Retail - Golf Cart Access

13753 US Hwy 441
Lady Lake, FL 32159

For Lease: Base Rent $22/sf + NNN ~$6.79/sf





Exclusively Listed By:

FRAN DANN-AKIN, SIOR
8550 NE 138th Lane, Suite 2000
The Villages, FL 32159
fran@franakin.com
Direct: (352) 266-7795

AKIN Realty Company

Executive Summary

PRIME Retail Space For Lease

Located next to The Worlds Largest 55+ Community

- County Crossing
- 1,250 SF Retail Space Available
- Base Rent $22/sf/yr + NNN ~$6.79/sf/yr, Total Monthly: $3,000
- Neighboring tenants: Lowes, Bealls, Cracker Barrel, AT&T, Aldi Foods, and Walmart.
- **Golf cart access** to The Villages and Stonecrest
- Average Daily Traffic Count: 41,000 (FDOT)



Aerial


The Villages
BJ's
LOWE'S
BEALLS
Cracker Barrel
Old Country Store
UFHealth
THE VILLAGES® HOSPITAL
The Villages
1,250 SF
The Villages
441
27
CustomDrive

Interior Photos

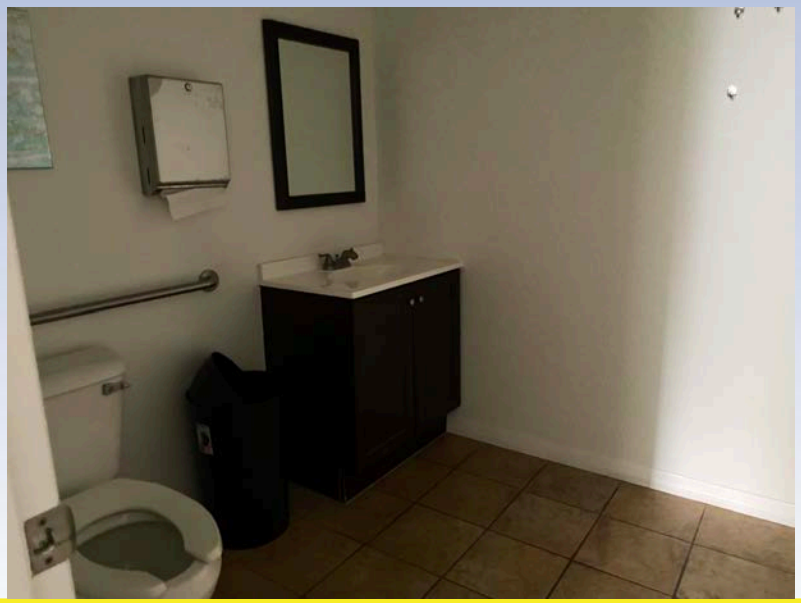












Demographic and Income Profile

13753 US-441 N, Lady Lake, Florida 32159

Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	81,372	83,717	93,000
Total Households	44,276	46,288	51,936
Family Households	26,765	27,705	30,870
Average Household Size	1.83	1.80	1.78
Owner Occupied Housing Units	38,737	40,751	45,848
Renter Occupied Housing Units	5,539	5,537	6,088
Median Age	71.6	72.5	73.1

Trends 2025 - 2030	Area	State	National
Population	2.1%	1.1%	0.4%
Households	2.3%	1.3%	0.6%
Family Population	2.2%	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	1,111	1.4%	1,193	1.4%	1,336	1.4%
5-9	1,438	1.8%	1,244	1.5%	1,352	1.4%
10-14	1,410	1.7%	1,536	1.8%	1,416	1.5%
15-19	1,389	1.7%	1,398	1.7%	1,557	1.7%
20-24	1,217	1.5%	1,378	1.6%	1,484	1.6%
25-29	1,321	1.6%	1,397	1.7%	1,677	1.8%
30-34	1,479	1.8%	1,551	1.9%	1,649	1.8%
35-39	1,492	1.8%	1,659	2.0%	1,805	1.9%
40-44	1,425	1.8%	1,684	2.0%	1,935	2.1%
45-49	1,911	2.4%	1,702	2.0%	2,090	2.3%
50-54	2,551	3.1%	2,316	2.8%	2,172	2.3%
55-59	3,755	4.6%	3,509	4.2%	3,354	3.6%
60-64	5,792	7.1%	5,755	6.9%	5,851	6.3%
65-69	9,690	11.9%	8,905	10.6%	9,856	10.6%
70-74	14,853	18.3%	13,500	16.1%	14,390	15.5%
75-79	14,676	18.0%	15,721	18.8%	16,563	17.8%
80-84	9,625	11.8%	11,436	13.7%	13,530	14.6%
Age 85+	6,236	7.7%	7,833	9.4%	10,983	11.8%

Full Report Available Upon Request

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

© 2025 Esri

Retail Goods and Services Expenditures

13753 US-441 N, Lady Lake, Florida 32159

Ring: 5 mile radius

Top Tapestry Segments	Percent	Demographic Summary	2025	2030
The Elders (J2)	77.2%	Population	83,717	93,000
Rural Resort Dwellers (I5)	4.6%	Households	46,288	51,936
Senior Escapes (J1)	4.5%	Families	27,705	30,870
Classic Comfort (K4)	2.9%	Median Age	72.5	73.1
Retirement Communities (J3)	2.3%	Median Household Income	$68,852	$76,504

	Spending Potential Index	Average Amount Spent	Total
Apparel and Services	69	$1,696.82	$78,542,399
Men's	70	$336.91	$15,594,811
Women's	78	$655.05	$30,320,738
Children's	50	$168.22	$7,786,739
Footwear	69	$376.16	$17,411,766
Watches & Jewelry	65	$129.93	$6,014,003
Apparel Products and Services (1)	65	$30.56	$1,414,342
Computer			
Computers and Hardware for Home Use	73	$165.96	$7,682,148
Portable Memory	83	$3.16	$146,367
Computer Software	73	$12.22	$565,554
Computer Accessories	79	$15.89	$735,476
Education	76	$3,123.81	$144,595,113
Educational Books, Supplies, and Other Expenditures	61	$56.62	$2,620,935
Other School Supplies	69	$61.01	$2,823,968

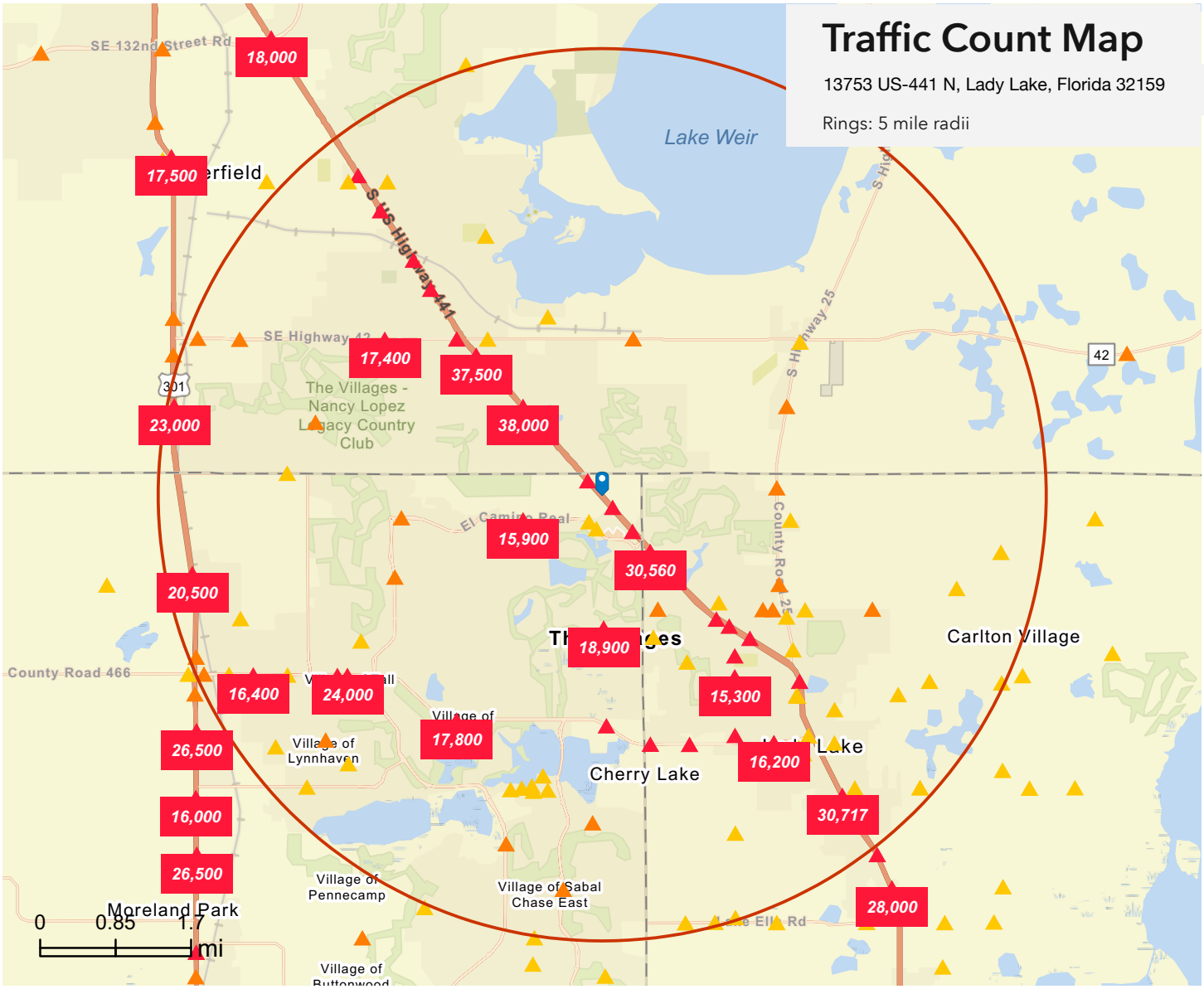
Full Report Available Upon Request

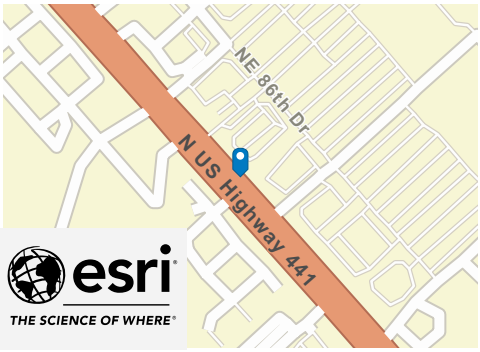
Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

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

© 2025 Esri

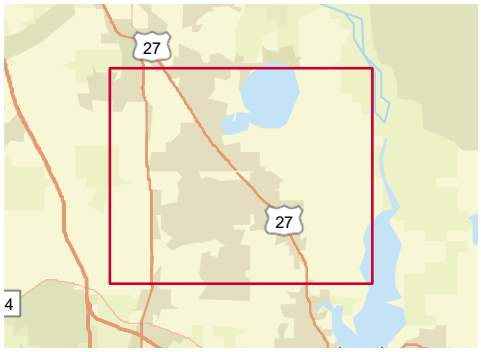
Traffic Count





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



DISCLAIMER AKIN REALTY COMPANY. Although information has been obtained from sources deemed reliable, neither Owner nor ARC makes any guarantees, warranties, or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions, or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor ARC accepts any liability for any loss or damage suffered by any party resulting from reliance on this information.