




\$3,995,000

# For Sale

525 County Road 466, Lady Lake FL

**Industrial Land**

 **JLL** SEE A BRIGHTER WAY

# 525 County Road 466, Lady Lake FL

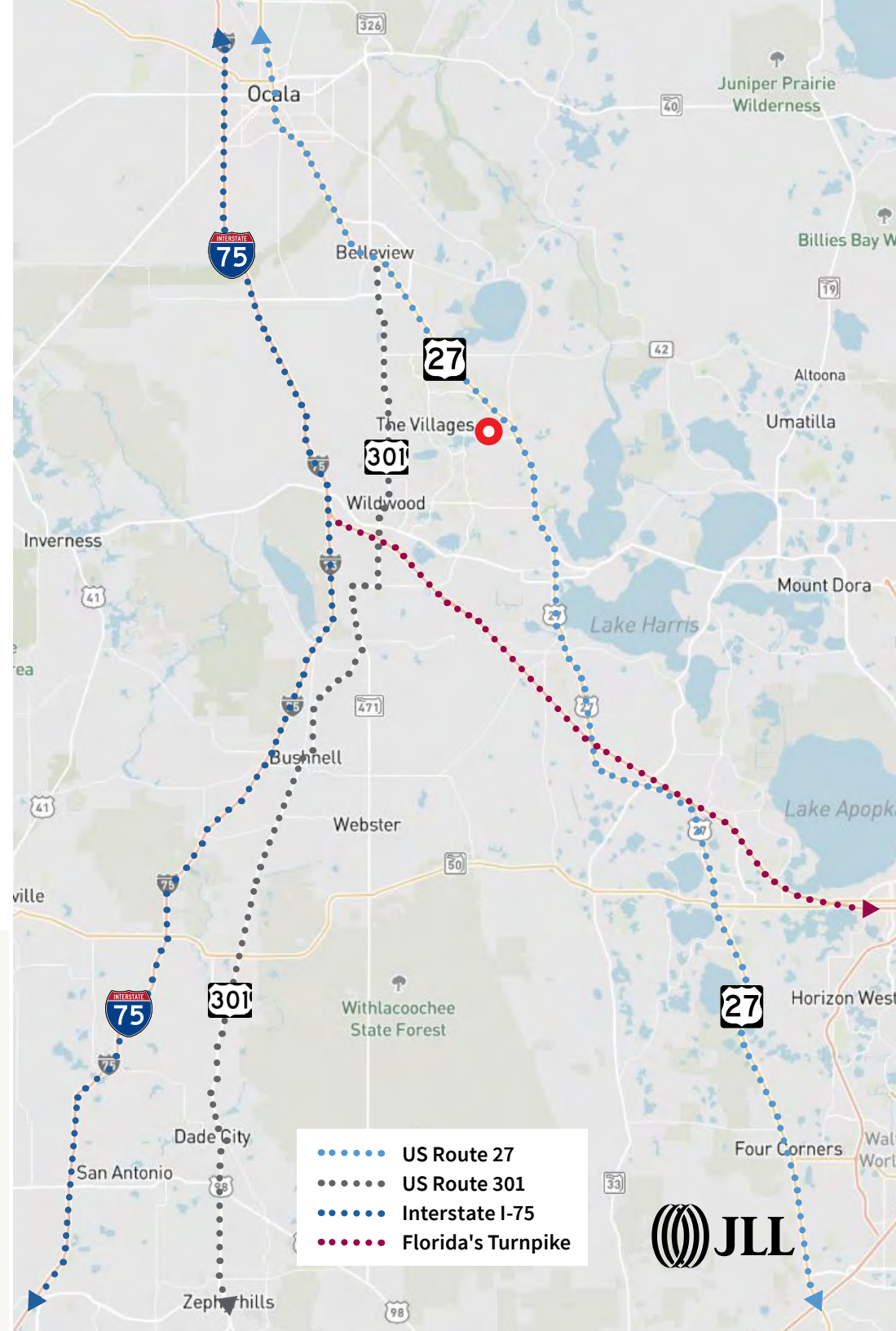
## PROJECT OVERVIEW:

- Approved for up to 250,000 SF
- 26.5 Acres
- Zoning: PD
- Rezoning complete, ability to have input in final site plan
- Located across the street from Hammock Oaks, along with The Reserve at Hammock Oaks, a mixed-use development on ±732 acres which consists of 2,175 Single-family Residential/Townhome units, ±300 Multifamily Residential units, and ±65,000 SF of retail space
- Annexed into the Town of Lady Lake
- Proximity to Lake Sumter Landing AND Spanish Springs Town Square (The Villages) is both (6 mins) 2.8 miles away
- The Villages is the FASTEST growing metro area in the United States

## LOCATION OVERVIEW:

Conveniently located minutes to Florida's Turnpike (SR-91), I-75, US Route 441, US Route 27, & US Route 301.

- |                             |                              |
|-----------------------------|------------------------------|
| • Leesburg..... 10 miles    | • Jacksonville.... 117 miles |
| • Ocala..... 23 miles       | • Melbourne..... 119 miles   |
| • Orlando..... 54 miles     | • Tallahassee..... 216 miles |
| • Lakeland..... 70 miles    | • Savannah..... 258 miles    |
| • Gainesville..... 71 miles | • Miami..... 278 miles       |
| • Tampa..... 84 miles       | • Atlanta..... 392 miles     |



..... US Route 27  
..... US Route 301  
..... Interstate I-75  
..... Florida's Turnpike

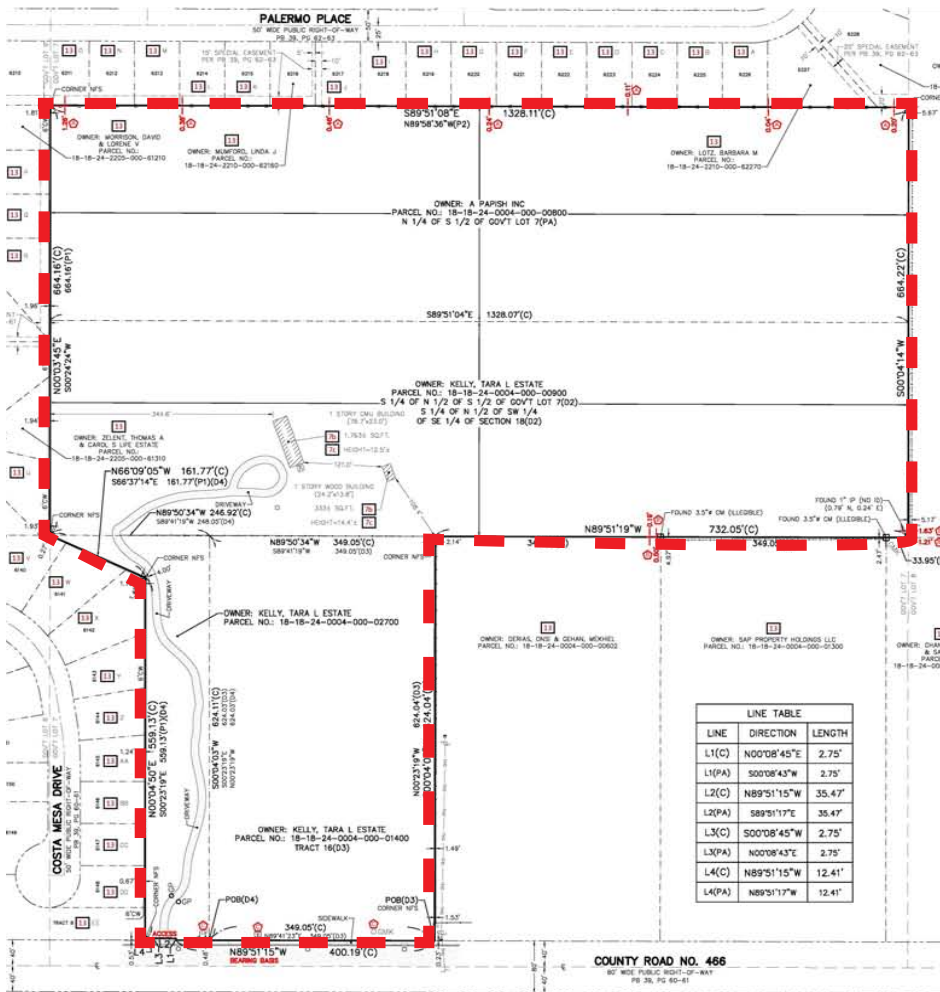


## CURRENT SITE:

Total Site Area = 26.5 AC

Currently: Vacant

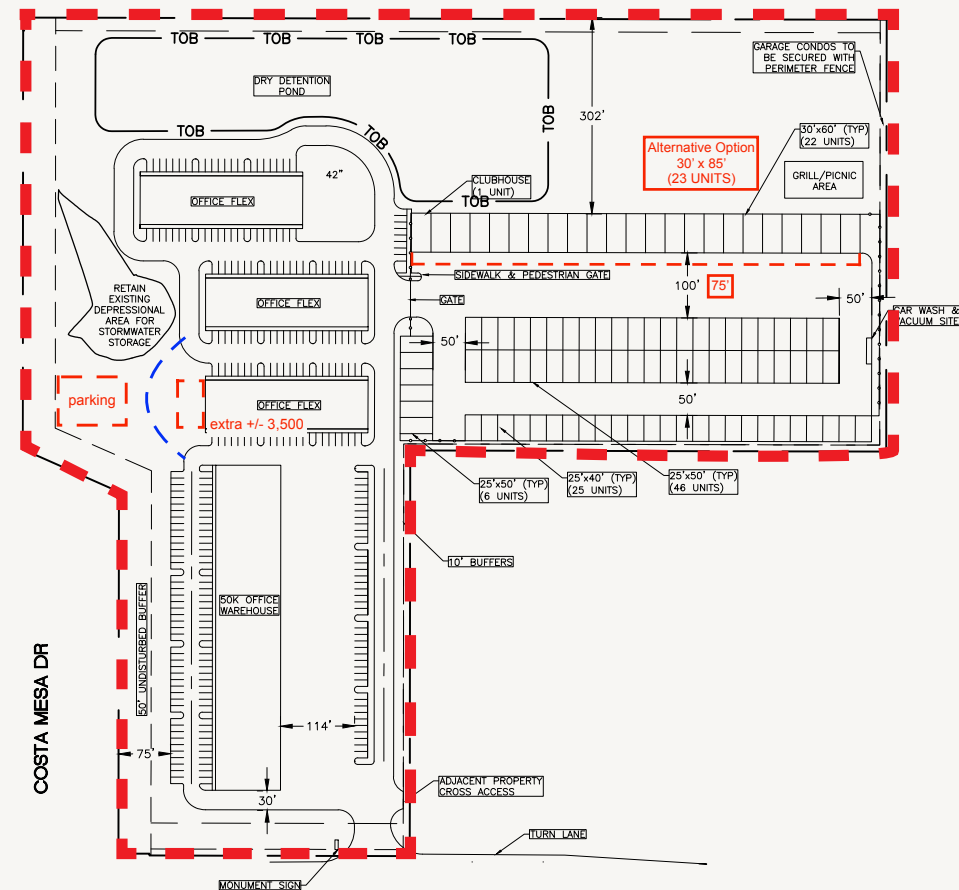
Located on one of the busiest medical, professional, hospitality, retail corridors through The Villages, this site is an assemblage of 4 parcels ( Lake County, #1279712, 1279640, 1698626 & 3337956) with 446 feet of frontage on CR 466 offering excellent visibility and easy access.



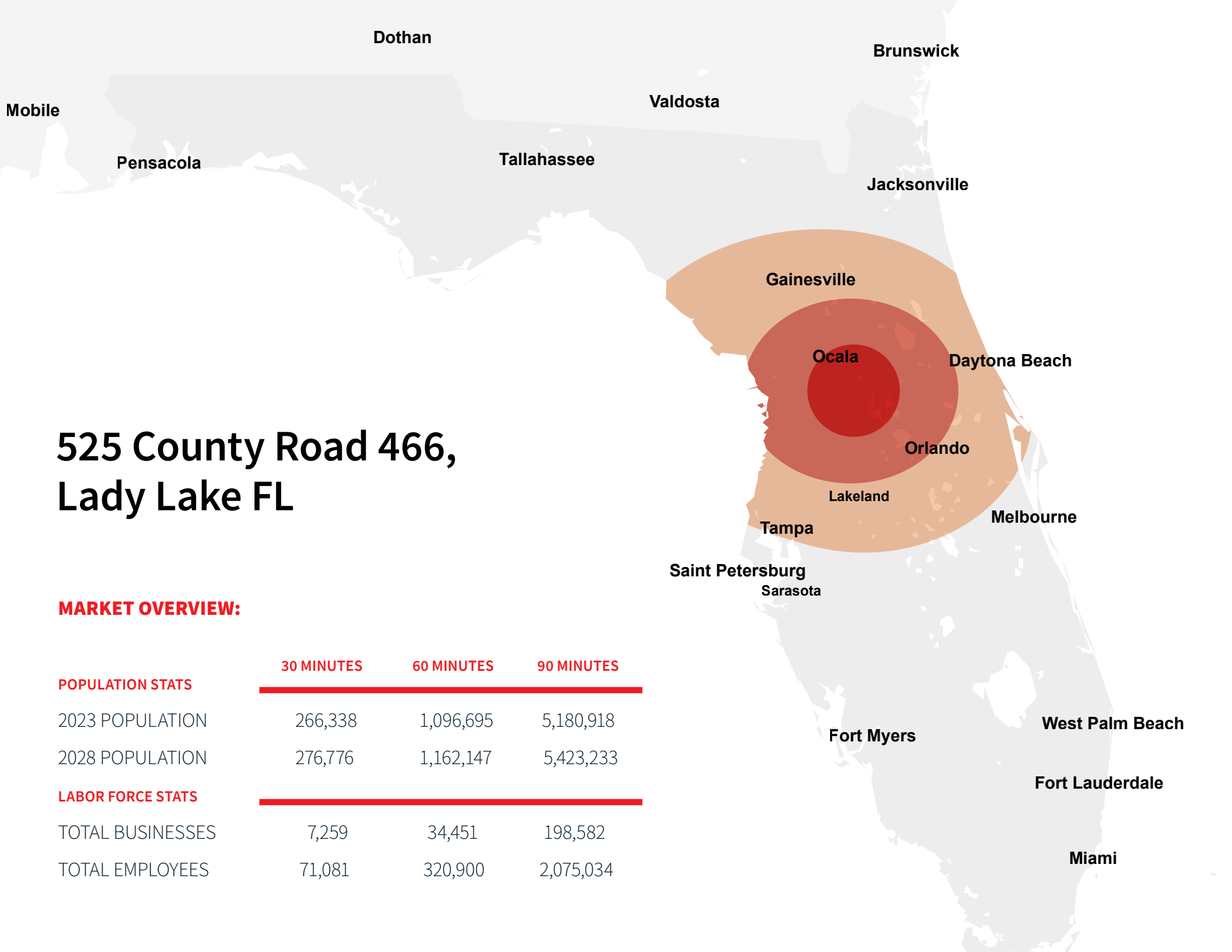
## DEVELOPMENT CONCEPT:

Proposed Use: Preliminary Site Plan

- Building 1 Warehouse = 50,000 SF
- Building 2 Office/Flex Space = 18,750 SF - 22,250 SF
- Building 3 Office/Flex Space = 18,750 SF
- Building 4 Office/Flex Space = 18,750 SF
- Gated Luxury Garage Condos = 77 - 99 (TBD)







# 525 County Road 466, Lady Lake FL

## MARKET OVERVIEW:

	30 MINUTES	60 MINUTES	90 MINUTES
<b>POPULATION STATS</b>			
2023 POPULATION	266,338	1,096,695	5,180,918
2028 POPULATION	276,776	1,162,147	5,423,233
<b>LABOR FORCE STATS</b>			
TOTAL BUSINESSES	7,259	34,451	198,582
TOTAL EMPLOYEES	71,081	320,900	2,075,034

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## Contact Information:

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