

For Lease *4,582 SF Office (Divisible)*

840 & 842 Hwy 466
Lady Lake, FL 32159

Base Rent \$25/sf/yr + NNN ~\$4.79/sf/yr



Exclusively Listed By:

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The Villages, FL 32159

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Executive Summary

PRIME Office Space For Lease

Located close to The Worlds Largest 55+ Community

- 4,582 SF (Divisible to 2,018 SF or 2,564 SF)
- Base Rent \$25/sf/yr + NNN ~\$4.79/sf/yr
- Parking Ratio: 4.78/1,000 SF
- Average Daily Traffic Count: 25,000 (FDOT)
- Year Built 2014
- Lake County Alt Key: 2545780

Excellent visibility on a busy section of The Villages Hwy 466 corridor. Conveniently located near retail, hospitality, the hospital and Lake Sumter Landing. Professional office space with multiple SF options.

View Property Website: <https://assets.bravemedialabs.com/listings/NoiVKFcEZuxYO7zmJHLX/>







The Villages

The Villages

Neighborhood
Walmart

Lady Lake Senior Living

Rolling Acres Reserve Apartments

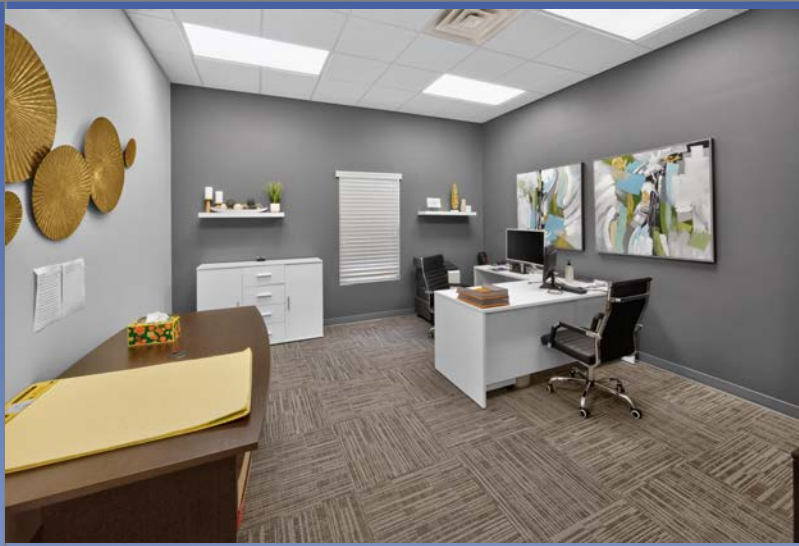
The Enclave

4,582 SF Available

Pain & Spine Centers
Hematology & Oncology
Lake Sumter Urology

SUMTER
466
COUNTY

Photos



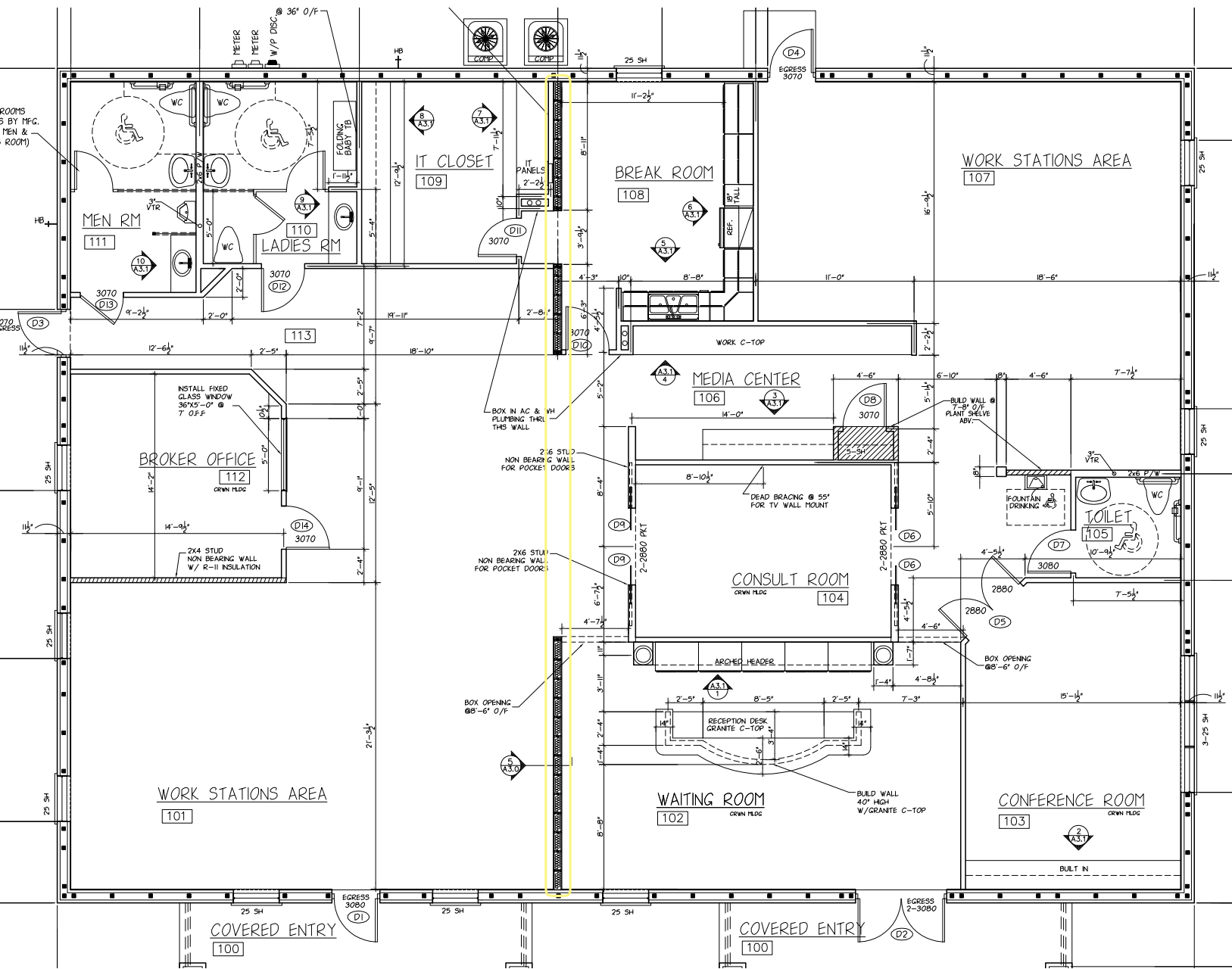
Photos



Aerial



Floor Diagram



Disclosure: All measurements are estimated-not precise and are for example only. There may be differences between diagram and actual results.



Demographic and Income Profile

840 Highway 466, Lady Lake, Florida, 32159

Ring: 5 mile radius



Summary	Census 2020	2026	2031
Total Population	103,074	104,583	116,428
Total Households	55,785	58,440	65,795
Family Households	35,172	34,347	36,886
Average Household Size	1.84	1.78	1.76
Owner Occupied Housing Units	49,674	51,616	57,809
Renter Occupied Housing Units	6,111	6,824	7,986
Median Age	71.3	72.3	72.9

Trends 2026 - 2031	Area	State	National
Population	2.20%	1.10%	0.50%
Households	2.40%	1.30%	0.70%
Family Population	1.40%	1.30%	0.60%
Owner Occupied Housing Units	2.30%	1.60%	0.00%
Median Household Income	2.70%	3.60%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	1,302	1.3%	1,393	1.3%	1,577	1.4%
5-9	1,603	1.6%	1,426	1.4%	1,641	1.4%
10-14	1,692	1.6%	1,717	1.6%	1,673	1.4%
15-19	1,661	1.6%	1,593	1.5%	1,771	1.5%
20-24	1,372	1.3%	1,612	1.5%	1,659	1.4%
25-29	1,443	1.4%	1,526	1.5%	1,923	1.6%
30-34	1,662	1.6%	1,601	1.5%	1,814	1.6%
35-39	1,667	1.6%	1,929	1.8%	1,949	1.7%
40-44	1,587	1.5%	1,851	1.8%	2,273	1.9%
45-49	2,103	2.0%	1,829	1.8%	2,364	2.0%
50-54	2,881	2.8%	2,515	2.4%	2,456	2.1%
55-59	4,626	4.5%	3,981	3.8%	3,751	3.2%
60-64	7,877	7.6%	7,022	6.7%	7,059	6.1%
65-69	14,551	14.1%	12,793	12.2%	13,617	11.7%
70-74	21,507	20.9%	20,377	19.5%	21,959	18.9%
75-79	18,630	18.1%	21,093	20.2%	22,973	19.7%
80-84	10,461	10.2%	12,404	11.9%	15,357	13.2%
Age 85+	6,451	6.3%	7,921	7.6%	10,610	9.1%

Full Report Available Upon Request.

 [Source:](#) Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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Medical Expenditures

Medical Expenditures

840 Highway 466, Lady Lake, Florida, 32159

Ring: 5 mile radius



Demographic Summary	2026	2031
Population	104,583	116,428
Households	58,440	65,795
Families	34,347	36,886
Median Household Income	\$78,828	\$90,229
Males per 100 Females	87.8	89.1

Population by Age

Population <5 Years	1.3%	1.4%
Population 65+ Years	71.3%	72.6%
Median Age	72.3	72.9

	Spending Potential Index	Average Amount Spent	Total
Health Care	98	\$7,840.27	\$458,185,270
Medical Care	98	\$2,764.72	\$161,570,086
Physician Services	85	\$248.50	\$14,522,291
Dental Services	99	\$560.11	\$32,732,859
Eyecare Services	105	\$94.39	\$5,516,337
Lab Tests, X-rays	77	\$65.27	\$3,814,470
Hospital Room and Hospital Services	81	\$288.83	\$16,878,971
Convalescent or Nursing Home Care	137	\$93.62	\$5,471,000
Nonphysician Services (1)	84	\$150.41	\$8,789,656
Nonprescription Drugs	109	\$221.31	\$12,933,187
Prescription Drugs	98	\$445.94	\$26,060,802
Vitamins and Supplements	125	\$201.12	\$11,753,505
Medicare Prescription Drug Premium	143	\$158.47	\$9,260,949
Eyeglasses and Contact Lenses	85	\$120.64	\$7,050,362
Hearing Aids	130	\$48.99	\$2,862,710
Topicals/Dressings	99	\$67.13	\$3,922,989

Full Report Available Upon Request.

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 2026 and 2031; Consumer Spending data are derived from the 2023 and 2024 Consumer Expenditure Surveys, Bureau of Labor Statistics.

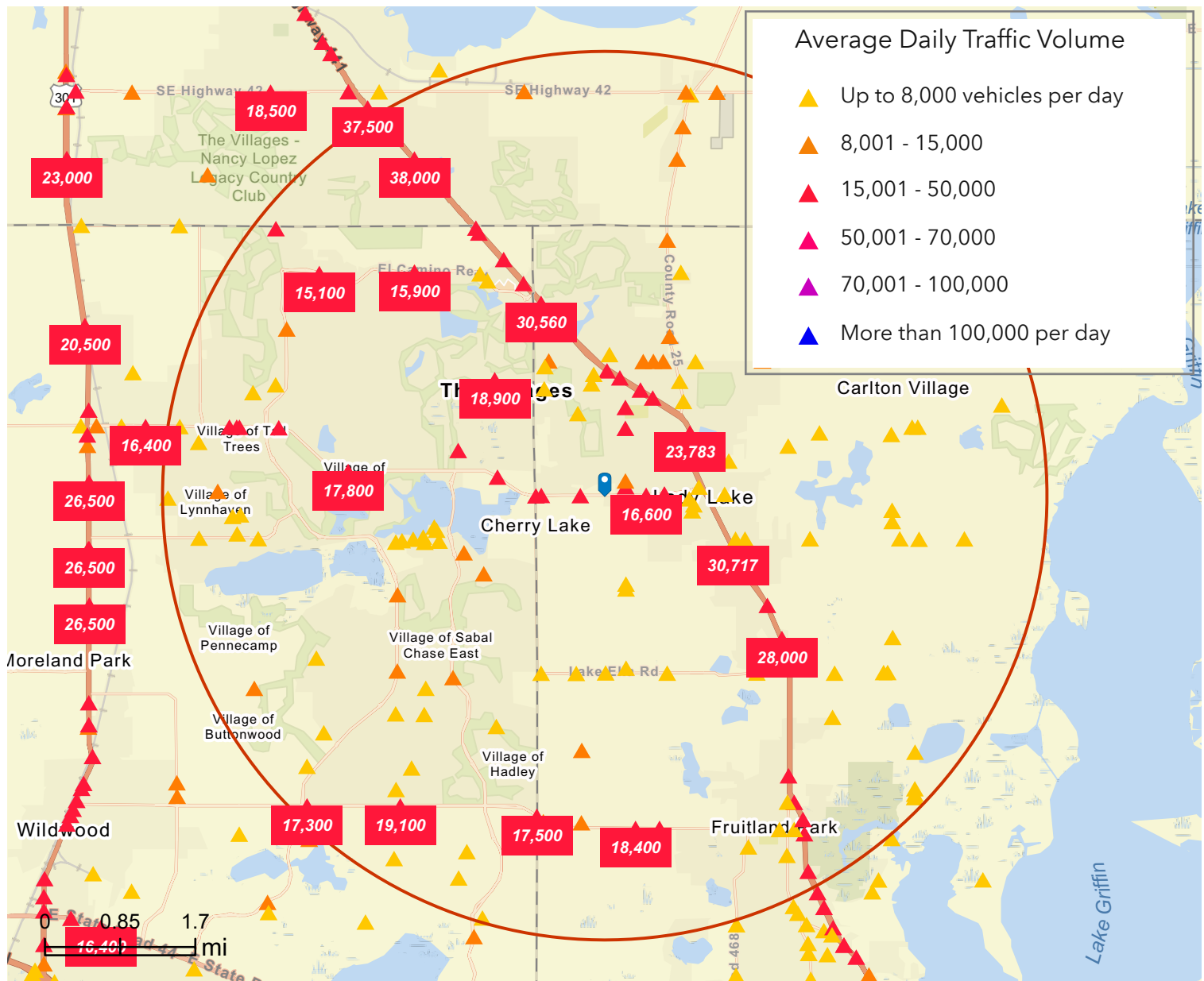
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Traffic Count

Traffic Count Map

840 Highway 466, Lady Lake, Florida, 32159

Rings: 5 mile radii



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