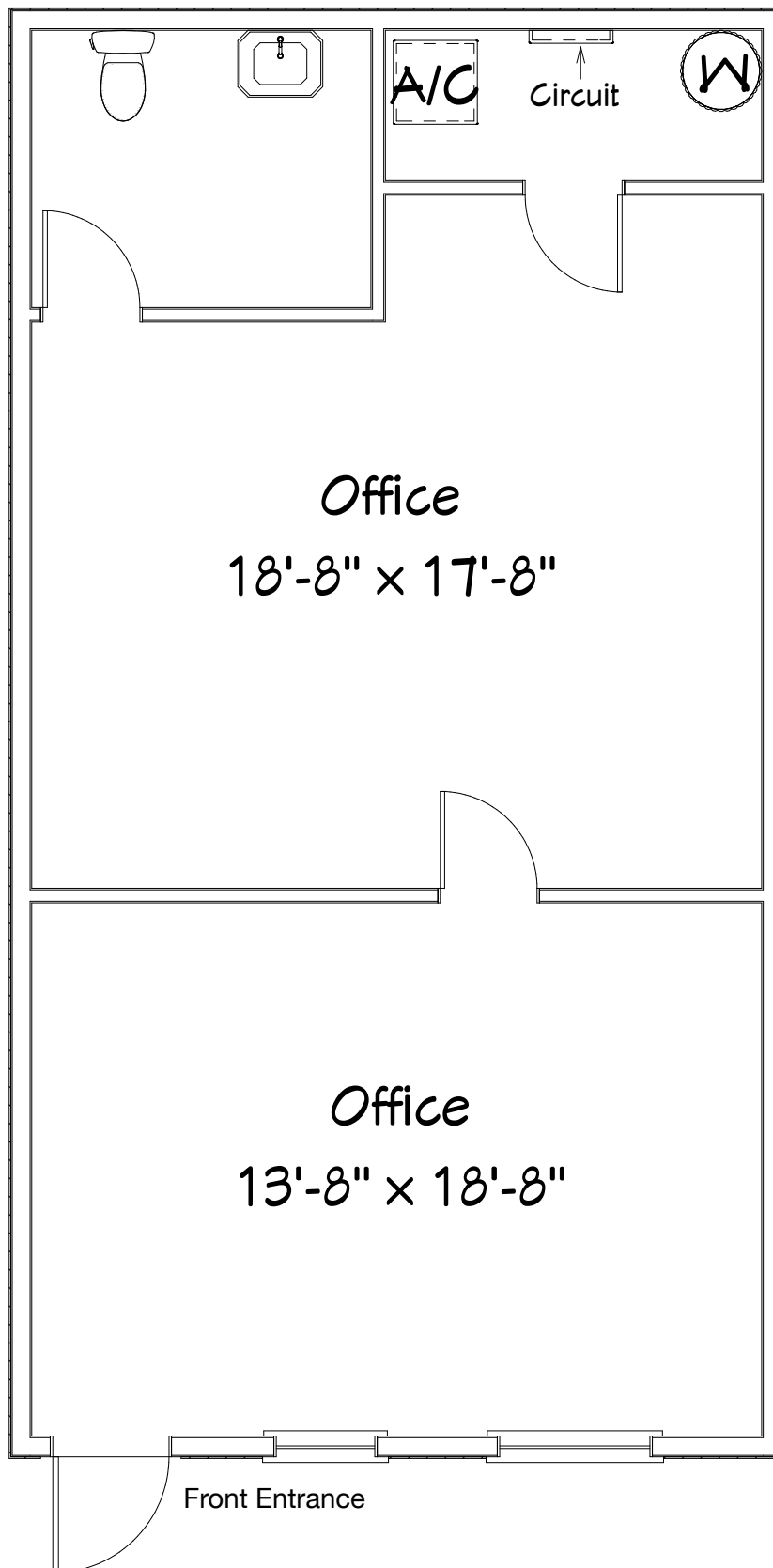
- 746 SF Office / Retail Suite For Lease
- Base Rent \$20/SF/YR + NNN \$TBD/SF/YR
- Mostly open, private office

### **Property Highlights:**

- Conveniently located 2 miles from The Villages
- Highway frontage
- Excellent accessibility and visibility
- Lake County AltKey 1723655
- AADT 28,500 cars per day



# *Floor Diagram Unit 206, 746sf*



Dimensions are approximate.

# *Aerial with Amenities*



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## Demographic and Income Profile

208 US Highway 441, Lady Lake, Florida, 32159

Ring: 5 mile radius



| Summary                       | Census 2020 | 2025   | 2030   |
|-------------------------------|-------------|--------|--------|
| Total Population              | 85,300      | 87,383 | 97,814 |
| Total Households              | 46,508      | 48,405 | 54,689 |
| Family Households             | 28,349      | 29,245 | 32,846 |
| Average Household Size        | 1.82        | 1.79   | 1.78   |
| Owner Occupied Housing Units  | 40,930      | 42,874 | 48,542 |
| Renter Occupied Housing Units | 5,578       | 5,531  | 6,147  |
| Median Age                    | 71.7        | 72.7   | 73.4   |

| Trends 2025 - 2030           | Area | State | National |
|------------------------------|------|-------|----------|
| Population                   | 2.3% | 1.1%  | 0.4%     |
| Households                   | 2.5% | 1.3%  | 0.6%     |
| Family Population            | 2.3% | 1.3%  | 0.5%     |
| Owner Occupied Housing Units | 2.5% | 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               | 1,094       | 1.3%    | 1,162  | 1.3%    | 1,300  | 1.3%    |
| 5-9               | 1,399       | 1.6%    | 1,204  | 1.4%    | 1,329  | 1.4%    |
| 10-14             | 1,429       | 1.7%    | 1,476  | 1.7%    | 1,396  | 1.4%    |
| 15-19             | 1,372       | 1.6%    | 1,364  | 1.6%    | 1,486  | 1.5%    |
| 20-24             | 1,180       | 1.4%    | 1,350  | 1.5%    | 1,461  | 1.5%    |
| 25-29             | 1,262       | 1.5%    | 1,331  | 1.5%    | 1,641  | 1.7%    |
| 30-34             | 1,461       | 1.7%    | 1,472  | 1.7%    | 1,598  | 1.6%    |
| 35-39             | 1,469       | 1.7%    | 1,602  | 1.8%    | 1,717  | 1.8%    |
| 40-44             | 1,388       | 1.6%    | 1,624  | 1.9%    | 1,876  | 1.9%    |
| 45-49             | 1,880       | 2.2%    | 1,631  | 1.9%    | 2,032  | 2.1%    |
| 50-54             | 2,513       | 3.0%    | 2,292  | 2.6%    | 2,146  | 2.2%    |
| 55-59             | 3,841       | 4.5%    | 3,456  | 4.0%    | 3,357  | 3.4%    |
| 60-64             | 6,072       | 7.1%    | 5,949  | 6.8%    | 5,962  | 6.1%    |
| 65-69             | 10,592      | 12.4%   | 9,690  | 11.1%   | 10,710 | 10.9%   |
| 70-74             | 16,299      | 19.1%   | 15,057 | 17.2%   | 16,231 | 16.6%   |
| 75-79             | 15,800      | 18.5%   | 17,110 | 19.6%   | 18,421 | 18.8%   |
| 80-84             | 9,921       | 11.6%   | 11,751 | 13.4%   | 14,124 | 14.4%   |
| Age 85+           | 6,328       | 7.4%    | 7,863  | 9.0%    | 11,028 | 11.3%   |

# Retail Goods and Service Expenditures

## Retail Goods and Services Expenditures

208 US Highway 441, Lady Lake, Florida, 32159

Ring: 5 mile radius



| Top Tapestry Segments      | Percent | Demographic Summary     | 2025     | 2030     |
|----------------------------|---------|-------------------------|----------|----------|
| The Elders (J2)            | 78.8%   | Population              | 87,383   | 97,814   |
| Rural Resort Dwellers (I5) | 4.7%    | Households              | 48,405   | 54,689   |
| Senior Escapes (J1)        | 3.7%    | Families                | 29,245   | 32,846   |
| Scenic Byways (I2)         | 2.2%    | Median Age              | 72.7     | 73.4     |
| Classic Comfort (K4)       | 2.1%    | Median Household Income | \$69,621 | \$77,333 |

|                                                     | Spending Potential Index | Average Amount Spent | Total         |
|-----------------------------------------------------|--------------------------|----------------------|---------------|
| <b>Apparel and Services</b>                         | 70                       | \$1,704.35           | \$82,499,025  |
| Men's                                               | 70                       | \$338.22             | \$16,371,640  |
| Women's                                             | 79                       | \$659.04             | \$31,901,034  |
| Children's                                          | 50                       | \$168.22             | \$8,142,908   |
| Footwear                                            | 69                       | \$377.99             | \$18,296,636  |
| Watches & Jewelry                                   | 65                       | \$130.25             | \$6,304,932   |
| Apparel Products and Services (1)                   | 66                       | \$30.61              | \$1,481,874   |
| <b>Computer</b>                                     |                          |                      |               |
| Computers and Hardware for Home Use                 | 74                       | \$166.80             | \$8,074,007   |
| Portable Memory                                     | 83                       | \$3.18               | \$154,041     |
| Computer Software                                   | 73                       | \$12.27              | \$594,064     |
| Computer Accessories                                | 80                       | \$15.98              | \$773,466     |
| <b>Education</b>                                    | 76                       | \$3,139.32           | \$151,958,789 |
| Educational Books, Supplies, and Other Expenditures | 61                       | \$56.74              | \$2,746,468   |
| Other School Supplies                               | 69                       | \$61.19              | \$2,962,076   |

**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.

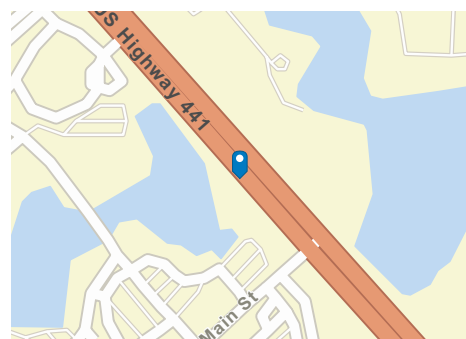
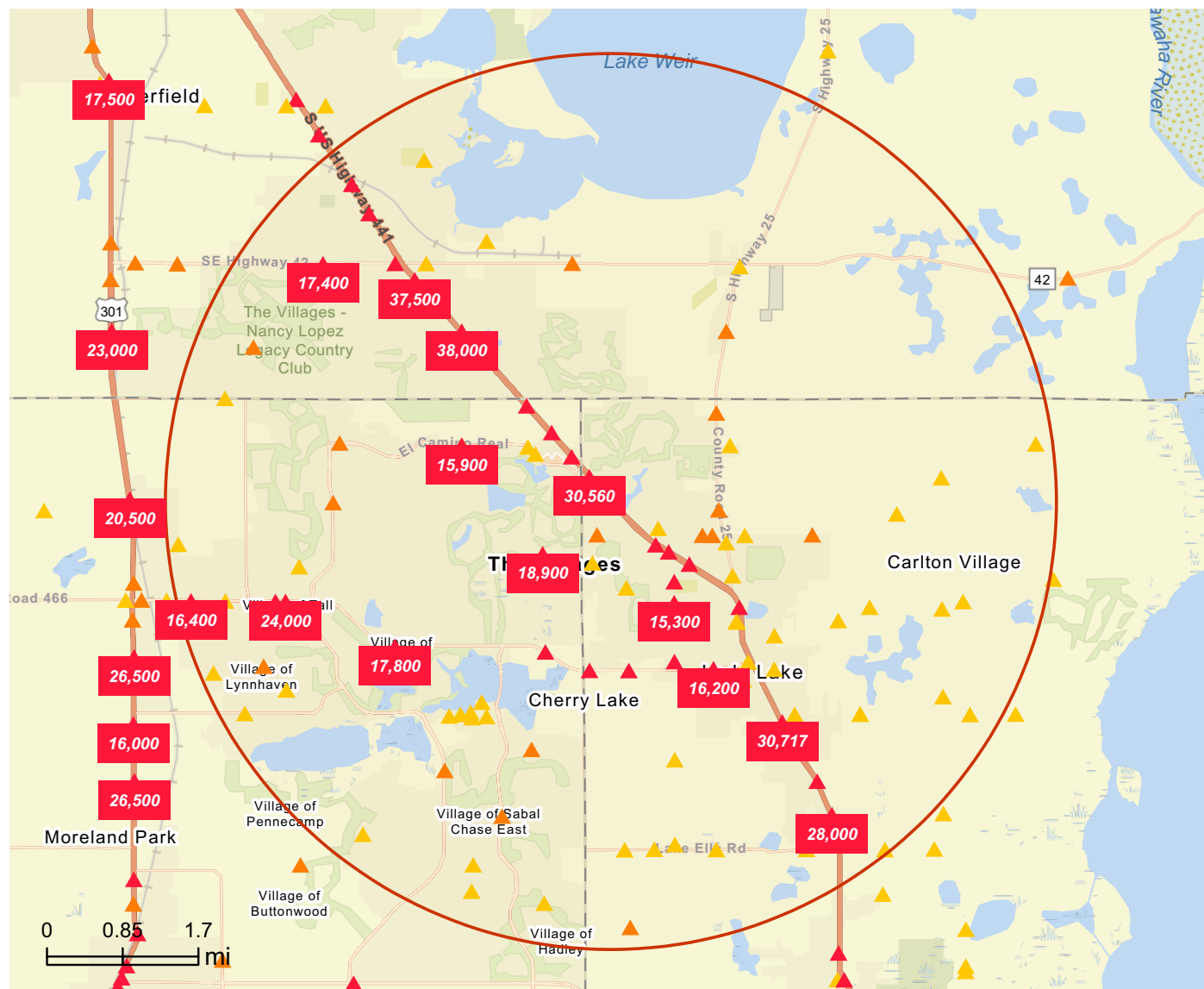
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# Traffic Count

## Traffic Count Map

208 US Highway 441, Lady Lake, Florida, 32159

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

