NEC OF US HWY 27 & FENNELL BLVD, LADY LAKE, FL 32159

# 

- + Prime retail space and outparcels available for lease on 18.6 acres. Join Earthfare, Goodwill, Miller's, Ale House & Heartland Dental.
- + Area tenants include Best Buy, Bed Bath & Beyond, Home Depot, Sam's Club, Kohl's, Jo-Ann Fabrics, PetSmart, The Vitamin Shoppe, Longhorn Steakhouse, Arby's, Etc.
- + Located one hour north of Orlando, located on the southern approach to the Villages
- + The Villages (26,000 acres) is a 55-plus active retirement community with in excess of 75,000 residents and projected to exceed 100,000 residents
- + The Villages is the largest single site mixed use residential development in the United States
- + Spanning three counties, Lake, Sumter, and Marion, the 10-mile trade area has 9 major Developments of Regional Impact ("DRI's")

### **2019 Estimated Demographics**

	1 Mile	3 Miles	5 Miles
Population	5,555	30,746	75,177
Population Growth (2010-2019)	1.83%	0.86%	0.72%
Households	3,026	16,438	40,333
Median Household Income	\$45,265	\$45,616	\$51,482
Average Household Income	\$57,673	\$60,380	\$68,959

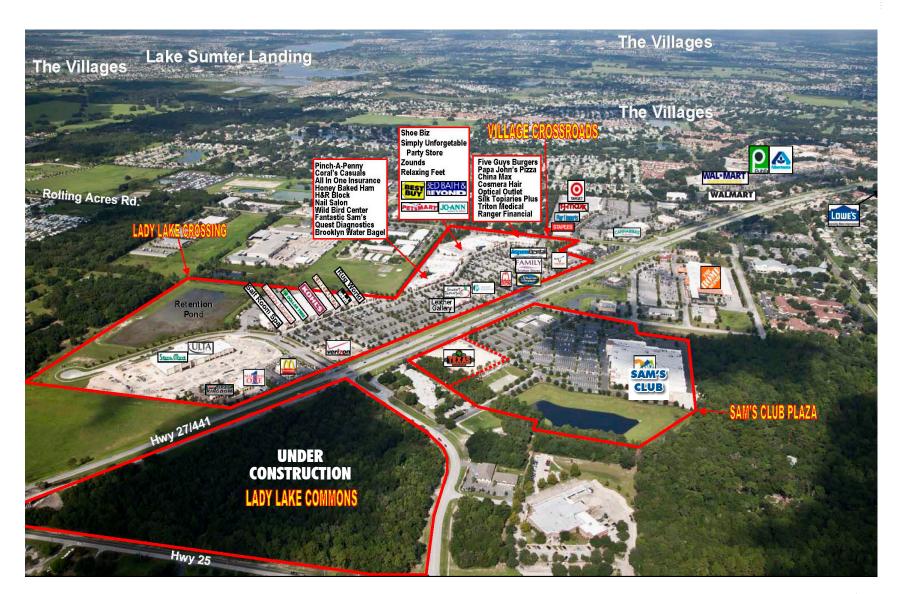


#### www.cbre.com/orlando



RETAIL

#### NEC OF US HWY 27 & FENNELL BLVD, LADY LAKE, FL 32159

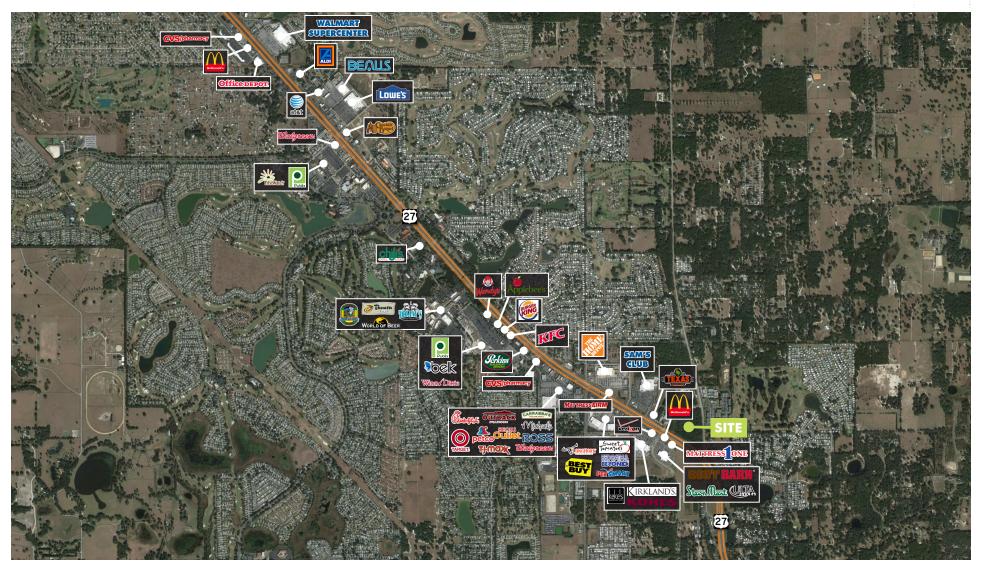


RETAIL



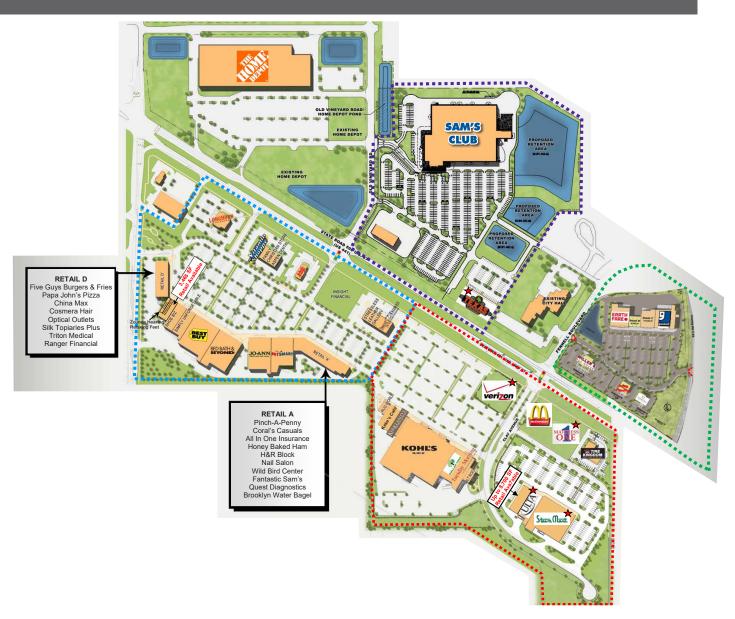
NEC OF US HWY 27 & FENNELL BLVD, LADY LAKE, FL 32159

RETAIL





#### NEC OF US HWY 27 & FENNELL BLVD, LADY LAKE, FL 32159



RETAIL

#### NEC OF US HWY 27 & FENNELL BLVD, LADY LAKE, FL 32159

RETAIL



### CONTACT US

#### **James Mitchell**

Executive Vice President +1 407 404 5024 james.mitchell@cbre.com

### **Kristen Knowlton**

Senior Associate +1 407 404 5037 kristen.knowlton@cbre.com

CBRE, Inc. | Licensed Real Estate Broker 200 S. Orange Avenue | Suite 2100 | Orlando, FL 32801 © 2016 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.



www.cbre.com/orlando